COLORADO
Office of State Planning & Budgeting

111 State Capitol
Denver, Colorado 80203

October 1, 2021

The Honorable Representative Edie Hooton
Chair, Capital Development Committee
State Capitol Building, Room 029
Denver, CO 80203

RE: OSPB Submission of FY 2022-23 Non-Prioritized Capital Requests

Dear Chair Hooton:

As required by Section 24-37-304(1) (c.3) (I), C.R.S., the Governor's Office of State Planning and Budgeting (OSPB) is providing FY 2022-23 capital construction requests for all departments of the state other than the Department of Higher Education and the Department of Transportation, to the Capital Development Committee (CDC). These requests have not been prioritized and have not yet been recommended for funding. The OSPB prioritization and funding recommendations will be presented to the committee by November 1, 2021.

Thank you for your consideration of the attached requests. Please contact me with any questions or concerns.

Sincerely,

Meredith Moon

Meredith Moon
Deputy Director for Budget

CC: Senator Tammy Story, Vice Chair, CDC
Senator Rhonda Fields, CDC
Representative Janice Rich, CDC
Senator Jerry Sonnenberg, CDC
Representative Donald Valdez
Bo Pogue, Legislative Council Staff
Carolyn Kampman, Joint Budget Committee Staff Director
Cheri Gerou, Office of the State Architect
Vanessa Reilly, Office of State Planning and Budgeting

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	REPLACE ROOF, HVAC AND WINDOWS AT PALACE OF AGRICULTURE
(B)	(1) Agency/Institution:	Dept. of Agriculture - State Fair	(2) Project Phase (_1_ of _1_):	PHASE 1 OF 1
(C)	(1) OSA Delegate Name:	JOSEPH REEN		
(D)	(1) Year First Requested:	FY __22-23_____	(2) Project Type:	Capital Renewal (CR)
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) State Controller Project #:	
			(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 243,868	$ 243,868	$ -	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 13,461	$ 13,461	$ -	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 35,000	$ 35,000	$ -	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 14,116	$ 14,116	$ -	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		5.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 306,445	$ 306,445	$ -	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 4,056,464	$ 4,056,464	$ -	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 30,423	$ 30,423	$ -	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 405,646	$ 405,646	$ -	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		10.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 4,492,533	$ 4,492,533	$ -	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 4,798,979**	**$ 4,798,979**	$ -	$ -	$ -	$ -	$ -
	Project Contingency							
(43)	5% for New	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 479,898	$ 479,898	$ -	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 479,898	$ 479,898	$ -	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 5,278,877**	**$ 5,278,877**	$ -	$ -	$ -	$ -	$ -
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	$ -	$ -	$ -	$ -	$ -	$ -	$ -

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	REPLACE ROOF, HVAC AND WINDOWS AT PALACE OF AGRICULTURE			
B	(1) Agency:	AGRICULTURE – STATE FAIR		(2) OSA Delegate Signature:	Joseph Keen 7/6/2021Date
C	(1) Funding Type:	GENERAL FUNDED		(2) DPA's Risk Management ID#. If a new building list N/A:	AGSF1338
D	(1) Project Phase (Phase _of_):	1 OF 1		(2) State Controller Project # (if a continuation):	
E	(1) Project Type:		Capital Construction (CC)	(2) Principal Representative Signature:	Jenifer R. Gurr 7/6/2021 Date
		X	Capital Renewal (CR)		
F	(1) First Year Requested:	FY22-23		(2) OSA Review Signature:	Date
G	(1) Priority Number:	_1__ of _1__		(2) Revision Date:	Date
H	(1) Total Project Cost:	$5,278,877		(2) Current Phase Cost:	$5,278,877

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No _____ Date Approved: _____

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: _____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 32 Projected FCI: _____

B. PROJECT SUMMARY/STATUS:

This project will replace the entire roof system on the Palace of Agriculture as well as add an adequate HVAC system. This will include window replacements with energy efficient windows throughout the building. This project directly aligns with previous facility condition audit and current master plan.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$5,278,8771	$0	**$5,278,8771**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$0	$0	**$0**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

The Palace of Agriculture building is the centerpiece of the Fairgrounds with many uses. This building houses administration offices as well as those for our competitive exhibits and food/entertainment offices. This building is host to many events throughout the year and is a major revenue generator for the Fairgrounds. Completing this project will only enhance the usability and marketability of this building and will keep this centerpiece of the State Fair in good condition for staff, Fair participants & vendors, and year round event producers.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The roof is more than 30 years old and has deteriorated beyond repair in many locations causing many leaks. Currently, the event space is heated with antiquated and unreliable gas heaters. They are becoming difficult to maintain, as parts are scarce for the older systems; we are often not at 100% because one or more systems are down frequently. The cooling is provided by several large evaporative coolers on the roof, which are unable to keep up with the Pueblo weather reaching over 100 degrees during our busy event season and during Fair-time. Our desire is to replace the roof, have an adequate HVAC system installed with proper ductwork and controls, and replace windows to maintain energy efficiency. The most recent facility condition audit (April-2018) states that these items are in need of attention to raise the FCI of this facility. The current FCI is 32 with a goal of 85. This project could raise the FCI over 20 points if completed. We have already invested CM funds

to make the building safer and it makes sense to continue to follow the facility condition audit to continue the major repairs needed in this facility. If the roof is not replaced soon, then it makes no sense to move forward with any other improvements as planned in our Master Plan.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
2021-033M21	FIRE SUPPRESSION & ACCESSIBILITY UPGRADE AT AG PALACE	$739,797	IN CONSTRUCTION

F. CONSEQUENCES IF NOT FUNDED:

With the current condition of the roof, the consequences of not funding this project could result in the building being unusable or unsafe for the normal activities occurring there. There are definite safety concerns with the leaks and puddling during rainstorms or snowmelt. The leaking roof has caused some damage on the interior of the building and further damage will lead to more repairs needed and possibly mold mitigation. The heating and cooling systems are not efficient and soon they will become irreparable. The fairgrounds does not have the staff nor the funding to deal with the replacement of these systems. If they are not replaced soon, it will only add to the already backlogged deferred maintenance issue that has haunted the fairgrounds for decades.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

As this is a necessary project, the first alternative would be to have the Department of Agriculture fund this project within the State Fair's regular Facilities/Maintenance budget. In order to address all of the issues in this project, it would have to be a multi-phased project over many years. Doing the project in this manner would disrupt the operation of the fairgrounds and events over multiple years rather than completing it all at once.

The second alternative would be to put this project back into the controlled maintenance 5-year plan as a multi-phased project. Having this as a CR project relieves several years of CM requests that can be better utilized for other much needed CM projects on the Fairgrounds.

H. ASSUMPTIONS FOR CALCULATIONS:

Cost estimates were obtained from contractors and an engineer.

I. SUSTAINABILITY:

All new equipment installed will be compliant with the High Performance Certification Program and appropriate Governor's Executive Orders.

J. OPERATING BUDGET IMPACT:

There is no anticipated operating budget impact with this project as there should be no additional maintenance cost or staffing requirements to maintain.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase _1__ of__1_	Start Date	Completion Date
Pre-Design	**8/2022**	**9/2022**
Design	**10/2022**	**2/2023**
Construction	**3/2023**	**12/2023**
FF&E/Other		
Occupancy		

L. ADDITIONAL INFORMATION:

Provide any other additional relevant information or requirements such as an encumbrance waiver or roll forward authority that may be required. See instructions for further detail. NONE

M. CASH FUND PROJECTIONS: NOT APPLICABLE TO THIS PROJECT

Cash Fund name and number:		**#:**
Statutory reference to Cash Fund:		
Describe how revenue accrues to the fund:		
Describe any changes in revenue collections that will be necessary to fund this project:		
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when		

the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	CDA Insectary Greenhouse Expansion, Repair and Replacement
(B)	(1) Agency/Institution:	Dept. of Agriculture - Admin & Labs	(2) Project Phase (1of 1):	1 of 1
(C)	(1) OSA Delegate Name:	Joe Reen	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2022-23	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	Joseph Reen 9/30/2021	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 74,852	$ -	**$ 74,852**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 985	$ -	**$ 985**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**5.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 75,837	$ -	**$ 75,837**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ 500,000	$ -	**$ 500,000**	$ -	$ -	$ -	$ -
(19)	New at $ 189.39 X 2,640 GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**5.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 500,000	$ -	$ 500,000	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ 20,000	$ -	**$ 20,000**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 20,000**	**$ -**	**$ 20,000**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 595,837**	**$ -**	**$ 595,837**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ 29,792	$ -	**$ 29,792**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 29,792	$ -	**$ 29,792**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 625,629**	**$ -**	**$ 625,629**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 625,629	$ -	**$ 625,629**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 625,629**	**$ -**	**$ 625,629**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	CDA Insectary Greenhouse Expansion, Repair and Replacement			
B	(1) Agency:	Colorado Department of Agriculture	(2) OSA Delegate Signature:	Joseph Rees 9/30/2021	Date
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:		
D	(1) Project Phase (Phase _of_):	1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	X Capital Construction (CC) / Capital Renewal (CR)	(2) Principal Representative Signature:	Jennifer R Gurr 09/28/2021	Date
F	(1) First Year Requested:	FY 2022-23	(2) OSA Review Signature:		Date
G	(1) Priority Number:	3 of 3	(2) Revision Date:		Date
H	(1) Total Project Cost:	$625,629	(2) Current Phase Cost:		

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes ____ No X Date Approved: ____

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes ____ No X Date Approved: ____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 82 Projected FCI: 85

B. PROJECT SUMMARY/STATUS:

The Department requests $625,629 General Fund for FY 2022-23 to make improvements to greenhouses at the Colorado State Insectary. This includes replacing the west greenhouse with a 1,320 sqft greenhouse, updating the east greenhouse with new benches and a drip system and building a new 1,320 square foot greenhouse on the East side of the current greenhouse.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$625,629	$0	**$625,629**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$625,629	$0	**$625,629**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

The Insectary was established in 1945 and has been housed at the current location since 1992. One greenhouse (the west greenhouse) was part of the original structure and is now almost 30 years old and is at its end of life expectancy. The second greenhouse (the east greenhouse) was added about four years after the initial construction and is in better condition. Each greenhouse is approximately 880 sqft and they are connected to the main building, which is 13,000 sqft, through the greenhouse head house. The greenhouses are environmentally controlled (temperature, photoperiod) and serve as space to grow plants, primarily the host plants (weeds) needed to culture biocontrol agents. They also serve in situations where our control agents require a more natural setting to better propagate as some agents are difficult to rear indoors and need to be reared in the greenhouses. Not only is it necessary to have greenhouse space but the Program also needs them to be well controlled with regard to temperature and light. The Program needs high quality, easy-to-reach bench space and automated watering systems.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

In the fall of 2019 the Insectary had a thorough evaluation of the greenhouses, particularly the problematic west greenhouse, and found that the panels had become yellowed and only let in a fraction of the light that they should. The benches were rusting and unsafe and the pads and frames for evaporative cooling were in serious need of repair. Patching up the old existing system would cost approximately $70,000, according to estimates made at that time. This would not bring the greenhouse up to modern standards but would simply keep it marginally functional.

With continued growth in invasive species, the Insectary has seen significant growth and success of the biological control program; that is an increasing demand for this low cost and environmentally friendly weed and pest control methods. The Request-A-Bug program which allows Colorado citizens to place orders for many of our agents has grown such that we now have well over 1,200 orders annually and the number continues to increase every year. Meeting demand for this program, as well as the expansion of biocontrol agents reared at the facility, would involve major enlargement of greenhouse space.

The Department requests $625,629 General Fund for FY 2022-23 to make improvements to greenhouses at the Colorado State Insectary. This includes replacing the west greenhouse with a 1,320 sqft greenhouse, updating the east greenhouse with new benches and a drip system and building a new 1,320 square foot greenhouse on the East side of the current greenhouse. This new greenhouse would be dedicated to rearing insects and mites requiring a more controlled environment that would be used for biocontrol of invasive plant species in Colorado.

By replacing and repairing the greenhouse structures at the Insectary, the programs would be able to continue to support biocontrol efforts around the State and to take on new projects to control some of Colorado's worst weeds (e.g. Russian olive, houndstongue and cheatgrass). Modern greenhouses, in top condition, would ensure that insects, mites and other biocontrol agents could be efficiently reared with a higher success rate driven by the Department's ability to keep tight control over light and temperature.

Improving and expanding the Insectary facilities would also serve to attract federal support for a number of projects. The insectary's infrastructure is a strong selling point which has enabled the Department to procure grants and cooperative agreements worth about $300,000 annually, which greatly increases the impact of Colorado's investment in biological control. With a modern high quality set of greenhouses the Insectary would be able to submit proposals to work on high demand projects such as Russian knapweed control, houndstongue control, Russian olive control, cheatgrass control and many others which would enable a steady stream of federal support to supplement Colorado's investment.

Support of the Insectary infrastructure is not just support of the status quo but would enable rapid development and deployment of new agents for future invasive weed and insect control.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
	NA		

F. CONSEQUENCES IF NOT FUNDED:

If funding is not provided, the Insectary will have to continue to make minor repairs to improve the operations at the facility within very limited existing funds and would not be able to expand the types of biocontrol agents it rears, nor expand current practices to meet the demand on the program. Leaving this project unfunded would limit the Department's ability to realize environmental and energy saving potential;

Current greenhouse infrastructure results in inefficient use of water for rearing and supporting biological control. Planned improvements and repairs would allow us to regulate resources more efficiently.

Furthermore, by reducing agriculture's overall reliance on chemical pest control, the Department supports cleaner rivers and helps to protect drinking water used for public health.

By replacing and repairing the greenhouse structures at the Insectary, CDA could expand programs aimed at environmental remediation of some of Colorado's worst weeds (e.g., Russian olive, houndstongue, and cheatgrass). These invasive species hinder agricultural production, and reducing their populations helps reduce the economic impact for farmers and ranchers.

Water savings. It has been reported in the scientific literature that tamarisk biocontrol prevents a loss of 30,000 acre ft of water annually in the upper Colorado River basin. Other biocontrol projects, such as Russian olive may also contribute to water savings.

Wildfire mitigation. After wildfires, noxious weeds move into post burn areas further impacting recovery. The Palisade Insectary has shown that biocontrol can minimize this post-fire impact by preventing rapid spread of rangeland weeds. Weeds, such as cheatgrass, are well known for carrying wildfires, reducing biocnomass of such weeds will help suppress wildfires.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

CDA has determined that replacement of the greenhouses now will be the most cost effective. At a projected 5% cost of inflation, waiting for outlying years will increase the cost. 5% inflation may be a low estimate with rapid increase of material and labor costs contractors are seeing.

H. ASSUMPTIONS FOR CALCULATIONS:

The Department estimated the cost of the greenhouse repair and replace by using historical cost per square foot data from greenhouse manufacturing companies. That cost was applied to the desired size of replacement greenhouse to calculate the final cost.

I. SUSTAINABILITY:

NA. The new high efficient greenhouse would utilize less water and energy as compared to existing units.

J. OPERATING BUDGET IMPACT:

If the project is not funded, CDA would have to either absorb repairs and replacement within existing operating budgets or work through the normal budget process to request additional funding.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	**July 1, 2022**	**October 31, 2022**
Design	**November 1, 2022**	**January 31, 2023**
Construction	**May 1, 2023**	**October 31, 2023**
FF&E/Other	**November 1, 2023**	**November 30, 2023**
Occupancy	**December 1, 2023**	**January 30, 2024**

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

L. ADDITIONAL INFORMATION:

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		**NA**	**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Sterling Correctional Facility (SCF) Kitchen Renovation
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY2019-20	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30-Jun-21	(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 2,751,833	$ -	**$ 2,751,833**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 114,660	$ -	**$ 114,660**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 733,822	$ -	**$ 733,822**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 229,319	$ -	**$ 229,319**	$ -	$ -	$ -	$ -
(11)	Other - A/E HPCP/LEED Design	$ 435,707	$ -	**$ 435,707**	$ -	$ -	$ -	$ -
	Other - Commissioning			**$ 366,911**				
	Other - LEED Registration & Review			**$ 5,000**				
(12)	Inflation Cost for Professional Services	$ 1,792,122	$ -	**$ 1,792,122**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 6,429,374	$ -	**$ 6,429,374**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 13,620,872	$ -	**$ 13,620,872**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other - Site Location Factor	$ 2,724,174	$ -	**$ 2,724,174**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 1,362,087	$ -	**$ 1,362,087**	$ -	$ -	$ -	$ -
	Other - Infectious Disease Factors	$ 1,053,661	$ -	**$ 1,053,661**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ 420,885	$ -	**$ 420,885**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 430,175	$ -	**$ 430,175**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 5,523,570	$ -	**$ 5,523,570**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 25,135,425	$ -	$ 25,135,425	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment - Temporary Kitchen	$ 1,690,030	$ -	**$ 1,690,030**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ 513,392	$ -	**$ 513,392**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 2,203,422**	**$ -**	**$ 2,203,422**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 1,812,802	$ -	**$ 1,812,802**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 2,991,123	$ -	**$ 2,991,123**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 1,856,963	$ -	**$ 1,856,963**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 6,660,888	$ -	**$ 6,660,888**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 40,429,109**	**$ -**	$ 40,429,109	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 3,822,569	$ -	**$ 3,822,569**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 3,822,569	$ -	**$ 3,822,569**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 44,251,678**	**$ -**	$ 44,251,678	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 44,251,678	$ -	**$ 44,251,678**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 44,251,678**	**$ -**	$ 44,251,678	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Sterling Correctional Facility (SCF) Kitchen Renovation			
B	(1) Agency:	Department of Corrections	(2) OSA Delegate Signature:	Date	
C	(1) Funding Type:	General Fun	(2) DPA's Risk Management ID#. If a new building list N/A:	COST7806	
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	[ ] Capital Construction (CC) [X] Capital Renewal (CR)	(2) Principal Representative Signature:	Date	
F	(1) First Year Requested:	FY2020-21	(2) OSA Review Signature:	Date	
G	(1) Priority Number:	1 of 10	(2) Revision Date:	Date	
H	(1) Total Project Cost:	$44,251,678	(2) Current Phase Cost:	$44,251,678	

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: Not Applicable

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: Per DoRM

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 50% Projected FCI: 75%

B. PROJECT SUMMARY/STATUS:

This Capital Renewal Project Request will renovate the poorly functioning, unsanitary and hazardous conditions within the Sterling Correctional Facility (SCF) kitchen. This project is in response to the inability to sustain dietary production requirements, countless injuries from slips and falls, as well as assaults conducted in blind spots and narrow hallways due to lack of visual connectivity throughout these spaces. There have also been numerous maintenance requests for service and repairs to the floors, ceilings, walls, equipment, leaking roofs, and HVAC as well as added security cameras for offender and staff safety. This 2,488-male-offender facility is critical for the Department and houses all five of the State's custody levels. There are approximately 2,829,480 meals (annually) prepared and served out of this kitchen, totaling over 65 million in 23 years. The renovation will provide an efficient, safe and secure kitchen for the offenders and the staff of SCF.

The 31,440 square foot kitchen provides life-sustaining meals to the offenders. The kitchen operates with a high staff and offender injury rate due to slipping and tripping hazards from severely worn and exposed rough concrete subfloor. Each incident impacts the operation and puts a great strain on a facility that is already struggling with limited personnel. This uneven floor surface not only causes 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 unsafe and unsanitary floor, as well as insufficient exhaust, lack of air conditioning and contamination of clean areas has resulted in multiple Colorado Department of Public Health and Environment (CDPHE) violations. Refer to attached study for listing of recent violations. The continued lack of attention to all of these needs keeps SCF subject to citations during CDPHE department inspections.

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. In addition to the constantly contaminated clean areas, the insufficient heating and ventilation system causes temperatures to become unsafe for a working environment for offenders and staff. This type of environment is also unsanitary for food preparation conditions.

The layout of the existing 23-year-old kitchen consists of divided, compartmentalized and separated spaces. The combination of 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 Prison Rape Elimination Act (PREA) incidents.

In addition to the layout, the function of 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.

Due to the criticality of keeping the kitchen open and being able to serve the required minimum of 2 hot meals per day to 2,488 offenders and unsafe conditions for offenders and staff, DOC Facility Management Services (FMS) contracted with CSNA Architects to conduct a study of the existing kitchen to verify the conditions and provide budgeting and distinct solutions. Their assessment resulted in the "Sterling Correctional Facility Kitchen Renovation Study", dated June 2018. The findings in this report were conclusive that due to the amount of damage over the years and altered building use and needs, complete renovation is necessary. The recommendations include renovating the kitchen, upgrading food service equipment, upgrading the electrical and HVAC systems, and replacing the roofing.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$44,251,678	$0	**$44,251,678**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$44,251,678	$0	**$44,251,678**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

This project will affect the entirety of all the food service areas including the kitchen, serving and dining areas. Day to day operational procedures will be modified for uninterrupted offender meal service.

All offenders and food service staff will be impacted with interim program operations during construction. Temporary kitchens will be utilized and staff will be serving meals in day-halls, gymnasiums and other alternate locations while construction is completed.

Support facilities refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time may result in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of “down cells” or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support facilities. Also included in the area of the support facilities are those functions that are critical or essential to maintaining the welfare of the inmates. These include functions such as dietary services, maintenance capability, health care, laundry, and warehouse space, etc. Significant deficiencies in these essential support functions will affect the capability of the facility to manage a specified number of inmates safely.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

This project is in response to the inability to sustain dietary production requirements, countless injuries from slips and falls as well as assaults conducted in blind spots and narrow hallways and lack of visual connectivity throughout these spaces. There have also been numerous maintenance requests for service and repairs to the floors, ceilings, walls, equipment and HVAC as well as added security cameras for offender and staff safety. In the spring of 2019, 300 ft of sanitary drain lines were repaired as an emergency project funded by the Office of the State Architect. This type of repair occurred in August 2019 and most recently in June 2020 during the preparation of this submittal.

CSNA Architects verified that the conditions of the kitchen and support spaces are not only inadequate to meet the production requirements, but are high security risks and high health risks also. It is recommended to do complete upgrades to the SCF kitchen in order to meet the needs, health codes and safety requirements. The recommendations are to provide a safe and sanitary environment for staff and offenders as well as sufficient space and layout to effectively produce approximately 2,829,480 annual meals. Details of the kitchen layout, safety, security, functional components, problems and shortcomings are found in the Study. Findings from their report are the basis of this Project Request and include the following components:

Safety & Security:

In general, the layout is lacking openness that is required for safety and security. The staff offices are not central with full views to the kitchen and other areas, which cause poor visibility for safety and security around equipment in the kitchen cooking areas, food prep rooms, kosher room, and bakery. Due to the many blind corners entering areas such as dishwashing, pot/pan wash and tray scrape, assaults on staff and offenders are frequent. In addition to the layout and blind corners, the few windows in the area have glazing that is cracked and scratched causing limited visibility, exacerbating the injuries, assaults and other safety and security problems.

The floors are worn down to exposed rough concrete aggregate in high traffic areas and are beyond repair. Due to these treacherous floor conditions, slips and falls cause recurrent injuries to staff and offenders. In other areas, the existing epoxy floor finish has delaminated from the concrete floor slab at trench drains allowing for grease build-up thus creating additional safety and health hazards.

Mechanical, Electrical & Plumbing:

The majority of the existing mechanical system is the original 1998 construction and well past its life expectancy. The area is heated, cooled, and ventilated with a combination of steam and gas fired make-up air units with evaporative cooling and exhausted with roof top exhaust fans. The style of existing make-up air units and exhaust fans are exceedingly past their life expectancy of 10 to 15 years for a 24/7 operational facility.

The kitchen and support spaces are very humid which is a result of direct evaporative cooling as well as steam cooking equipment, wet mopping, and high water use in the dishwashing/pots and pans cleaning areas. In addition, condensation from the make-up air units has leaked into the ceiling cavity, causing the gypsum board to delaminate and fail. This results in ceilings collapsing, injuring officers and offenders, which also creates health risks and violations. Condensation has also caused door access panels, light fixtures, HVAC supply and return grilles, door frames and doors to rust creating unclean-able, degrading and decaying surfaces.

The humid spaces and lack of proper ventilation also cause extreme high temperatures in the summer and low temperatures in the winter. These conditions are not only uncomfortable, but create harsh working conditions for offenders and staff, and it does not allow for food to be maintained at proper temperatures creating large scale health risks.

Program and Operations:
The programs, needs, and functions of the facility at initial design and construction have drastically changed throughout the years. The size, layout and the flow of food through the kitchen prevents proper production of special diets for health and religious constitutional rights. Due to these many differing dietary needs for today's offender, the kosher room and diets rooms cannot keep up with the demand for today's food service operations.

The kosher room is extremely small for the number of meals served (396 meals per day). Strict processes are to be followed on how to prepare the meals including the counter space utilized, equipment needs, separated cooler space and what can be stored together. This small, cramped space creates unsafe working separation distances between offenders and staff as well as inefficient and proper food production.

The meals prepared in the diet room are specifically prepared in a separate space from the main kitchen to ensure integrity of meals, security of food and beverages, with the prescribed medical/religious diets prepared in a manner that is not detrimental to the offender health and religious rights. Currently this room is not large enough to properly assemble the required 40 special dietary needs trays for 158 offenders (474 meals per day). The cross contamination of diet requirements creates continual health risks to offenders resulting in recurrent Health Department violations.

Recommendations:
It is recommended that the entirety of the west and east kitchens of the Support Building be fully demolished and rebuilt in the same location. Kitchen demolition is to include all mechanical and plumbing systems, electrical systems, security systems, existing concrete floor slab with utilities, masonry walls, hollow metal doors and frames and gypsum board ceiling system. Food service equipment will be removed, cleaned, stored, refurbished, and reinstalled or replaced with new.

A new kitchen layout will directly flow from one area to the next limiting cross traffic. There will be a separate flow of outgoing trash from clean incoming products through separate passageways. Flow of food products will begin at the receiving area and transferred to select storage rooms, coolers, and freezers as to avoid cross contamination. Food will flow to adjacent preparation rooms such as the meat preparation, vegetable preparation room, bakery, and kosher room. The preparation room's food will be properly transferred to cooking areas, then to serving rooms or the diet and tray preparation room. Meals will be prepared and stored in hot/cool carts and placed in a cart staging room that would be accessible from the secure corridor for movement to remote locations. Carts and trays will be returned to a specified cart and tray wash area then stored in the cart staging room.

A new kitchen plan will provide visibility for safety and security. Raised offices will be designed to have visibility throughout the kitchen. Shorter carts will be used in the main kitchen to allow for better visibility and the new serving rooms will include permanent hot and cold boxes in the back of the server drastically reducing the number of food carts required for daily service.

The existing failing 52,000 SF roof over the main portion of the building, excluding the intake/release wing, will be removed down to the existing structural system. A new roof will be installed and required to meet the latest ICC requirements for roof insulation assemblies. The existing roof will not be replaced over the Clinical and LU 5, 6, 7, and 8 of the building; curbs and fire separation walls allow this to occur. These roofs will be a future Controlled Maintenance (CM) project.

Proper mechanical function and climate control are critical for the project to be successful and the existing system no longer provides either. Complete mechanical replacement is required and includes the following:

- Fewer, higher quality make-up air units
- Complete kitchen exhaust system and make-up air
- Energy Recovery managed by an existing building automation system
- Electronic energy efficient motors
- Grease hoods that utilize energy saving demand control ventilation
- Dishwasher exhaust fans interlocked with the dishwashers
- Heating coils
- Offices with dedicated cooling separate from the kitchen cooling system

The existing sanitary sewer waste piping will be replaced because of age and condition. The new piping will accommodate the new space configuration and equipment layout. Waste piping will be stainless steel and vent piping will be cast iron. Trench drains and floor sinks will be added throughout to reduce moisture on the floor providing a safer work environment.

In alignment with the Governor's Executive Order for the Greening of State Government, energy performance measures will be made to meet the latest International Energy Conservation Code, that includes energy recovering equipment, demand control ventilation, LED light fixtures, lighting controls, low flow plumbing equipment, and insulated roofs.

The electrical distribution panel boards, panel board feeders, equipment circuits and branch circuits will need to be removed and replaced. The new panel boards will be located in a secured and central electrical room that will have visual access control. All new lighting will be provided throughout the kitchen areas with LED institutional high abuse grade fixtures.

In order to maintain proper food service to offenders, a temporary kitchen will be constructed where meals can be prepared, distributed, and carts returned from remote locations. These will be installed on site prior to any demolition beginning inside the facility. The temporary kitchen will provide fully operational components that include a bakery, special diets area, dish and pot washing areas, coolers/freezers and cart staging areas. The facility will utilize the current tray cart delivery system with adjusted serving locations at the gymnasiums for those that traditionally eat in the dining areas. The remainder of the facility will be served within their day-hall or cell-side as per their current custody level requirements. The existing dining rooms will be able to be utilized for secure General Contractor staging during construction.

These improvements will greatly improve the working conditions and the operation of the Sterling Correctional Facility kitchen. The project includes professional services to analyze, design and produce construction documents for the project, equipment, specification, a temporary modular kitchen, demolition and renovation for a complete project.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
2019-038M18	SCF Replace Fire Alarm, 2 Phases	$1,717,223.00	Under Construction
2020-085M19	SCF Deaeration Tank	$1,457,417.00	July 2021
SCF Operating	Freezer and Refrigerator Condensate Repair	$17,145.10	May 2021
MC20-076	Kitchen Drain Failure	$14,500.00	November 2020
2015-087M14	SCF Replace Roof, Phase 2 of 2 *(included in SB17-267)*	$763,748.00	May 2020
MC19-010	Kitchen Drain Failure	$75.320.00	August 2019
2018-069M19	CDOC Warehouses Freezer/Cooler Equipment Repair and Replacement *(Included in SB17-267)*	$1,261,563.00	Resubmittal due to underfunded approp.
PD18-029	New Laundry Washers	$525,000.00	June 2019
EM	Kitchen Drain Failure	$75,320.00	Fall 2018
MC18-022	Make-up Air Unit and Support	$31,000.00	Sept 2017
PD18-016	New Kitchen Skillets		Sept 2017
PD18-013	Food Service Office	$6,759	Sept 2017
PD17-013	Kitchen 3-Bin Sink Replacement	$3,650	Sept 2016
EMP #39370	Energy Performance Contract	$6,012,340	Sept 2013
INA	SCF Flood / No Flush Order	$68,372.82	Sept 2013
SNA	SCF FEMA Floor	$81,980.48	Sept 2013
IND	SCF Floor / PS & Grounds Balance	$32,356.00	Sept 2013

F. CONSEQUENCES IF NOT FUNDED:

Continued operation of the unhealthy and unsafe kitchen will result in continued injuries and assaults, potential contamination of food with an increased strain on already overwhelmed staff. There is great potential of a full kitchen operation shutdown by the CDPHE due to life safety and health hazard issues. This will result in meals potentially prepared by another facility (creating an extreme hardship on that facility) as well as large-scale temporary modular kitchens brought into SCF. Both temporary solutions are a premium monthly cost to the State until a long-term solution can be funded. If temporary solution funding is unavailable, the facility will no longer be able to provide life-sustaining offender meals resulting in loss of use of the facility.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Having served over 65 million meals since opening, the kitchen has served its useful life and the facility has increasing difficulty to maintain operations with antiquated equipment coupled with health and safety risks. These issues undermine the effectiveness of the facility and create hazards, continual maintenance items for facility staff, and jeopardize the safety of the kitchen. A complete renovation is warranted over continued repairs.

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services of $4,376,212 calculated using the Construction Improvement Total (CIT)
    - A/E Basic Services $2,751,833 - 12% of the CIT
    - Code Review and Inspections $114,660 - 0.5% of CIT
    - Advertising, Printing, Cellphones and Admin. $229,319 - 1% of CIT

- 3rd Party Construction Admin/Post Const. $733,822 - 3.2% of CIT
- A/E HPCP/LEED Design $435,707 - 1.9% of CIT
- Commissioning $366,911 - 1.6% of CIT
- LEED Registration & Review $5,000 - allowance

2. Base Project Costs of $13,620,872 calculated as follows:
    - Costs for this Project Request were taken directly from the "Sterling Correctional Facility Kitchen Renovation Study", dated June 2018, as prepared by CSNA Architects.
3. Miscellaneous Costs of $3,676,344 calculated as follows:
    - High Performance Certification Program of $420,885 calculated at 3.09% of the Base Project Costs (5% less design & registration & review)
    - Site Location Factor of $2,724,174 was calculated at 20% of the Base Project Costs
    - Secure Facility Environment Factor of $1,362,087 was calculated at 20% of the Base Project Costs
4. Contractor's General Conditions of $1,812,802 which was calculated at 10% of the Base Project Costs and Miscellaneous Costs
5. Contractor's Overhead and Profit of $2,991,123 was calculated at 15% of the Base Project Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $3,822,569 calculated at 10% of the sum of Professional Services and the Construction Improvement Total
7. Temporary Kitchen rental, setup and takedown allowance of $1,690,030
8. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to April 2024 and an additional 4.5% prorated for each month compounded to account for anticipated mid-point of construction occurring in September 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
9. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

The SCF Kitchen renovation, per C.R.S. 24-30-1305.5 High Performance Standards, will strive to achieve the highest performance certification attainable as certified by an independent third party; U.S. Green Building Council, Leadership in Energy and Environment Design (LEED), with Gold as the targeted certification level. Enhanced Commissioning will be performed to see that all of the building's systems and assemblies are planned, designed, installed, tested, and operating to meet the project requirements.

The design team will develop a LEED checklist for the project and level of LEED certification possible will be determined. It is noted that detention facilities, not accessible to the public, are inherently challenged in reaching LEED requirements for certain credits. Should Gold Certification not be obtainable, an explanation will be included in a waiver or modification request to the Office of the State Architect.

J. OPERATING BUDGET IMPACT:

Having a safe, efficient and fully functioning kitchen as well as support spaces will reduce service calls for repairs, staff and offender injuries, reduce overtime due to inefficiencies of the foodservice process and reduce costs and fines associated with health codes and religious violations.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	Start Date	Completion Date
Pre-Design	**July 2022**	**October 2022**
Design	**November 2022**	**September 2023**
Construction	**October 2023**	**June 2025**
FF&E/Other	**May 2025**	**June 2025**
Occupancy	**July 2025**	

L. ADDITIONAL INFORMATION:

In the Colorado Prison Utilization Study, dated June 2013, prepared by CNA it stated:

"Support Facilities:

Support facilities refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time may result in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of "down cells" or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support facilities. Also included in the area of the support facilities are those functions that are critical or essential to maintaining the welfare of the inmates. These include functions such as dietary services, maintenance capability, health care, laundry, and warehouse space, etc. Significant deficiencies in these essential support functions will affect the capability of the facility to manage safely specified number of inmates.

Also included in the area of support facilities are those functions that are critical or essential to maintaining the welfare of the inmates. These include functions such as dietary services, maintenance capability, health care, laundry, and warehouse space, etc. Significant deficiencies in these essential support functions will affect the capability of the facility to manage safely a specified number of inmates.

Program Services:

Any consideration of capacity must take into account the ability of a facility to provide an adequate level of mandatory services. Mandatory program services in correctional facilities include basic medical/mental health treatment, visitation, dietary services, case management,

religious services, and recreation. Academic/vocational programming and substance abuse treatment are also key program services components. Lack of access to these critical services can act to diminish the effective capacity level of a facility.

Moreover, some program functions require reserve capacity that diminishes the overall number of beds available for general population inmates. For example, reception and intake units must have enough dedicated beds available for use in housing general population offenders. As a result, capacity analyses typically do not count these beds in a facility's overall capacity numbers.

Some programs, such as therapeutic communities, re-entry preparation, or youthful offender, often require dedicated housing for offenders participating in the program. Depending upon housing unit configuration, a large number of programs with dedicated housing can make full use of available capacity difficult."

Single Phase
Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance requests will reduce the disruption of services and systems serving the offenders and staff at the SCF. These disruptions impact the entire facility.

In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs. The State will likely avoid future emergency-controlled maintenance costs for repairs of these systems.

The Department analyzed splitting the project into two phases, however, a 30% increase in construction costs would occur. This increase is due to phase one having to stand on its own, the additional temporary kitchen rental, and the demolition of now Phase 1 work prior to the construction on Phase 2 work.

This project will have an immediate positive impact on the FCI. This request has the potential to reduce damage to building finishes and equipment, inclusive of fire alarm control panels and security door control panels, with the elimination of water leaks. The project reduces the likelihood of a facility closure and loss of use should emergency repair/replacement of the water service lines be required.

External Capacity:
This project will not require the housing unit cells to be vacated during construction and will not impact external capacity funding.

FCI Increase:
This project's overall FCI increase for the building is only 25%, the overall impact for the kitchen is a 61% increase.

Backup Documentation
FMS Preliminary Budget - CDOC FY2022-23 CCCR 01 SCF KR DOC Budget
SCF Site Plan - CDOC FY2022-23 CCCR 01 SCF KR SP
SCF Existing Floorplan - CDOC FY2022-23 CCCR 01 SCF KR EFP
SCF Proposed Floorplan - CDOC FY2022-23 CCCR 01 SCF KR NFP
SCF Space Programming Chart - CDOC FY2022-23 CCCR 01 SCF KR Space Program
SCF Kitchen Study - CDOC FY2022-23 CCCR 01 SCF KR Study
Photo Document - CDOC FY2022-23 CCCR 01 SCF KR Ph Doc
Photos Folder - CDOC FY2022-23 CCCR 01 SCF KR Photos

M. CASH FUND PROJECTIONS:

Cash Fund name and number:			**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23
10/1/2021

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Arkansas Valley Correctional Facility (AVCF) Utility Water Lines Replacement
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY 2019-20	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30 June 2021	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 882,227	$ -	**$ 882,227**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 26,163	$ -	**$ 26,163**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 52,327	$ -	**$ 52,327**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 384,485	$ -	**$ 384,485**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied	Compounded Annually	0.00%	**4.50%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 1,345,202	$ -	**$ 1,345,202**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 3,376,727	$ -	**$ 3,376,727**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other - Site Location Factor	$ 506,509	$ -	**$ 506,509**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 253,255	$ -	**$ 253,255**	$ -	$ -	$ -	$ -
	Other - Infectious Disease Factors	$ 261,211	$ -	**$ 261,211**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 154,550	$ -	**$ 154,550**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 1,754,156	$ -	**$ 1,754,156**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied	Compounded Annually	0.00%	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 5,791,942	$ -	**$ 5,791,942**	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General Conditions	$ 413,649	$ -	**$ 413,649**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead / Profit	$ 682,521	$ -	**$ 682,521**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 438,694	$ -	**$ 438,694**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 1,534,864	$ -	**$ 1,534,864**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 8,672,008**	**$ -**	**$ 8,672,008**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 867,201	$ -	**$ 867,201**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 867,201	$ -	**$ 867,201**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 9,539,209**	**$ -**	**$ 9,539,209**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 9,539,209	$ -	**$ 9,539,209**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 9,539,209**	**$ -**	**$ 9,539,209**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Arkansas Valley Correctional Facility (AVCF) Utility Water Lines Replacement			
B	(1) Agency:	Department of Corrections		(2) OSA Delegate Signature:	Date
C	(1) Funding Type:	General Fund		(2) DPA's Risk Management ID#. If a new building list N/A:	COOR0910, COOR0911, COOR2169, COOR9999
D	(1) Project Phase (Phase _of_):	1 of 1		(2) State Controller Project # (if a continuation):	Not Applicable
E	(1) Project Type:		Capital Construction (CC)	(2) Principal Representative Signature:	Date
		X	Capital Renewal (CR)		
F	(1) First Year Requested:	FY 2019-2020		(2) OSA Review Signature:	Date
G	(1) Priority Number:	2 of 10		(2) Revision Date:	Date
H	(1) Total Project Cost:	$9,539,209		(2) Current Phase Cost:	$9,539,209

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: Not Applicable

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: Per DoRM

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 45% Projected FCI: 61%

B. PROJECT SUMMARY/STATUS:

This Capital Renewal Project Request is for the replacement of the existing water lines *(hot water and chilled water line loops)* due to continually failing Victaulic couplings, thrust blocks and numerous breaks and leaks. The project includes the replacement of the exterior water utility distribution system, hot water piping mains, interior hot water distribution piping systems, chilled water piping systems, and existing water softener system, inclusive of associated fittings, valves, hangers, and insulation. A new parallel system will be installed in the existing unused concrete utilidor for ease of future maintenance. The existing system will be abandoned in place upon completion of the new system. Professional Services are included in the project to consist of field verification and analysis of the existing water line systems, the design and construction documents necessary for their replacement, and construction administration. This request is for a single-phase project; no prior phases have occurred.

The Arkansas Valley Correctional Facility is a security Level III facility with a capacity of 1,089 offenders that opened in 1987. Housing of level III, medium custody offenders is critical for the Department's offender management. The facility has a central heating and cooling plant located outside of its secure perimeter with direct bury pre-insulated piping systems from the plant to the secure facility. The piping within the central plant and secure facilities is steel pipe with Victaulic connections. The heating hot water piping system within the central plant and secure facility has had chronic problems with leaks at the Victaulic fittings with significant change in hot water temperature, particularly when the boilers are shut down and then re-started. These leaks require a significant amount of staff time and cost for repairs. Failure of the hot water system affects the hot water used for building heat with the potential loss of heat to all buildings within the facility. Failures of the direct bury piping of the hot water piping has occurred previously requiring piecemeal repairs and disruption of services to the facility. Closure of living units due to lack of heat could result in the loss of use of the facility.

The hot water leaks have reached the point of losing approximately 400 gallons of water an hour. The leaks have not surfaced anywhere and are often undetectable *(the pipes are buried 13'deep)* with the use of infrared heat sensing as it is often not just one leak, but numerous throughout the underground piping. Over a ten-day span in April of 2021, twenty-one hot and cold water leaks were found and repaired. Previously, the leaks were in only the hot water loop; however, the cold-water loop is degraded and is failing at the same rate. Due to the significant leaks, repair parts had to be obtained from regional suppliers in Colorado Springs, Pueblo and water municipalities throughout the southeast Colorado area.

Additionally, when AVCF has leaks, there is a significant impact to the local municipalities, due to the water loss. The extreme water loss also impacts the chemical treatment of the water, which is stopped when water leaks are discovered. Non-water treatment will cause buildup of deposits degrade the pipe and eventually increases the number of leaks and possible failures. Not only is water loss expensive for the Department, but over $3,000 of chemicals are lost in one day due to water loss. These costs, coupled with man-hours to locate and repair piping, the leaks are financial burden and constant disruption to the Facility operations.

The entire hot water loop system has to be shut down whenever a leak has to be repaired. The hot water loop shutdown interrupts all HVAC heating hot water for the entire facility. Each time the hot water loop cools down for repairs the piping contracts with the lower temperatures, causing potential loss of seals and leaks at the Victaulic fittings at any interior hot water piping joints throughout the buildings. The leaks result in water damage at ceilings, walls, and equipment as well as loss of water. The leaks must be repaired where the fittings do not completely seal once the heat is restored and piping expands to operating temperatures. The loop must be shut down again to make those repairs. The damaged ceilings and walls must then be repaired again, an endless cycle.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$9,539,209	$0	**$9,539,209**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$9,539,209	$0	**$9,539,209**	$0	$0	$0	$0

Note – HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget

D. PROGRAM INFORMATION:

This project will impact all programs as these water lines serve housing, food service and laundry, space heating and maintenance. Loss of any of these water service lines could result in an emergency closure of the facility requiring the relocation of up to 1,089 medium custody offenders. The significant disruption of basic facility programs and life-sustaining services will continue until the new piping system is in place.

Support facilities refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time results in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of "down cells" or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support systems.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

Facility Management Services (FMS) contracted with Schendt Engineering Corp. (SEC) for an evaluation and recommendations for the repair and/or replacement of the Utility Water Lines at the AVCF. This Capital Renewal Project Request is based on their findings and recommendations including the projects Opinion of Probable Costs. The findings and recommendations from this report include the following:

Findings

A. The existing underground exterior piping system conveying heating hot water from the central plant to the facilities is a pre-insulated "FRP" (Fiberglass Reinforced Thermosetting Plastic) piping system installed approximately 8 years ago, which replaced the original abandoned insulated pipe in concrete utility trenches. AVCF staff reported the first underground FRP pipe failure 14 months after installation, and subsequently over a dozen underground piping failures have been logged with increasing frequency. The grooved clamping joints on the interior heating hot water piping distribution system leak whenever the heating system is shut down to repair exterior pipe failures or when the heating system temperature is allowed to drop below 160 degrees F, as the piping mains begin to contract due to the temperature drop.
B. Chilled water fittings inside building show signs of minor leakage at coupling locations, however, not approaching the extent on the hot water system. The exterior chilled water distribution system is assumed to be direct-buried thermoplastic pipe without insulation, and to date, exterior chilled water piping system has not experienced a failure.
C. The existing 36-year-old Culligan model no HB-2800 duplex softener system has surpassed its expected service life and has been temporarily offline during repairs; this may be contributing to failures of the interior copper piping distribution system and the failure of the exterior water loop.

Recommendations

A. For the exterior hot water heating system distribution mains, replace existing system with direct-bury type pre-insulated cased piping system with a HDPE (high density polyethylene) jacket and pressure testable joint closures. A recommendation for the interior hot water piping systems is to replace grooved pipe clamp couplings with welded joints.
B. For the domestic water piping systems, it is recommended to replace interior domestic piping distribution system with polypropylene PP-R faser-composite piping systems and replace exterior water loop main with HDPE SDR 11 or PVC C900. Also, the existing 36-year-old duplex water softener has surpassed its expected service life and is recommended for replacement.
C. The chilled water systems repair and replacement are not considered as critical as study priorities 1-5, however it is recommended to include in future budgeting for project capital funding. However, with the 2021 chilled water systems failure, this system replacement is critical and should be included when the hot water system is replaced.

Priorities

The following are priorities based on risk of continued probable failure and are included in this Capital Renewal Project Request:

1. Priority No. 1 – Replace Exterior HW Piping Mains
2. Priority No. 2 – Repair/Replace Interior HW Distribution Piping Systems
3. Priority No. 3 – Replace Interior Domestic CW Piping Systems
4. Priority No. 4 – Replace Exterior Water Utility Distribution System
5. Priority No. 5 – Replace Existing Water Softener System
6. Additional Items – reuse of the existing concrete utilidor for the replacement systems

A more detailed description of the findings and recommendations may be found in the AVCF Heating, Chilled, and Domestic Utility Systems Piping Replacement Study, June 30, 2018, as prepared by Schendt Engineering Corporation *(SEC).*

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
Utility Contingency FY2020-21	LED Light Replacement per Executive Order	$74,470	In process with replacement by Facility Maintenance Staff
2017-097P18	AVCF Fire Alarm Replacement	$2,543,505	In Construction
Utility Contingency FY2018-19	Waste Water Pumps	$41,856	In Construction
EMP #63553	Energy Performance Contract with LCF	$10,870,772	Settled May 2019
MC19-001	Boiler 2 Replacement	$134,140	July 2018
M1301	AVCF Replace Electrical System – 3 Phases		June 2018
MC18-CC	Utility Line Replacement	$10,750	April 2018
MC18-085	RH Plumbing Renovation	$9,700	Jan 2018
PD18-032	Food Service Hot Water Upgrade	$85,000	Dec 2017
Utility Contingency FY2015-16	Water Tank Re-coat	$34,495	June 2016
Utility Contingency FY2015-16	Upgrade Hot Water Laundry Equipment	$2,956	June 2016
PD16-060	Culinary Arts Grease trap	$4,013	Mar 2016
PD16-034	Replace Food Service Hot Water Source	$28,718	Dec 2015
P1304	AVCF Waste-Water Pre-Treatment Plant	$1,422,802	June 2015
PD15-047	Laundry Hot Water Storage	$15,000	March 2015
M07006	LCF/AVCF Kitchen Drain Line Replacement *(Phase 2)*		Oct 2011

F. CONSEQUENCES IF NOT FUNDED:

Not funding this project request will result in the continual leaking of water from couplings and joints from the water piping systems, resulting in damage to finishes and eventual premature failure of equipment at a significant cost. Failures of the direct bury piping of any of these water service lines requires piecemeal repairs and disruption of programs and services to the facility. Loss of any of these water service lines could result in an emergency closure of the facility requiring relocation of up to 1,089 medium custody offenders requiring allocation of emergency funds to perform repair/replacement of the system and external capacity to house offenders.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

The continual issues undermine the effectiveness of the system and jeopardize the ability to provide heat and other hot water services for the function of the entire facility. In 2021, cold water systems were impacted, in addition to the hot water distribution system. These leaks result in significant utility cost increases and extreme amounts of overtime for the already overwhelmed staff at AVCF. In April of 2021, twenty-one leaks were detected over a 10-day span, losing approximately 400 gallons of water per hour – over 96,000 gallons of water loss.

Due to the significant amount of degradation and the increasing difficulty to locate and patch leaks in the system, a complete replacement is warranted over continued piecemeal repairs. The longer this system is in service, the more problematic it will become.

Completing this project request as a single-phase project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs. The State will also likely avoid future emergency costs for repairs of these systems.

This project, initially submitted in FY19-20, will support the entire AVCF Facility with new water distribution. The replacement of the hot water system distribution will improve efficiency of the hot water system and heating, with a direct impact to the existing boilers by reducing excess operation. The cold water system will also be replaced.

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
    - A/E Basic Services $882,227; 16.86% of CIT
    - Code Review/Inspections $ 26,163; 0.5% of CIT
    - Advertisements, Printing, Cellphones, Admin. $ 52,327; 1.0% of CIT
2. Infrastructure Services/Utilities Costs of $3,376,727 were taken directly from the Study as prepared by Schendt Engineering.
3. Miscellaneous expenses of $712,306 calculated as follows:
    - Site Location Factor of $506,509 was calculated at 15% of the Project Base Costs
    - Secure Facility environment Factor of $253,255 was calculated at 15% of the Project Base Costs on Labor only (50% of Project Base Costs)
    - Addition of Prevailing Wages of $133,767 was calculated for work starting after June 2021 for plumbing work.
4. Contractor's Costs of $413,649 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $682,521 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $787,477 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to July 2020 and an additional 5.8% for each year compounded to inflate to July 2022, then at an additional 4.5% for each year compounded to account for anticipated mid-point of construction occurring in August 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RS Means Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High Performance Certification Program (HPCP) requirements as it is a controlled maintenance project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective.

J. OPERATING BUDGET IMPACT:

Replacement of the existing failing water lines will result in reduced service calls needed for repairs as well as savings from premature equipment replacement due to water damage.

K. PROJECT SCHEDULE:

Phase 1 of 1	Start Date	Completion Date
Pre-Design	July 2022	October 2022
Design	November 2022	September 2023
Construction	October 2023	June 2025
FF&E/Other	Not Applicable	Not Applicable
Occupancy	July 2025	

L. ADDITIONAL INFORMATION:

Single Phase

Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance requests will reduce the disruption of services and systems serving the offenders and staff at AVCF. These disruptions impact the entire facility. In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs. The State will likely avoid future emergency controlled maintenance costs for repairs of these systems and utility savings.

This project will have an immediate positive impact on the FCI. This request has the potential to reduce damage to building finishes and equipment, inclusive of fire alarm control panels, electrical distribution panels and security door control panels, with the elimination of water leaks. The project reduces the likelihood of a facility closure and loss of use should emergency repair/replacement of the water service lines be required.

External Capacity

This project will not require the correctional housing unit cells to be vacated during construction and will not impact external capacity funding.

Backup Documentation:
FMS preliminary budget - CDOC FY2022-23 CCCR-02 AVCF Water Util WL DOC Budget
AVCF Site Plan - CDOC FY2022-23 CCCR-02 AVCF Util WL Site
Schendt Engineering Study - CDOC FY2022-23 CCCR-02 SEC AVCF Util WL Study
Photo Document - CDOC FY2022-23 CCCR-02 AVCF Util WL Ph Doc
Photos folder - CDOC FY2022-23 CCCR-02 AVCF Util WL Photos

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		**Not Applicable**	**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	East Canon City Prison Complex (ECCPC) Water Tank Repair and Replacement
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY2020-21	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30-Jun-21	(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 46,963	$ -	**$ 46,963**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 375,705	$ -	**$ 375,705**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 31,309	$ -	**$ 31,309**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 15,654	$ -	**$ 15,654**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 164,797	$ -	**$ 164,797**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		Compounded Annually	4.50%	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 634,428	$ -	**$ 634,428**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -		$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 2,250,000	$ -	**$ 2,250,000**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
	Other - Site Location Factor	$ 168,750	$ -	**$ 168,750**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 56,250	$ -	**$ 56,250**	$ -	$ -	$ -	$ -
(24)	Other - Infectious Disease Factors	$ 165,020	$ -	**$ 165,020**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 91,562	$ -	**$ 91,562**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 611,337	$ -	**$ 611,337**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 3,342,919	$ -	$ 3,342,919	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 247,500	$ -	**$ 247,500**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 408,375	$ -	**$ 408,375**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 230,151	$ -	**$ 230,151**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 886,026	$ -	**$ 886,026**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 4,863,373**	**$ -**	$ 4,863,373	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 486,337	$ -	**$ 486,337**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 486,337	$ -	**$ 486,337**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 5,349,710**	**$ -**	$ 5,349,710	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 5,349,710	$ -	**$ 5,349,710**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 5,349,710**	**$ -**	$ 5,349,710	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	East Canon City Prison Complex (ECCPC) Water Tank Repair-Replacement			
B	(1) Agency:	Dept. of Corrections	(2) OSA Delegate Signature:	Date	
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:		
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	[ ] Capital Construction (CC) [X] Capital Renewal (CR)	(2) Principal Representative Signature:	Date	
F	(1) First Year Requested:	FY2021-22	(2) OSA Review Signature:	Date	
G	(1) Priority Number:	3 of 10	(2) Revision Date:	Date	
H	(1) Total Project Cost:	$5,349,710	(2) Current Phase Cost:	$5,349,710	

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction?	Yes _____	No X	Date Approved: _____
2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal:	Yes X	No	Date Approved: April 2020
3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI:		South Tank 37%, North Tank 57%	South Tank 55%, North Tank 75%
	Reported FCI:		Projected FCI:

B. PROJECT SUMMARY/STATUS:

This Capital Renewal request is for a new 1.63 million-gallon (MG) steel water tank, a repair of the existing 1.60 MG tank and all associated required infrastructure to properly serve and sustain the East Canon City Prison Complex (ECCPC or Complex). The single point of failure of the existing 1.60 MG water tank will result in loss of use of all facilities on the ECCPC, impacting 5,024 multi-custody level male offenders. Two tanks will give redundancy for the Complex.

The purpose of this request is to meet the long-term water storage and supply needs at the Complex. The existing 1.60 MG North Water Storage Tank at ECCPC is insufficiently sized to provide water for code-required fire suppression duration of a major fire event at any of the facilities on the Complex. This project would provide for an additional, new 1.63 MG South Water Tank at ECCPC meeting the required ADD (Average Daily Demand) of water and fire storage requirements. This project will maintain a secure and safe environment for the staff, offenders, and public.

There are three additional components to complete the ECCPC water storage and water quality. Two are included in this project, one is urgent and a separately-funded project. The descriptions are as follows:

- First –a hydraulic connection will be installed between the existing North Storage Tank and the new South Storage Tank, as part of this project, allowing the tanks to operate as a system.
- Second – the existing North Tank will be restored as part of this project, in order to maximize its remaining useful life.
- Third – replacement of the existing 6-inch diameter pipe from the City connection, with a new 12-inch diameter pipe. This work is funded by current operating dollars and will be completed in August of 2021. It is not part of this request. This improvement will result in an increased water flow capacity, replenishing the water supply within 24 hours after use in a fire event.

Failure to fund this project will impact First Responders' ability to properly fight fires in areas which are in direct contact with ECCPC staff and offenders. Lack of sufficient potable water supplies to the facilities during a fire event results in the inability to prevent extensive property damage, a life safety hazard and loss of use of part or all of a facility at ECCPC as a result of a major fire event. The complete breakdown of the existing water storage system would result in loss of use of the entire ECCPC, as the life sustaining water supply would be unavailable.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$5,349,710	$0	**$5,349,710**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0

(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$5,349,710	$0	**$5,349,710**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

This request impacts operations and safety of all ECCPC facilities, including six correctional facilities, an international training center and support facilities. It will ensure sufficient, code-required, water storage in the case of a major fire event, while still supplying adequate water for daily needs at all locations, for an increased offender population. All six ECCPC correctional facilities depend on this water supply system for life sustaining water needs.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

In the fall of 2019, Facility Management Services (FMS) contracted with Plummer for an evaluation and recommendations regarding the water storage and distribution infrastructure at ECCPC. Final assessments of the complex were completed in April of 2020. This Capital Construction Project Request is based on the findings and recommendations, including the project's Opinion of Probable Costs. The report includes the following:

Overall Assessment:

- The East Canon City Prison Complex (ECCPC) is a 5,400 acre site located adjacent to Canon City, Colorado (the City), comprised of:
    - 6 correctional facilities – 105 buildings
    - Multiple corrections support facilities - 28 buildings
    - Multiple Colorado Correctional Industries (CCi) facilities – 79 buildings
    - The International Correctional Management Training Center (ICMTC) – 32 buildings.
    - The male correctional facilities housed on ECCPC range from security level I to level V with a total of 5,024 offenders.
- Potable water for the Complex is provided by the City and is stored and distributed via CDOC's potable water system, which consists of two storage tanks, two pump stations, one cistern (below grade concrete clear well for the South Pump Station), and distribution piping. The existing North Storage Tank has a capacity of 1.60 MG. The existing South Storage Tank has a capacity of 0.15 MG.
- ECCPC has two connections to the City's distribution system that deliver water to the north and south areas of the Complex. The northern connection is on Grandview Avenue, near the ICMTC, from which the North Pump Station pumps water to the North Storage Tank. The southern connection is at MacKenzie Avenue, from which water flows to a below-grade cistern (clear well). The South Pump Station pumps water from this cistern to the South Storage Tank. Water from both tanks flows into the ECCPC water distribution system to all facilities in the Complex.
- The existing 6-inch southern water connection is currently being replaced by the Department with a 12-inch pipe. At the time of the study, 2,000 linear feet of new pipe was installed parallel to the existing pipe, with the remaining 4,300 linear feet in progress, with anticipated completion in the summer of 2021.
- Previous engineering studies have identified that additional storage is required to meet the increasing water demand and fire storage requirements for the Complex.
- Per the International Fire Code (IFC), flow rate and duration of water supplies for fire suppression is generally determined by the Authority Having Jurisdiction (AHJ). No record of recommended flow rate and duration was found for ECCPC from the Canon City Area Fire Prevention District (CCAFPD), which is the AHJ. Therefore, the IFC recommendation of using the National Fire Protection Association (NFPA) Fire Code 1 to determine flow rate and duration, is applied.
- Determination of required flow rate and duration for fire suppression is based on building type, building square footage, occupancy type and building materials. With these items taken into account, it was determined that the required fire flow rate is 8,000 gallons per minute (gpm) and the fire flow duration is four hours.
- A 75% reduction in fire flow rate is allowed by the 2018 NFPA Fire Code 1 *"when the building is protected throughout by an approved automatic sprinkler system [or] approved automatic sprinkler system which utilizes quick response sprinklers throughout."* However, not all facilities at ECCPC have fire sprinklers throughout, and to achieve fire suppression in the entire Complex would not be feasible. Therefore, this 75% reduction is not permitted.
- In addition to the water requirements for fire prevention, the Average Daily Demand (ADD) for all other uses of water on the Complex was determined, and is projected to be 907 gpm with the facilities at full capacity (5,024 offender population).
- The total water required for a fire event (8,000 gpm for four hours) plus ADD (907 gpm for 24 hours) is 3.23 MG per day. The existing 1.60 MG tank leaves a shortfall of 1.63 MG, not accounting for the much smaller 0.15 MG existing tank. This is the basis for the addition of the second tank.

Condition of Existing Components:

The existing 1.60 MG North Storage Water Tank was installed in 1992 and is in need of rehabilitation and repairs in order to extend its useful life. Currently the northwest quadrant of the tank is at risk of failure. The existing 0.15 MG South Storage Water Tank capacity meets less than 5% of total water required and should be replaced as a part of the main water distribution system. This tank will be repurposed as a non-potable water storage tank to meet a portion of the non-potable, agricultural water requirements of the Complex. Repurposing of this existing 0.15 MG Water Storage Tank is not included in this proposal. Additionally, the existing 6-inch pipe at the southern water connection is insufficient to refill a new 1.63 MG water storage tank within 24 hours. The Department is currently replacing the line with a new 12-inch pipe utilizing operating funding, which is not included in this request scope. When completed, the new 12-inch pipe will be sufficient to fill the new 1.63 MG water storage tank within 24 hours.

Proposed Solution:

- It is the recommendation of this report that a new 1.63 MG water tank be installed near the existing South Storage Tank, to meet the required ADD and fire water storage. Modification of piping connections to and from the tank to fill the tank and convey water to the existing distribution system is also required. A Bolted Steel tank is recommended as a more cost-effective solution than a Welded Steel tank and has been successfully used by the Department at other locations.
- It is recommended that a hydraulic connection be installed between the existing 1.60 MG North Storage Tank and the new 1.63 MG South Storage Tank. This connection will allow the tanks to operate as a system, rather than independently, maximizing the use of tank volumes, rather than having one tank remain full, while the other is in a rapid downdraw and fill cycle. This operational scheme would reduce water age in the tanks. High water age is undesirable, resulting in disinfection byproduct formation, decreases chlorine residual, increases water stagnation and temperature stratification in the tanks. If the tanks are connected, both are responding to the demands of the entire system and therefore water stagnation may be reduced. This hydraulic connection will include provisions for tank isolation, allowing tanks to be operated independently when necessary, or may be taken out of operation for maintenance. A hydraulic connection requires approximately 1,300 additional linear feet of pipe from the proposed South Tank location to the water distribution system which connects to the North Tank.
- The existing North Water Tank will be rehabilitated (inspected, cleaned, blasted and recoated) as part of this project, to maximize its remaining useful life. In 2016, FMS contracted with Inland Portable Services, Inc., to perform an inspection and provide a report on the North Water Storage Tank, which was completed June 2016. This report recommends that the existing tank be blasted and recoated. This rehabilitation will proceed only after the new water storage tank is completed and in operation.
- It is recommended that once storage supplies are depleted, full water replenishment of one storage tank requires no more than 24 hours. The available system water pressure at the southern connection was determined to be sufficient for a 24-hour fill of a new tank of 1.63 MG, once the installation of the new 12-inch pipe has been completed in the summer of 2021. That work is progressing separately from this proposal.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
MC21-056	FCF Electrical Survey	$31,286	Under contract
Util. Cont. FY21	ECCPC Water line repair	$17,165	Continuous
Util. Cont. FY21	ECCPC Elect Dist System repairs	$5,473	Continuous
Util. Cont. FY21	CSP LEDs and installation	$50,060	Mar 2021
Util. Cont. FY21	ECCPC Water pump replacement	$93,727	Mar 2021
MC21-054	FCF Boiler #4 blower fan rebuild	$10,677	Mar 2021
Util. Cont. FY21	ECCPC Install fire hydrant	$11,000	Jan 2021
MC21-053	FCF AMS troubleshooting LU 7 & 8 Heating System	$640	Jan 2021
Util. Cont. FY21	CSP Fuel Tank inspection and repair	$12,730	Oct 2020
MC21-002	FCF LU5 Water Line Rupture	$34,355	Oct 2020
MC21-006	FCF Water Softener	$8,601	Oct 2020
MC21-032	FCF Replace Burner Drawer Boiler #4	$18,348	Oct 2020
MC21-016	FCF Domestic Water Tube Bundle Replacement	$30,644	Oct 2020
Util. Cont. FY21	ECCPC South Pump House cistern roof	$39,944	Oct 2020
PD21-037	FCF Main Entry Remodel	$109,147	In Design
PD21-020	ACC Fish Processing existing use	TBD	In Design
Util. Cont. FY21	ECCPC Replace SCADA primary switch	$17,155	Sept 2020
PD21-005	ECCPC COVID test site	$86,788	Sep 2020
PD20-043	CSP new electrical panel corridor C-D	$4,900	Aug 2020
Util. Cont. FY21	ECCPC Leak detection for south tank	$8,700	July 2020
Util. Cont. FY21	ECCPC Replace potable water line, ph 2	$167,540	July 2020
Util. Cont. FY20	ECCPC water line repair	$11,025	Continuous
Util. Cont. FY20	ECCPC repair power pole	$17,253	June 2020
Util. Cont. FY20	FCF LEDs	$55,559	May 2020
Util. Cont. FY20	FCF Water saving valves	$68,522	May 2020
Util. Cont. FY20	CSP Water Saving Valves	$26,992	May 2020
Util. Cont. FY20	ECCPC Bedding for water lines	$45,601	May 2020
Util. Cont. FY20	FCF temporary boiler rental	$39,450	Apr 2020
Util. Cont. FY20	ECCPC water engineering	$126,531	Jan 2020
2020-086M19	FCF ADA Improvements - Phase 1 of 5	$1,978,510	Bidding
PL20-124	FCF Electrical Study	$35,960	Under contract
PL20-039	FCF MAT Medline	$58,091	In Design
PL20-021	ECCPC Central Warehouse Security	TBD	In Pre-Design

PD20-031	FCF-CCi Spray Booth Relocation	$1,320	In Design
PD19-044	ICMTC Classroom Conversion to Dorm Rooms	$2,288	In Design
PD19-029	ECCPC New Warehouse Freezer	$254,484	Under Construction
PD19-021	FCF Vocational Classrooms	$31,263	In Design
PD19-009	FCF Close Custody Classrooms	$174,683	Under Construction
PD20-030	ICMTC Interpreter Booth Access	$1,500	Complete December 2019
PD19-046	CSP Library Renovation	$83,847	Complete December 2019
PD20-022	ICMTC Bldg 1 Improvements	$1,354	Complete September 2019
PD19-045	FCF JCAP Kitchen	$5,879	Complete September 2019
PD19-047	FMCC New Classroom Modular	$34,342	Complete August 2019
PD19-023	FMCC Dairy Lighting	$55,369	Complete August 2019
PD18-051	GED Classroom Electrical and Data	$19,059	Complete August 2019
Util. Cont. FY20	ECCPC Water Pumps	$72,426	July 2019
Util. Cont. FY20	ECCPC Replace potable water line, ph 1	$110,000	July 2019
Util. Cont. FY19	ECCPC waterline repair	$1,775	Continuous
PL18-078	ICMTC Facility Improvements	$15,000	Complete June 2019
Util. Cont. FY19	ECCPC replace power pole	$4,014	May 2019
Util. Cont. FY19	ECCPC install power pole	$4,990	May 2019
Util. Cont. FY19	ECCPC replace North pump house ATS	$2,500	Apr 2019
Util. Cont. FY19	ECCPC replace electric submeters	$2,553	Apr 2019
Util. Cont. FY19	ECCPC Water valve replacement	$9,263	Apr 2019
Util. Cont. FY19	ECCPC Water pump motors	$8,590	Apr 2019
Util. Cont. FY19	ECCPC Transformer replacement	$17,704	Apr 2019
Util. Cont. FY19	ECCPC LEDs	$27,850	Apr 2019
Util. Cont. FY19	FCF water savings valves	$21,019	Apr 2019
Util. Cont. FY19	ECCPC Primary Electrical study	$27,313	Mar 2019
Util. Cont. FY19	FCF LEDs	$45,200	Feb 2019
Util. Cont. FY19	CSP Water Saving Valves	$41,127	Feb 2019
Util. Cont. FY19	ECCPC Alternate water line	$79,945	Jan 2019
PD19-017	ECCPC Vehicle Charger Stations	$20,016	Complete December 2018
Util. Cont. FY18	ECCPC Repair Water Main	$2,404	Continuous
PL17-006	ICMTC Mexico Expansion – Container Housing	$1,521,780	Complete September 2018
PD17-009	FCF-CCi Furniture Shop Electrical Upgrades	$75,148	Complete December 2018
Util. Cont. FY19	ECCPC Alternate water pump install	$130,000	Aug 2018
Util. Cont. FY19	ECCPC Alternate water line install	$70,000	Aug 2018
Util. Cont. FY19	ECCPC Alternate water study	$72,759	Jul 2018
Util. Cont. FY19	CSP Chiller Replacement	$25,811	July 2018
Util. Cont. FY18	ECCPC Elect. Distribution repairs	$4,591	Jun 2018
Util. Cont. FY18	ECCPC water line installation	$23,161	Jun 2018
Util. Cont. FY18	ECCPC Alternate study	$95,724	Mar 2018
Util. Cont. FY18	CSP Chiller Replacement	$522,506	Oct 2017
Util. Cont. FY18	FCF LEDs	$15,210	Aug 2017
Util. Cont. FY17	CSP Chiller soft start	$5,901	Feb 2017
Util. Cont. FY17	CSP Boiler burner replacement	$62,540	Feb 2017
Util. Cont. FY17	ECCPC replace elec sub-meters	$3,770	Feb 2017
Util. Cont. FY17	ECCPC replace power pole	$2,055	Feb 2017
Util. Cont. FY17	ECCPC Alter water pump house electrical	$316	Feb 2017
Util. Cont. FY17	ECCPC South Pump House electrical supplies	$925	Feb 2017
Util. Cont. FY17	CSP LEDs and install	$72,830	Jan 2017
Util. Cont. FY17	ECCPC Transformer replacement, Canteen	$24,000	Aug 2016

F. CONSEQUENCES IF NOT FUNDED:

Failure to fund this project will impact First Responders' ability to properly fight fires in areas which are in direct contact with ECCPC staff and offenders. Lack of sufficient potable water supplies to the facilities during a fire event results in the inability to prevent extensive property

damage, a life safety hazard and loss of use of part or all of a facility at ECCPC as a result of a major fire event. The complete breakdown of the existing water storage system would result in loss of use of the entire ECCPC, as the life sustaining water supply would be unavailable.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

A bolted steel tank will be utilized for this project. The Department has successfully utilized bolted tanks at several locations and recommends that type of tank be used. A bolted steel tank not only has a lower initial cost than a welded steel tank, but also a lower Lifecycle Cost (74% of a welded tank). Welded and bolted steel tanks have differing maintenance requirements due to the interior coating type and application method. Welded steel tanks are coated in the field, which can result in uneven coating thickness and drying time, depending on factors such as wind, sun exposure, humidity, and dust. This coating method can lead to more rapid deterioration over time, so it is generally recommended that the interior of welded steel tanks be blasted and recoated every 20 to 30 years. Additional maintenance requirements include repair or replacement of items that have corroded, such as ladders which are often galvanized, and repair of any cathodic protection. Bolted tanks, however, are coated and cured in the factory with a powder coated finish. The application of this product is done in a controlled environment and therefore, a much more even coating can be achieved. It is generally recommended that coating maintenance be performed about every 25 years.

The existing 1.60 MG North Water Storage Tank is a 28 year-old welded steel tank. Because of its age (30 years in 2022) a full rehabilitation of blasting and recoating in order to maximize its service life is recommended. Recoating of this tank is included in this project scope.

This project will support all ECCPC Facilities with proper potable water distribution. Fossil fuel consumption will not be impacted nor anticipated to change.

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
    - A/E Basic Services $375,705; 12% of CIT
    - Site Survey & Geotech Services $46,963; 1.5% of CIT
    - Code Review/Inspections $ 31,309; 1% of CIT
    - Advertisements, Printing, Cellphones, Admin. $ 15,654: 0.5% of CIT
2. Base Costs of $2,250,000 were taken directly from the Study as prepared by Plummer.
3. Miscellaneous expenses of $481,582 calculated as follows:
    - Site Location Factor of $168,750 was calculated at 7.5% of the Project Base Costs
    - Secure Facility environment Factor of $56,250 was calculated at 5% of the Project Base Costs on Labor only (50% of Project Base Costs)
    - Addition of Prevailing Wages of $91,562 was calculated for work starting after June 2023 for plumbing items.
    - Addition of Infectious Disease Process Factors of $165,020 was calculated for work starting after June 2023.
4. Contractor's Costs of $247,500 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $408,375 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $486,337 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to April 2024 and an additional 4.5% prorated for each month compounded to account for anticipated mid-point of construction occurring in September 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High Performance Certification Program (HPCP) requirements as it is a Capital Renewal project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective. This project includes no new energy using equipment, other than controls.

J. OPERATING BUDGET IMPACT:

This project should not have an impact on the DOC Operating Budget. Fees for regular water usage, ADD multiplied by the Offender Population Capacity, are already covered. The DOC currently pays tap fees to the City sufficient for a 5,185-offender population, exceeding the capacity of 5,024 offenders with the reopening of CCF-S. No additional water fees will be required. The same amount of water will be pumped into the ECCPC distribution system for daily needs, with or without this project. The savings is simply a safeguard in the case of a major fire event.

K. PROJECT SCHEDULE:

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	**July 2022**	**October 2022**
Design / Bidding / Award	**November 2022**	**November 2023**
Construction	**December 2023**	**June 2025**
FF&E/Other	**N/A**	**N/A**
Occupancy	**July 2025**	**October**

L. ADDITIONAL INFORMATION:

Single Phase

It is recommended that this project be completed in a single phase for a completely functional life sustaining water supply system. It does not lend itself to being phased. Bidding this work as a single-phase project to a single contractor, the facility will receive a completely integrated and standardized facility wide water system. Maintaining a consistent and standardized product for the Complex will improve operations and maintenance of the Facility. Splitting this project into phases is not recommended and will result in mis-matched systems, of which the Department currently has too many.

Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance projects will reduce the disruption of services and systems serving the offenders and staff at the Complex. The main portion of the work – the new tank, with all increases for Site Location, Secure Facility, Contractor's General Conditions and Overhead & Profit, plus Contingency – would exceed the Department's Construction Maintenance threshold. In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs due to greater efficiency. The life safety and preservation of existing property will be improved. There will be an immediate positive impact to the FCI of buildings throughout the Complex.

External Capacity

This project will not require the correctional housing unit cells to be vacated during construction and will not impact external capacity funding.

Backup Documentation:

FMS preliminary budget - CDOC FY2022-23 CCCR 03 ECCPC WT DOC Budget
ECCPC Site Plan - CDOC FY2022-23 CCCR 03 ECCPC WT Site
Engineering Study - CDOC FY2022-23 CCCR 03 ECCPC WT Study
Inspection Report – CDOC FY2022-23 CCCR 03 ECCPC WT NT Rep
Photos document - CDOC FY2022-23 CCCR 03 ECCPC WT Ph Doc
Photos folder - CDOC FY2022-23 CCCR 03 ECCPC WT Photos
Videos folder - CDOC FY2022-23 CCCR 03 ECCPC WT Videos

M. CASH FUND PROJECTIONS

Cash Fund name and number:		**Not Applicable**	**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Buena Vista Correctional Facility (BVCF) Sanitary Sewer Line Replacement
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY2020-21	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:		(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 156,946	$ -	**$ 156,946**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 13,079	$ -	**$ 13,079**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 78,473	$ -	**$ 78,473**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 13,079	$ -	**$ 13,079**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 90,681	$ -	**$ 90,681**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		Compounded Annually	4.50%	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 352,258	$ -	**$ 352,258**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 844,000	$ -	**$ 844,000**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other - Site Location Factor	$ 126,600	$ -	**$ 126,600**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 63,300	$ -	**$ 63,300**	$ -	$ -	$ -	$ -
	Other - Infectious Disease Factors	$ 61,901	$ -	**$ 61,901**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 36,783	$ -	**$ 36,783**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 259,741	$ -	**$ 259,741**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 1,392,325	$ -	$ 1,392,325	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 103,390	$ -	**$ 103,390**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 170,594	$ -	**$ 170,594**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 94,982	$ -	**$ 94,982**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 368,966	$ -	**$ 368,966**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 2,113,549**	**$ -**	**$ 2,113,549**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 211,355	$ -	**$ 211,355**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 211,355	$ -	**$ 211,355**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 2,324,904**	**$ -**	**$ 2,324,904**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 2,324,904	$ -	**$ 2,324,904**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 2,324,904**	**$ -**	**$ 2,324,904**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Buena Vista Correctional Facility (BVCF) Sanitary Sewer Line Replacement			
B	(1) Agency:	Department of Corrections	(2) OSA Delegate Signature:	Date	
C	(1) Funding Type:	General Fun	(2) DPA's Risk Management ID#. If a new building list N/A:		
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	[ ] Capital Construction (CC) [X] Capital Renewal (CR)	(2) Principal Representative Signature:	Date	
F	(1) First Year Requested:	FY2020-21	(2) OSA Review Signature:	Date	
G	(1) Priority Number:	4 of 10	(2) Revision Date:	Date	
H	(1) Total Project Cost:	$2,324,904	(2) Current Phase Cost:	$2,324,904	

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: N.A.

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: June 2015

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: _____ Projected FCI: _____

B. PROJECT SUMMARY/STATUS:

This Capital Renewal request is for the replacement and rehabilitation of failing sanitary sewer lines serving the medium-security prison at the Buena Vista Correctional Facility (BVCF), a Level III medium custody male facility. These lines are in danger of complete failure which will result in loss of use of the facility.

The existing BVCF sanitary wastewater collection system consists of approximately 3,000 linear feet of sewer pipe, ranging in diameter from 2 inches to 12 inches. Pipe construction materials vary and include ductile iron, clay, PVC, and asbestos cement piping, with conditions ranging from poor to good. The Buena Vista Waste Water Treatment Plant (WWTP), operated by the Buena Vista Sanitation District (BVSD), is located approximately two miles south of BVCF. Wastewater discharging from the facility flows south to the WWTP.

A portion of the BVCF sewer pipelines exhibit evidence of having a negative slope, greatly inhibiting proper wastewater flow. The majority of the existing clay lines are cracked and breaking, causing groundwater to infiltrate the sewer lines while at the same time waste water is percolating into the groundwater. Additional issues have developed over time, including the regular build-up of grease (from inability to properly jet the line, due to severe deterioration of the existing sewer line) and the presence of grit and gravel in the sewer lines, indicating a break in the sewer. The manholes were observed to have deficiencies and are in need of rehabilitation. The pipes also have "Infiltration and Inflow" (I&I) – the seepage of groundwater into the pipelines, due to a deteriorated sewer line (separated joint connections, cracks, holes, etc.). The larger volume of water discharge from I&I into the WWTP increases sewage use charges to the Department. In addition, due to the increased wastewater discharge to the Sanitation District, DOC consistently exceeds the daily discharge limit of 240,000 gallons. If BVCF continually keeps discharging more than 240,000 gallons per day to the Sanitation District, the Department will be required to fund a wastewater plant expansion per the agreement with the District.

A parallel sewer has been installed along a portion of one sewer main in 2008, but not placed into service. The study found that the 2008 system has a lower capacity than the existing line. The study recommends the parallel sewer line be connected to the existing sewer and serve as the main sewer line, with overflow weirs to the existing manholes, which would direct overflow wastewater into what is now the existing sewer line. Although this parallel line has a lower capacity by approximately 36%, it is made of PVC, which is a more ideal material for a sewer line, with a longer expected life than other pipe materials.

In 2020, problems with the waste water line worsened. On numerous occasions, the line plugged and had to be jetted by the maintenance team to get the line to flow again. During these repairs, the facility basement flooded with sewer and waste water, the kitchen had to shut down its dish machine and cleaning protocols, toilets and sinks had to be shut down, and sewer gases were present inside the facility. Ultimately, a locate was called on site and an engineering firm was hired in order to survey the site and complete drawings for an emergency sewer line repair. The repairs include the installation of an above-ground PVC sewage line pumping water from one manhole to the next using a sewer ejector pump. These emergency repairs will be completed by September 30, 2021.

This project contains two critical steps of work to resolve these problems. The steps are:

First: Connect the existing sewer system to the newly installed, yet unused parallel system. This will allow for work to proceed on the existing system with less disruption and maintain use of the facility.

Second: Rehabilitation or replacement of particular pipelines, as shown in a schedule provided in the study, inclusive of the manholes with deficiencies. Pipe rehabilitation would involve installing an internal liner without pipe excavation. This will be done only in pipe sections that remain viable. Those sections in the worst condition and those without sufficient slopes, would be replaced.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$2,324,904	$0	**$2,324,904**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$2,324,904	$0	**$2,324,904**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

This project will replace and repair much of the sanitary sewer lines of the medium security portion of the facility. This will include all security functions and programs that include: offender housing, offender programs, food service and laundry, clinical services, recreation, security, administration, and support services. The programs in the Minimum Center will also be impacted.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

This Capital Renewal Project Request is based on multiple findings and recommendations, including the project's Opinion of Probable Costs. Beginning in 2018, Facility Management Services (FMS) contracted with Tetra Tech for a BVCF sanitary sewer system evaluation and recommendation report. In July 2018, Tetra Tech conducted a condition assessment of the manholes, where multiple manholes were found to have deficiencies. In April 2019, Tetra Tech completed the I&I study that identified the medium-security facility as likely having I&I issues. In May 2019, Landmark Surveying and Mapping conducted a survey of select sewer lines as identified by Tetra Tech. Tetra Tech compiled the findings and completed the sewer system assessment in April 2020, expanding on the previously completed body of work and providing rehabilitation options to mitigate the identified I&I issues. The findings and recommendations from this report include the following:

Overall Assessment:

- The sanitary sewer system of BVCF consists of approximately 3,000 linear feet of sanitary sewer line varying between 2 and 12 inches in diameter. Two main trunk lines serve the facility, one to the medium-security facility and one to the minimum-security facility. The sewer system mirrors the general layout with the two systems combining shortly before entering the pretreatment station on the south-east corner of the site.
- The study found that the minimum-security facility did not have apparent I&I. The medium-security facility does appear to have I&I issues, as the flows observed during the flow monitoring period were approximately 65% higher than measured flows at the pretreatment station. Due to minimal rainfall events during the monitoring period, the I&I cannot be fully characterized. However, the increased flows indicate consistent infiltration associated with high groundwater or saturated soils around the existing sewer lines. The medium-security facility is identified as the likely source of the I&I, as the flow per square foot of sewer line is 52% higher in the medium-security facility than in the minimum-security facility.
- Tetra Tech analyzed the capacity of each sewer line using Manning's Equation based on a survey completed by Landmark Surveying and Mapping. Due to limitations in the equation, the capacity of pipes without sufficient slopes could not be calculated. Tetra Tech found that the pipes should have adequate capacity to convey the wastewater flows. However, grease buildup and water infiltration can lead to reduced sewer capacity, leading to sanitary sewer overflows and further sewer damage.
- Twenty percent (9 out of 48) of the manholes surveyed are in poor condition and an additional 33 percent (14 manholes) are in fair condition. The assessment also found multiple sewer lines to be in poor condition. These issues are primarily identified in sewer lines that are made from vitrified clay or asbestos cement, while the PVC lines are generally in better condition.
- The CCTV inspections further support the findings from the condition assessment, that no deficiencies were found in the PVC pipe and many deficiencies are found in the vitrified clay pipe. Sewer lines that flow south from the kitchen toward the main entrance of the medium-security facility (between manhole 34 and manhole 40, as well as the pipe between manhole 40 and manhole 33) were unable to be properly inspected, due to the completely submerged condition of these pipes during the time of inspection. Full-pipe conditions can be caused by: reduced sewer capacity from grease buildup, pipe failure, or high flow conditions during the CCTV inspection. The inspections identified 10 deficiencies in various sewer lines that allow ground water to enter the sanitary sewer system. The ground water entering the sewer is then metered by Buena Vista Sanitary District resulting in concomitant increases to the Department's wastewater invoices. The sewers running along the south side of the medium-security facility, west to east, were identified with having structural deficiencies (the line between manhole 56 and manhole 34 and the line between manhole 34 and manhole 55).

- BVCF staff have noted that the sewer line exiting the kitchen's grease interceptor is of most critical significance. This line is regularly jetted and evidence of grit and gravel are routinely removed from this line, indicating a sewer break. Any improvements to the site should include improvements to this critical line at this location.

Condition of Existing Components:

- The existing gravity sewer is generally made from vitrified clay pipe (VCP) and PVC pipe.
- Sewer lines made from VCP are consistently found to have more defects and capacity issues. VCP has been found to be susceptible to leaks, joint slippage, root intrusion and is no longer a standard pipe used in sewer construction. Rehabilitating the existing VCP is possible by lining them with either an Ultra-Violet Cured-In-Place Pipe (UV CIPP) or steam-cured Cast-In-Place Pipe (CIPP).
- The existing PVC pipes appear to be in good condition and did not have apparent deficiency or capacity issues.
- Several of the existing manholes have been covered.

Currently, BVCF should not have any capacity issues if the sewer lines are maintained free of debris. However, there is presence of a grease build up in the sewer lines, especially in the VCP sewer lines exiting the kitchen, which should be maintained regularly.

BVCF staff installed a PVC sewer system in parallel with the VCP sewer system, but never placed this line into service. This line was undersized by approximately 36% when installed with an 8-inch main and does not have the same capacity as the existing 10-inch VCP sewer main.

Proposed Solution:

- The study describes two methods considered for repairing the BVCF sewer system: trenchless rehabilitation of the existing sewer by installing a UV CIPP liner and traditional open cut and replacement of the existing sewer with PVC.
    - CIPP is a trenchless pipe repair technology first developed in the 1970s. CIPP is a joint-less tube made of polyester or fiberglass cloth, impregnated with resin. CIPP works by pulling the liner tube through the sewer line, inflating the tube and curing the resin in the pipe with a heat source. UV CIPP is a version of CIPP where the tube is cured instead with ultraviolet light. This finished product is tight-fitting, smooth, corrosion resistant, and provides a joint-less pipe, with only a slightly smaller internal diameter than the original pipe. UV CIPP has a fast curing time of less than one day. Contractors can typically install 1 or 2 pipe segments of sewer line per work shift. The design life expectancy is 50 years for UV CIPP, with many lines lasting longer. One major advantage of UV CIPP lining is that there is little to no need for excavation, and the existing utilities are not impacted. The UV CIPP costs substantially less than traditional alternatives as there is little to no excavation and associated restoration.
    - Polyvinyl Chloride (PVC) pipe was first used in 1930 and is one of the most commonly used pipe materials for sewer construction. PVC pipe is lightweight, flexible, corrosion resistant, and is very smooth, which makes it a good option for use in sewer systems, with a watertight seal. PVC pipe for gravity flow conditions must be installed in a cut and cover methodology, requiring excavation, demolishing the existing pipe, installing the new PVC pipe, backfilling, and restoring the disturbed surface. One advantage of this method is that it allows for slope correction for sewer lines without sufficient slope, thereby improving drainage of the sewer pipe. The design life for PVC pipe is 100 years.
    - Both systems will be utilized to replace and repair the sanitary system.
- The study developed three Priority Tasks, with the Department recommending Priority Task #1 with Option 2 and Priority Task #2, as described below:
    - Priority Task #1 – Main Sewer Lining (or Replacement) and Manhole Rehabilitation.
        - Option 1 is to mitigate by lining the sewer with a CIPP liner, and rehabilitate the manholes. This option would mitigate I&I, but would not fix the insufficiently-sloped sections of the wastewater collection system, which may be causing some of the current issues.
        - Option 2 is to mitigate with a combination of CIPP liner, while also replacing the sewer line coming out of the grease trap and the sewer line along the south side of the medium-security facility, as well as rehabilitation of manholes. Option 2 is more costly than Option 1, but would mitigate the insufficiently-sloped section of sewer line and facilitate better performance in the wastewater collection system. Option 2 is included in the project scope.
    - Priority Task #2 – Connection of New Sewer to Existing System. The existing sewer would be connected into the parallel PVC sewer line, which is not yet in service. This line does not match the capacity of the existing line, but specific measures will be taken to address this. To address the possibility of sanitary sewer overflows and mitigate capacity concerns, Tetra Tech recommends connecting the parallel sewer to the existing system along with overflow weirs in the existing manholes. The intent of the overflow weirs is to direct wastewater into the new sewers, but allow for the existing sewers to be used for overflow if the new sewer lines exceed their capacity.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
Utility Contingency	BVCC Wastewater Auger Replacement	$71,349	Jan 2021
Utility Contingency	BVCC Sewer Line Collapse Supplies	$2,331	Sep 2020

Utility Contingency	BVCC Sewer Line Engineering	$22,158	July 2020
Utility Contingency	BVCC Sewer Engineering	$51,584	April 2020
PD20-007 PD20-010	Boot Camp	$94,027	Feb 2020 Partial
MC19-094	BVCC EPDM Roof Repairs	$23,498	June 2019
MC19-030	BVCC Boiler UPS Study	$16,975	Feb 2019
PD19-031	BVCC Food Service Oven Upgrade	$23,302	Mar 2019
MC18-001	BVCC Kitchen Floor Tile Installation	$21,576	June 2018
PD18-038	BVCC Exterior Freezer/Cooler	$155,825	Under Construction
PD18-035	BVCC Cooler Doors	$31,553	Jan 2018
PD18-034	BVCC Veggie Prep Cooler	$21,446	June 2018
PD18-021	BVCC Culinary Arts	$396,157	Under Construction
PD17-20	BVCC Main Kitchen Floor Replacement	$67,305	April 2017

F. CONSEQUENCES IF NOT FUNDED:

Failure to fund this project will continue high maintenance repair costs, and higher-than-necessary Department utility costs for sewage discharge. Additionally, failure to fund this project will result in the loss of use of the facility, due to a non-functioning sanitary sewer line and will interrupt life sustaining offender meals. Offenders will need to be relocated to another facility if a temporary kitchen is unavailable.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

This project will lengthen the effective life of the entire sanitary sewer system at the facility by addressing expensive long-standing issues.

This project will not impact fossil fuel consumption.

The engineers who developed the study proposed an alternative solution which was less costly, that involved lining more of the existing sections of pipeline and replacing fewer pipelines, without addressing the adversely sloping sections of existing pipeline. This was unacceptable to the Department as it is only a partial solution without correcting the insufficient pipe slopes. The project request must fix the problem in its entirety.

H. ASSUMPTIONS FOR CALCULATIONS:

All property is already owned by the Department of Corrections and is part of BVCF. No building acquisitions or dispositions are required.

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
    - A/E Basic Services $156,946; 12% of CIT
    - Construction Management $ 78,473; 6% of CIT
    - Code Review/Inspections $ 13,079; 1.0% of CIT
    - Advertisements, Printing, Cellphones, Admin. $ 13,079; 1.0% of CIT
2. Base Costs of $844,000 were taken directly from the Study as prepared by Tetra Tech.
3. Miscellaneous expenses of $288,584 calculated as follows:
    - Site Location Factor of $126,600 was calculated at 15% of the Project Base Costs
    - Secure Facility Environment Factor of $63,300 was calculated at 15% of the Project Base Costs on Labor only (50% of Project Base Costs)
    - Addition of Prevailing Wages of $31,137 was calculated for work starting after June 2021 for plumbing work.
    - Addition of Infectious Disease Process Factors of $61,901 was calculated for work starting after June 2023.
4. Contractor's Costs of $103,390 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $170,594 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $211,355 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to April 2024 and an additional 4.5% prorated for each month compounded to account for anticipated mid-point of construction occurring in September 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High Performance Certification Program (HPCP) requirements as it is a controlled maintenance project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective. This project includes no new parking spaces and no new energy using equipment.

J. OPERATING BUDGET IMPACT:

Replacement and rehabilitation of the existing failing sanitary sewer lines will result in immediate savings to the general fund utility operating budget and reduced service calls and materials needed for repairs.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	**July 2022**	**October 2022**
Design, Bid, Award	**November 2022**	**March 2024**
Construction	**April 2024**	**June 2025**
FF&E/Other		
Occupancy	**July 2025**	

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

L. ADDITIONAL INFORMATION:

Single Phase

It is recommended that this project be completed in a single phase. It does not lend itself to being phased. By bidding this work as a single-phase project to a single contractor, the facility will receive a completely integrated and standardized system facility-wide. Maintaining a consistent and standardized product throughout the facility will improve operations and maintenance of the facility. Splitting this project into phases will result in mis-matched systems, of which the Department currently has too many. Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance projects will reduce the disruption of services and systems serving the offenders and staff at the facility. In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs due to greater efficiency. A single phased project will provide a better solution in a more timely manner at a lower cost.

External Capacity

It is anticipated that this project will not require housing unit cells to be vacated during construction and will not impact external capacity funding. If necessary, this operating funding will be requested through the normal budget process pending approval of this Capital Renewal request.

Backup Documentation:

FMS preliminary budget - CDOC FY2022-23 CCCR 04 BVCF SSL Replace DOC Budget
BVCF Site Plan - CDOC FY2022-23 CCCR 04 BVCF SSL Replace SP
Engineering Study - CDOC FY2022-23 CCCR 04 BVCF SSL Replace Study
Photos document - CDOC FY2022-23 CCCR 04 BVCF SSL Replace Ph Doc
Photos folder - CDOC FY2022-23 CCCR 04 BVCF SSL Replace Photos
Videos folder - CDOC FY2022-23 CCCR 04 BVCF SSL Replace Videos

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		**#:**
Statutory reference to Cash Fund:		
Describe how revenue accrues to the fund:		
Describe any changes in revenue collections that will be necessary to fund this project:		
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		

Prior Year Actual Ending Fund Balance	Current Year Projected Ending Fund Balance	Year 2 Projected Ending Fund Balance with Project Approval	Year 3 Projected Ending Fund Balance with Project Approval
$	$	$	$

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Fremont Correctional Facility (FCF) ADA Improvements
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY2022-23	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30-Jun-21	(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 562,195	$ -	$ 562,195	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 18,740	$ -	$ 18,740	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 37,480	$ -	$ 37,480	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	$ -	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 161,216	$ -	$ 161,216	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied	Compounded Annually	0.00%	**4.50%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 779,631	$ -	**$ 779,631**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 2,290,927	$ -	**$ 2,290,927**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
	Other - Site Location Factor	$ 171,820	$ -	**$ 171,820**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 171,820	$ -	**$ 171,820**	$ -	$ -	$ -	$ -
(24)	Other - Infectious Disease Factors	$ 178,598	$ -	**$ 178,598**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 105,671	$ -	**$ 105,671**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 816,372	$ -	**$ 816,372**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied	Compounded Annually	0.00%	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 3,735,208	$ -	$ 3,735,208	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 263,457	$ -	**$ 263,457**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 434,703	$ -	**$ 434,703**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 291,670	$ -	**$ 291,670**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 989,830	$ -	**$ 989,830**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 5,504,669**	**$ -**	**$ 5,504,669**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 550,467	$ -	**$ 550,467**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 550,467	$ -	**$ 550,467**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 6,055,136**	**$ -**	**$ 6,055,136**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 6,055,136	$ -	**$ 6,055,136**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 6,055,136**	**$ -**	**$ 6,055,136**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Fremont Correctional Facility (FCF) ADA Improvements			
B	(1) Agency:	Dept of Corrections	(2) OSA Delegate Signature:	Date	
C	(1) Funding Type:	General Funded	(2) DPA's Risk Management ID#. If a new building list N/A:		
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	Capital Construction (CC)	(2) Principal Representative Signature:	Date	
		X Capital Renewal (CR)			
F	(1) First Year Requested:	FY2022-23	(2) OSA Review Signature:	Date	
G	(1) Priority Number:	5 of 10	(2) Revision Date:	Date	
H	(1) Total Project Cost:	$6,055,136	(2) Current Phase Cost:	$6,055,136	

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No _____ Date Approved: N/A

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes _____ No _____ Date Approved: _____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI:

Reported FCI: Facility Avg 65% Projected FCI: Facility Avg. 68%

B. PROJECT SUMMARY/STATUS:

This request is for the renovation of the existing facilities and systems at Fremont Correctional Facility to convert this 1,683-capacity site that houses medium and close custody offenders to a facility that meets ADA (Americans with Disabilities Act) guidelines. This request was previously submitted as a multi-phase Controlled Maintenance project with the priority starting with all common use spaces and two living units. Subsequent phases included other living units and accessory areas. A significant investment is needed for the upgrading of the facilities in order to meet the State of Colorado building code requirements, pass State of Colorado health inspections, meet Americans with Disabilities Act (ADA) Guideline, and to maintain American Correctional Association accreditation.

The original 5 phase Controlled Maintenance project was first submitted in FY19-20 with phase 1 funded. The original submittal identified multiple phases that were planned with specific scopes. The scope of work and sequencing were prioritized to align with the facility's objectives and mission. Additionally, future inflation factors were accounted for. The first time Phase 2 was submitted, it was for the FY20-21 budget year and shortlisted for funding. Due to the COVID-19 pandemic, no projects were funded for that year. This project phase 2 was re-submitted for FY21-22, but the budget exceeded the $2M threshold allowed by statute due to inflation factors. Facility Management Services (FMS) worked with the Fremont Correctional Facility (FCF) Administration to re-evaluate and re-align the various scopes of work to continue to support the Departments' mission. Consequently, future budgets were impacted resulting in a portion of phase 5 (the renovation of the furniture shop) to be removed from the project scope. Phase 2 is funded in the FY2021-22 budget cycle, per the submitted altered scope. Due to inflation factors for Phases 3 and future phases 4 and 5, more of the original scope as outlined in the Phase 1 submittal was needed to be cut and components removed to keep the future phases under the statue-required $2,000,000 Controlled Maintenance budget. This compounded issue was discussed between Facility Management Services (FMS) at Department of Corrections and the Office of the State Architect (OSA), and it was mutually decided to wrap the final 3 phases into one Capital Renewal project so as to maintain the integrity of the original scope of work for the entirety of the project bringing back all original removed scoped areas of work.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$6,055,136	$0	**$6,055,136**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0

(52) Total Funds (TF):	$6,055,136	$0	**$6,055,136**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

Due to changes in policy, impacting bed availability and programs, there is a need to provide additional Level III ADA mobility compliant beds that have access to a wide variety of programs. DOC has struggled with the lack of level III mobility beds for many years and has now come to a critical situation where additional level III mobility beds are needed. As the facility with the department's second-largest offender population, this project will dramatically increase the flexibility the department has in terms of offenders with mobility issues, including reducing transportation costs due to needs being able to be met at the facility.

In addition, not only does the overall offender population continue to age, but the Department is seeing an increase in younger offenders entering the system with mobility limitations due to their previous life choices. Managing these offenders within the existing physical environment often highlights an immediate need for special ADA accommodation, often making living and learning environments more dangerous for offenders attempting to maneuver in facilities that don't meet ADA guidelines. These accommodations are necessary in a non-designated facility due to the offender programs that are being offered.

Previously Fort Lyon was closed which was a level III custody facility that housed many of the offenders with mobility limitations. Changes to the classification system have also reduced the number of offenders in restricted housing and increased the number of medium custody offenders that are placed in level III facilities. These changes have resulted in a shortage of Level III ADA beds throughout the Department – specifically those that are suitable for offenders with mobility issues requiring medical devices (wheelchair, walker and canes). On May 18, 2018 the Department received information that the ADA-related Class Action lawsuit Montez v. State of Colorado – Department of Corrections has been dismissed with prejudice. This lawsuit lasted 26 years. This project will also help relieve some of the burden other facilities incur and be a step in preventing a future ADA related lawsuit due to lack of available accessible level III/IV beds. Other settlements that have recently occurred in 2018 include Florida Department of Corrections and South Carolina Department of Corrections, while Alabama Department of Corrections is still in the negotiation stage. The possibility of another future Class Action lawsuit against Colorado Department of Corrections is inevitable if DOC does not continue in efforts to provide more opportunities for offenders with disabilities

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

FCF has an operational capacity of 1,683 beds. The final build-out of this project will add 100 mobility accessible beds to the inventory of Level III beds. 63 of these Level III beds will address the sex offender general population that already exists at Fremont Correctional Facility. 16 of these beds will address the Drug and Alcohol specialized treatment program that also only exists at Fremont Correctional Facility. The remainder of these beds will provide the flexibility the department is aiming to achieve with additional Level III beds to the inventory. The breakouts for additional beds is as follows:

- Phase 1 (Previously funded - Controlled Maintenance) added 10 beds
- Phase 2 (Previously funded - Controlled Maintenance) added 32 beds
- **Phase 3 (Previously CM phase 3, 4, and 5) will add the remaining 63 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.

In the Prison Utilization Study report prepared by CNA in June of 2013, it is noted:
"Any consideration of capacity must take into account the ability of a facility to provide an adequate level of mandatory services. Mandatory program services in correctional facilities include basic medical/mental health treatment, visitation, dietary services, case management, religious services, and recreation. Academic/vocational programming and substance abuse treatment are also key program services components. Lack of access to these critical services can act to diminish the effective capacity level of a facility.

Also included in the area of support facilities are those functions that are critical or essential to maintaining the welfare of the inmates. These include functions such as dietary services, maintenance capability, health care, laundry, and warehouse space, etc. Significant deficiencies in these essential support functions will affect the capability of the facility to manage safely a specified number of inmates.

Moreover, some program functions require reserve capacity that diminishes the overall number of beds available for general population inmates. For example, reception and intake units must have enough dedicated beds available for use in housing general population offenders. As a result, capacity analyses typically do not count these beds in a facility's overall capacity numbers.

Some programs, such as therapeutic communities, re-entry preparation, or youthful offender, often require dedicated housing for offenders participating in the program. Depending upon housing unit configuration, a large number of programs with dedicated housing can make full use of available capacity difficult."

Specific offender programs at FCF include:
1. Specialized Drug & Alcohol treatment programs (i.e. Dual Diagnosis and Transition Group)
2. Specialized Mental Health programs (i.e. Depression, Long Term Offender, Mood Management)
3. Sex Offender Treatment Therapeutic Community (currently 15 classes make up this program that only occur at FCF)
4. Specific Pre-release and re-entry Classes for close custody

Completion of these programs is required prior to releasing offenders' back into the community. The offender programs provide an opportunity for the offenders to progress from a high security facility to lower security facility. Offenders that successfully complete the programs tend to have more success once they are reintegrated into society than those who do not participate.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
2020-086M19	ADA Improvements Phase 1 and 2	3,869,569	June 2024
PD21-037	Front Entry Remodel	$109,147	Under Construction
Util. Cont. FY21	Water Savings parts	$149,249	February 2021
Utility Cont. FY20	Water Savings valves	$68,522	May 2020
Utility Cont. FY20	LED's	$55,559	May 2020
MC21-056	Electrical Survey	$31,285	In Contracts
MC21-054	Boiler #4 blower fan rebuild	$10,677	February 2021
MC21-053	LU 7/8 Heating System trouble shooting	$640	January 2021
MC21-016	Domestic water tube bundle replacement	$30,644	January 2021
MC21-032	Replace Burner Drawer on Boiler #4	$18,348	January 2021
MC21-006	Water Softener	$8,601	November 2020
MC21-002	LU5 water line rupture	$34,355	October 2020
CO003INNC	Temporary Boiler	$301,765.06	Ongoing
EMP2016	Temporary Boiler	$230,071.75	Ongoing
PD20031	Spray Booth Relocation	$6,600	Under construction
PD20-012	Offender Newspaper workroom	$1,200	December 2020
Utility Cont. FY 20	Temporary Boiler	$39,450	December 2019
MC20-008	Boiler 1 Emergency Repair	$91,862	August 2019
MC20-002	Fire Alarm Repairs	$52,945	July 2019
Util. Cont. FY19	Water Savings Valves	$21,019	April 2019
Util. Cont. FY19	LEDs	$45,200	February 2019
MC19-108	Fire Alarm Repairs	$39,945	March 2019
2020-086M19	FCF ADA Improvements – Phase 1	$1,978,510	In CMGC Negotiations
2018-067M19	SB17-267 Replace Boiler / Controls	$862,045	Under Construction
PD19-009	Close Custody Classrooms	$74,683	March 2021
PD19-020	ADA Recreation update (yards and gymnasium)	$108,000	June 2020
PD19-021	Vocational Classroom	$31,623	Under Construction
PD19-045	JCAP Classroom	$5,879	February 2019
M07001	Perimeter Security – Phases 3 and 4	$1,672,540	Complete Jun 2018
PD18-064	Intake Holding Cells Update	$2,756	April 2018
PD18-005	LU 5 Cell Hardening	$17,233	Aug 2017
PD18-004	LU 5 Hardened Cell Lighting	$15,015	Aug 2017
PD17-059	Rec Yard pavilion	$7,810	May 2017
PD17-056	New Door for Building 15	$1,750	May 2017
PD17-054	New Window at Library	$550	April 2017
PD17-009	CCi Furnitrure Shop Electrical Upgrades	$75,148	Aug 2016
PD15-054	Centralize Case Management	$93,911	April 2015
PD15-044	PREA Improvements		April 2015
PD15-005	CH 5 Doors	$12,278	Aug 2014
PD15-006	Insulin Medline		Dec 2014

F. CONSEQUENCES IF NOT FUNDED:

Not funding this project request will result in:

1. Continued challenges housing ADA offenders throughout the Department, running the risk of future pending litigation
2. Continued deterioration of the building plumbing and mechanical systems
3. Continued difficulty maintaining sanitation in the shower areas due to quality of finishes and overuse.
4. Limited availability of programs for Medium/Close Level ADA offenders.
5. Non-Compliance with CDPHE and Colorado Penal Code Shower standards. CDPHE and Colorado Penal Code require that there is one shower per every 8 offenders, and all showers have an additional adjacent drying area for each shower.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

This project, initially submitted in FY19-20, will provide renovations to cells, showers and ramps for ADA compliance. It is anticipated there will be no impact to fossil fuel consumption.

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
   - A/E Basic Services $562,195; 15% of CIT
   - Code Review/Inspections $ 18,740; 0.5% of CIT
   - Advertisements, Printing, Cellphones, Admin. $ 37,480; 1.0% of CIT
2. Base Costs of $2,290,927 were taken directly from the backup documentation prepared by FMS.
3. Miscellaneous expenses of $627,908 calculated as follows:
   - Site Location Factor of $171,820 was calculated at 7.5% of the Project Base Costs
   - Secure Facility environment Factor of $171,820 was calculated at 15% of the Project Base Costs on Labor only (50% of Project Base Costs)
   - Addition of Prevailing Wages of $105,671 was calculated for work starting after June 2023 for plumbing, mechanical, and electrical items.
   - Addition of Infectious Disease Process Factors of $178,598 was calculated for work starting after June 2023.
4. Contractor's Costs of $263,457 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $434,703 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $550,467 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to April 2024 and an additional 4.5% prorated for each month compounded to account for anticipated mid-point of construction occurring in August 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High-Performance Certification Program (HPCP) requirements as it is a controlled maintenance project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective.

J. OPERATING BUDGET IMPACT:

Detail operating budget impacts the project may have. See instructions for further detail.

K. PROJECT SCHEDULE:

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	**July 2022**	**October 2022**
Design	**November 2022**	**September 2023**
Construction	**October 23**	**June 2025**
FF&E/Other	**June 2025**	**Jul 2025**
Occupancy	**July 2025**	**October 2025**

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design / Bid / Award		
Construction		
FF&E/Other		
Occupancy		

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design / Bid / Award		
Construction		
FF&E/Other		
Occupancy		

L. ADDITIONAL INFORMATION:

Single Phase

Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance requests maintains the integrity of the original scope of work as outlined in Phase 1. Breaking down into phases will result in some scopes of work to be cut out and not funded due to the statue-driven $2,000,000 cap on Controlled Maintenance funding per phase. This project under one phase will reduce the disruption of programs, services and systems serving the inmates and staff at the FCF. These disruptions impact the entire facility. In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs.

This project will have an immediate noticeable positive impact on the FCI.

External Capacity:
This project will require the correctional housing unit cells in the affected dayhalls to be vacated during construction and may impact external capacity funding. If necessary, this operating funding will be requested through the normal budget process pending approval of this capital renewal request

Backup Documentation:
- FMS budget - CDOC FY2022-23 CCCR 05 FCF ADA DOC Budget
- FMS original cost backup - CDOC FY2022-23 CCCR 05 FCF ADA DOC Cost BU
- FCF Site / Phasing plan - CDOC FY2022-23 CCCR 05 FCF SPP
- FCF Cellhouse 1 overall floorplan - CDOC FY2022-23 CCCR 05 FCF LU1 FP
- FCF Cellhouse 4 overall floorplan - CDOC FY2022-23 CCCR 05 FCF LU4 FP
- FCF Cellhouse 5 overall floorplan - CDOC FY2022-23 CCCR 05 FCF LU5 FP
- FCF Cellhouse 6 enlarged floorplan - CDOC FY2022-23 CCCR 05 FCF CH6 ENP
- FCF Cellhouse 6 overall floorplan - CDOC FY2022-23 CCCR 05 FCF CH6 OFP
- FCF Cellhouse 7/8 enlarged existing/demolition floorplan – CDOC FY2022-23 CCCR 05 FCF LU78 EDP
- FCF Cellhouse 7/8 enlarged proposed floorplan - CDOC FY2022-23 CCCR 05 FCF LU78 ENP
- Photos document - CDOC FY2022-23 CCCR 05 FCF ADA Ph Doc
- Photo Folder - CDOC FY2022-23 CCCR 05 FCF ADA Photos

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		**Not Applicable**	**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Arkansas Valley Correctional Facility (AVCF) Critical Living Unit Shower/Drain and Toilet Room Improvements
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY2020-21	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30-Jun-21	(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 1,174,855	$ -	**$ 1,174,855**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 34,841	$ -	**$ 34,841**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 69,683	$ -	**$ 69,683**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -		$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 469,660	$ -	**$ 469,660**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		Compounded Annually	4.50%	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 1,749,039	$ -	**$ 1,749,039**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**-**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 3,966,719	$ -	**$ 3,966,719**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other - Site Location Factor	$ 396,672	$ -	**$ 396,672**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 370,856	$ -	**$ 370,856**	$ -	$ -	$ -	$ -
	Other - Infectious Disease Factors	$ 357,105	$ -	**$ 357,105**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 119,721	$ -	**$ 119,721**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 2,319,645	$ -	**$ 2,319,645**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 7,530,718	$ -	$ 7,530,718	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 550,853	$ -	**$ 550,853**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 908,908	$ -	**$ 908,908**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 535,879	$ -	**$ 535,879**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 1,995,640	$ -	**$ 1,995,640**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 11,275,397**	**$ -**	$ 11,275,397	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 1,127,540	$ -	**$ 1,127,540**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 1,127,540	$ -	**$ 1,127,540**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 12,402,937**	**$ -**	$ 12,402,937	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 12,402,937	$ -	**$ 12,402,937**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 12,402,937**	**$ -**	$ 12,402,937	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Arkansas Valley Correctional Facility (AVCF) Critical Living Unit Shower/Drain and Toilet Room Improvements		
B	(1) Agency:	Dept of Corrections	(2) OSA Delegate Signature:	Date
C	(1) Funding Type:	General Fun	(2) DPA's Risk Management ID#. If a new building list N/A:	COOR0910, COOR2169
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):	
E	(1) Project Type:	[ ] Capital Construction (CC) [X] Capital Renewal (CR)	(2) Principal Representative Signature:	Date
F	(1) First Year Requested:	FY2020-21	(2) OSA Review Signature:	Date
G	(1) Priority Number:	6 of 10	(2) Revision Date:	Date
H	(1) Total Project Cost:	$12,402,937	(2) Current Phase Cost:	$12,402,937

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: Not Applicable

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: July 2019

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 52% Projected FCI: 72%

B. PROJECT SUMMARY/STATUS:

This request is for the renovation of the existing facilities and systems at Arkansas Valley Correctional Facility to upgrade all plumbing fixtures in all the living units. This request is being submitted as a one-phase Capital Renewal project due to the scope being too large to break into 5 phases under the required budget amount for a Controlled Maintenance project. A major investment is needed for the upgrading of the facilities in order to meet State of Colorado building code requirements, pass State of Colorado health inspections, meet Americans with Disabilities Act guidelines, and maintain American Correctional Association accreditation. Arkansas Valley Correctional Facility is a 1,089 male inmate level III medium security facility.

Arkansas Valley is not a typical design for Level III construction as the cells are dry (without sinks and toilets). This design requires the inmates to use community sinks, toilets and showering areas. As a Level III facility, typically each cell would have a toilet and sink and only the showers would be communal. The toilets and lavatories have a very high use because they are communal. The showers' drain design has proven to be not successful to containing the amount of water that is used by inmates on a daily basis. These drains leak into the restroom area, under the floor, and behind the walls, further deteriorating other systems in these buildings. The shower/toilet areas have not been renovated since the facility opened over 34 years ago. Additionally, the ratio of toilets and sinks is less than a typical Security Level III facility, the ratio of fixture to inmate does not meet State of Colorado penal code, State of Colorado Department of Health and Environment, or International Building and Plumbing Code requirements as adopted by the State of Colorado.

Previously a controlled maintenance project was completed that updated and replaced the electrical infrastructure in the facility. Currently the showers in the living units drain above the electrical rooms and leak into the electrical rooms and onto the newly installed equipment degrading the new equipment on a daily basis. Shower drains continue to leak causing issues in the mechanical rooms. The facility maintenance team continues to address the drainage line issues and waterline issue with installing new pipe as they fail. This current deficiency is destroying the newly completed electrical project; without this project the electrical service out of the main electrical rooms will need to be replaced again.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$12,402,937	$0	**$12,402,937**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0

(52) Total Funds (TF):	$12,402,937	$0	**$12,402,937**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

As this project will replace the entirety of the drain and plumbing lines within all of the living units, all programs will be impacted. This will include all facility functions that include: inmate housing, inmate programs, food service and laundry, clinical services, recreation, security, administration, and support services.

Support facilities refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time will result in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of "down cells" or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support facilities.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

In the spring of 2018, Facility Management Services (FMS) contracted with Schendt Engineering Corp. (SEC) and CSNA Architects (CSNA) for an evaluation and recommendations for the repair and/or replacement of the Utility Water Lines at the AVCF. Final assessments of the facility were complete in April 2019. This Capital Renewal Project Request is based on their findings and recommendations including the project's Opinion of Probable Costs. The findings and recommendations from this report include the following:

Record Drawing Review:

- Based on review of the as-built 1986 construction documents and the subsequent bid package for Housing Units 5 and 6, a fixture count calculation to determine compliance with the minimum requirements established by the CDPHE Sanitary Standards for Penal Institutions. The deficiencies show the number of installed fixtures per Housing Unit is below standards.
- CDPHE Sanitary Standards for Penal Institutions item 10.5 requires a drying area equivalent to the size of showers; record documents do not indicate a designated drying area. The existing toilet/shower areas on the ground level are approximately 150 ft² and occupy 126 ft² on the upper 2 levels.
- Based on review of the as-built 1986 construction documents and non-destructive field observations, it appears the showers were field-fabricated with a waterproof membrane over precast concrete floor. Sloped concrete topping to drain was installed with a nonslip "dry shake" finish with integral emery aggregate surfacing with color. A product information sheet of the specified waterproofing membrane which is labeled as a "Dual Reinforced Membrane Specified for Exposed Waterproofing" was manufactured by Derbigum SP (Special Polyester) in South Africa, advertised for harsh climates. On their website, applications include roofing systems, but shower liner membrane was not a listed application.

Field Observations:

- The original DWV (Drainage, Waste, and Vent) above-grade piping systems material is a service class cast-iron with hubless type stainless steel banded fittings. The Cast Iron Soil Pipe Institute claims pipe durability should exceed the expected life of the building. According to an article published in 2011 in the American Water Works Association Journal, thicker wall cast-iron manufactured in the previous century once had an expected life of 75 to 100 years. In a 2014 Fannie Mae published a table based on US Office of Management and Budget studies indicating an estimated useful life of sanitary sewer at 50+ years for multi-family units; for a heavy institutional use, depending on the external environmental conditions and the corrosiveness of the effluent and gasses within the pipes, the industry consensus is a service life range for cast-iron is 35 to 50 years. It is important to note the 32 years old piping at the AVCF facility has been operated 24/7 without timers on showers or flush valves.
- The AVCF Housing unit piping systems are exhibiting severe corrosion on both inside and outside, with numerous observed cracks and holes, particularly at wye-type fittings. At some locations, cast iron piping was disintegrating at joints. Physical Plant staff noted some sections of the vent pipe exhibited corrosion even worse than drainage. A representative from Olson Plumbing & Heating of Colorado Springs was escorted to the site to perform sewer video imaging; this effort was abandoned due to risk of assuming liability for damaging piping system. Refer to Appendix A for a compendium of photographs exhibiting this piping system condition.
- Maintenance staff report 3 to 5 shower blockages daily and continuous grout repairs at all showers are required constantly due to excess humidity and inmate degradation. During site surveys, heavy plumbing systems usage of the 24/7/365 occupied facilities was observed, including water closets flushed on fifteen to twenty second intervals, which is common according to Physical Plant Staff.
- It was also observed that there was minimal or no shower drying area with a water closet egress shared with the access to the shower(s); CDPHE Sanitary Standards for Penal Institutions states that "dry dressing room space at least equivalent to the shower's floor area shall be provided adjacent to the shower facilities".
- The existing plumbing fixtures are vitreous china type; non-vandal proof fixtures when damaged or fragmented have the potential to become weapons posing a risk to correctional facility staff or other inmates.
- The existing indirect water heaters are also exhibiting severe corrosion at piping connections and observed common tank base failure on several units. In addition, there appears to be a violation of IPC code item 607.2, which states "*developed length* of *hot* or *tempered water* piping, from the source of hot water to the fixtures that require *hot* or *tempered water*, shall not exceed 50 feet". Also, a heated water circulation and temperature maintenance system required by item C404.6 of the International Energy Conservation Code was not observed.
- Within the past year, an electrical remodel replaced raceway systems throughout the Housing Units. During fieldwork, it was observed the recent electrical remodel project (reference Appendix A photo nos. 26 and 27) included reinstallation of wireway directly below shower mixing valve penetration and existing hot and cold water supplies, which appears to violate NEC Article 110.26A working clearances requirement. Also, besides being originally installed in this location through either poor coordination among contractors or simply poor contractor practice, the new wireway is subject to the same water damage which precipitated the replacement. It is noted by the

consulting firm during investigations for this study that the installation of the new system may possibly in the future be construed by a code official as not in compliance with NEC Article 376.12 as subject to a corrosive environment though it passed inspections during the time of construction.

- Each Housing Unit has three mechanical rooms accessible from the exterior, with one mechanical room interconnected to the adjacent Housing Unit. Excess humidity was recorded greater than 40%RH in the non-ventilated mechanical rooms and plumbing chases.
- The existing 34-year-old Culligan model no. HB-2800 duplex softener system has surpassed it's expected service life by double. According to Physical Plant staff, it was completely rebuilt approximately three years ago after an extended downtime, during which the domestic water supply bypassed the water treatment directly into the facility.

RECOMMENDATIONS

- It is strongly advised to address the deficiency in the number of minimum state code required plumbing fixtures and potential ADA compliance issues, and it is further recommended to proceed with the proposed complete remodel of existing toilet/shower areas, including utilizing adjacent cells to increase required area. As an additional benefit, relocating the showers will remediate the issue with shower water supplies over the newly replaced electrical raceway system, and will provide an increased dedicated plumbing chase for maintenance. As shown on Appendix D concept drawings, it is recommended convert the existing cells adjacent to the toilets on the ground level (approximately 170 ft.^{2}) and adjacent cells (approximately 90 ft.^{2}) on the upper 2 levels into separate shower facilities with a drying area with clear view for supervisory staff.
- As noted, the above-grade DWV piping systems are exhibiting severe corrosion induced deterioration with many recent failures in work order queue for repair and fittings at point of imminent failure well before expected end of useful service life for this type of pipe system. A complete replacement of DWV, along with both the domestic cold and hot piping systems is recommended. Metallurgist Alan Humphreys, Ph.D. in a 2014 PME magazine article noted there is industry evidence the DWV corrosion rate has increased within the last 20 years, as recent pipe replacements appear to be corroding at a faster rate than the original pipe. He postulates excess water-softened salts, soaps, and detergent have reduced the presence of protective scale on the pipe walls, resulting in the increased corrosion rates. For institutional applications, the standard specification is cast-iron based on its performance characteristics including non-combustibility, resistance to thermal expansion and contraction, and general durability. However, based on the heavy usage contributing to elevated methane and hydrogen sulfide quantities and harsh conditions including quality of the hard water, it would be difficult to recommend replacement of existing system with the same type of material. Therefore, a solid core thermoplastic piping system solution with better resistant to corrosion for this low pressure application should be considered. It was observed ABS (Acrylonitrile Butadiene Styrene) pipe with cellular foam type wall has been the preferred and successful replacement material by facilities maintenance, mainly due to its lighter weight and ease of installation. If thermoplastic piping is the chosen replacement solution, it is highly recommended to specify Schedule 40 DWV solid wall (ASTM D2661) since this material has better thermal and durability properties than the cellular wall pipe.
- It is recommended to replace the existing shower construction with CDPHE compliant quantity of showers and adequate drying area. It is also recommended to consider UL listed low maintenance multi-year warranted pre-fabricated pan construction and to coordinate a difficult flush transition between the room floor and the finish shower level. An alternate solution is to specify strict compliance with ANSI Standards recommendations with slope tiled floor under a waterproofing membrane and using a linear stainless steel trench drain which will eliminate need for a dam or any change in floor level.
- Concurrent with additional provision of code compliant plumbing fixtures, it is recommended to specify seamless welded heavy-gauge stainless steel manufactured units including water closets, urinals, lavatories, and showers, with no accessible crevices for contraband to be concealed in lieu of porcelain fixtures. Please refer to Appendix B for suggested fixtures.
- For water usage control, it is recommended to provide a programmable controller system programmed for scheduled runtimes, prevent over usage delays (repeated flushes), or to provide complete system lockouts to prohibit improper usage of water closets, lavatories, and showers.
- To remedy the lack of ventilation, it is recommended to upgrade the existing toilet/shower exhaust system to include mechanical room and chases. An existing wall opening formerly used for fan coil intake louver that has been abandoned and covered with sheet metal could serve as a new intake location at the ground level, with exhaust drawn up through the man access openings and exit the facility at the top of the 3rd level.
- Cells will be permanently taken offline in the course of this project, however this facility houses both single and double bunked cells. It is anticipated that some remaining single bunks will become double bunks to get the bed count back to official capacity when the project is complete.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
Utility Cont. – FY2020	LED lighting upgrade and install	$74,400	Complete June 2020
MC19-001	Boiler 2 Replacement	$134,140	July 2018
EMP #63553	Energy Performance Contract (with LCF)	$10,870,772	Settled May 2019
M13001	AVCF Replace Electrical System – 3 Phases	$3,448,307	Complete June 2018
MC18-085	Restricted Housing Plumbing Renovation	$9,700	Jan 2018
PL18-095	Water Leak Damage		
PD16-019	Segregation Shower Stall Door	$1,300	Sept 2015
	2016: Boiler Replacement		Complete

P1304	AVCF Waste-Water Pre-Treatment Plant		Complete June 2015
	2014: Chiller Replacement		Complete

F. CONSEQUENCES IF NOT FUNDED:

Not funding this project request will result in the continual leaking of water from couplings and joints from the water piping systems, resulting in damage to finishes and eventual premature failure of new electrical equipment at a significant cost.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

These leaks result in water utility cost increases and extreme amounts of overtime for the already overwhelmed staff at AVCF.

Due to the significant amount of degradation and the increasing difficulty to locate and patch leaks in the system, a complete replacement is warranted over continued piecemeal repairs. The longer this system is in service, the more problematic it will become. The State will also likely avoid future emergency costs for repairs of these systems.

This project, initially submitted in FY20-21, will impact the living unit showers with non-leaking drains. The drain replacement will not impact fossil fuel consumption.

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
   - A/E Basic Services $1,174,855; 16.86% of CIT
   - Code Review/Inspections $ 34,841; 0.5% of CIT
   - Advertisements, Printing, Cellphones, Admin. $ 69,683; 1.0% of CIT
2. Base Costs of $3,966,719 were taken directly from the Study as prepared by Schendt Engineering.
3. Miscellaneous expenses of $1,244,355 calculated as follows:
   - Site Location Factor of $396,672 was calculated at 10% of the Project Base Costs
   - Secure Facility environment Factor of $370,856 was calculated at 15% of the Project Base Costs on Labor only (50% of Project Base Costs)
   - Addition of Prevailing Wages of $119,722 was calculated for work starting after June 2023 for plumbing items.
   - Addition of Infectious Disease Process Factors of $357,105 was calculated for work starting after June 2023.
4. Contractor's Costs of $550,853 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $908,908 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $1,127,540 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to April 2024 and an additional 4.5% prorated for each month compounded to account for anticipated mid-point of construction occurring in September 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High-Performance Certification Program (HPCP) requirements as it is a controlled maintenance project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective.

J. OPERATING BUDGET IMPACT:

Replacement of the existing failing water lines will result in reduced service calls and materials needed for repairs as well as savings from premature electrical equipment replacement due to water damage.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	**July 2022**	**October 2022**
Design, Bid, Award	**November 2022**	**September 2023**
Construction	**October 2023**	**June 2025**
FF&E/Other		
Occupancy	**July 2025**	

L. ADDITIONAL INFORMATION:

Single Phase

Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance requests as each living unit needs to be completed at one time, and one living unit is more than the allowable budget amount for a controlled maintenance request. Also there are 6 living units which would make this a 6 phase controlled maintenance project which is also not allowed, This project under one phase will reduce the disruption of services and systems serving the inmates and staff at the AVCF. These disruptions impact the entire facility. In addition, completing this project request as a single project will provide savings made possible through an accelerated

construction schedule resulting in limited cost escalation and a reduction in overhead costs. The State will likely avoid future emergency controlled maintenance costs for repairs of these systems.

This project will have an immediate noticeable positive impact on the FCI. This request has the potential to reduce damage to building finishes and equipment, inclusive of recently updated electrical system, with the elimination of water leaks. The project reduces the likelihood of a facility closure and loss of use should emergency repair/replacement of the water service lines be required.

External Capacity
This project will require the housing unit cells in the affected dayhalls to be vacated during construction, and impact funding to external capacity. This operating funding will be requested through the normal budget process pending approval of this capital renewal request. Permanent loss of cells will not decrease capacity as current single cells will be upgraded double cells to reach bed counts as needed.

Backup Documentation:
FMS preliminary budget - CDOC FY2022-23 CCCR 06 AVCF SD DOC Budget
AVCF Site Plan - CDOC FY2022-23 CCCR 06 AVCF SD SP
AVCF LU 1-5 existing floor plan - CDOC FY2022-23 CCCR 06 AVCF SD LU 1 5 EFP1
AVCF LU 1-5 proposed new plan - CDOC FY2022-23 CCCR 06 AVCF SD LU 1 5 NFP1
AVCF LU 6 existing floor plan - CDOC FY2022-23 CCCR 06 AVCF SD LU 6 EFP1
AVCF LU 6 proposed plan - CDOC FY2022-23 CCCR 06 AVCF SD LU 6 NFP1
Engineering Study - CDOC FY2022-23 CCCR 06 AVCF SD Study
Photos document - CDOC FY2022-23 CCCR 06 AVCF SD Ph Doc
Photos folder - CDOC FY2022-23 CCCR 06 AVCF SD Photos

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		**Not Applicable**	**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Colorado State Penitentiary (CSP) Electronic Security System Replacement
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY2020-21	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30-Jun-21	(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 451,085	$ -	**$ 451,085**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 13,377	$ -	**$ 13,377**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 26,755	$ -	**$ 26,755**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 171,049	$ -	**$ 171,049**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		Compounded Annually	4.50%	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 662,266	$ -	**$ 662,266**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 1,800,000	$ -	**$ 1,800,000**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other - Site Location Factor	$ 135,000	$ -	**$ 135,000**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 180,000	$ -	**$ 180,000**	$ -	$ -	$ -	$ -
	Other - Infectious Disease Factors	$ 90,387	$ -	**$ 90,387**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 53,476	$ -	**$ 53,476**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 592,608	$ -	**$ 592,608**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 2,851,471	$ -	$ 2,851,471	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 211,500	$ -	**$ 211,500**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 348,975	$ -	**$ 348,975**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 195,164	$ -	**$ 195,164**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 755,639	$ -	**$ 755,639**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 4,269,376**	**$ -**	$ 4,269,376	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 426,938	$ -	**$ 426,938**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 426,938	$ -	**$ 426,938**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 4,696,314**	**$ -**	$ 4,696,314	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 4,696,314	$ -	**$ 4,696,314**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 4,696,314**	**$ -**	$ 4,696,314	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Colorado State Penitentiary (CSP) Electronic Security System Replacement			
B	(1) Agency:	Dept of Corrections	(2) OSA Delegate Signature:	Date	
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:	COPE6068	
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	[ ] Capital Construction (CC) [X] Capital Renewal (CR)	(2) Principal Representative Signature:	Date	
F	(1) First Year Requested:	FY2020-21	(2) OSA Review Signature:	Date	
G	(1) Priority Number:	7 of 10	(2) Revision Date:	Date	
H	(1) Total Project Cost:	$4,696,314	(2) Current Phase Cost:	$4,696,314	

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: Not Applicable

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: July 2019

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 63% Projected FCI: 65%

B. PROJECT SUMMARY/STATUS:

The Colorado State Penitentiary (CSP) is located on the East Canon City Prison Complex in Canon City, Colorado. The 458,906 Square Foot (SF) facility was constructed to a Level V Security with a capacity of 756 single bunked wet cells. The facility was funded and constructed under two distinct project phases. The first phase opened in 1993 to include the central mechanical plant, central support functions and 500 cells. The second phase included 256 additional cells and opened in 1998. The population is currently male high custody inmates.

The CSP Electronic Security Control System (ESCS) is the system that supports the door control, intercom, man-down and video call-up functions. The existing security control and monitoring systems for CSP are in need of replacement. Operation, 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. Replacing these systems before they completely fail will save funds that would have to be spent repairing and replacing the systems in an emergency.

The originally installed Man Down system was a stand-alone system. The original system is the Ultrasonic Personal Alarm System (PAS) by Perimeter Products Inc. (PPI). PAS transmitters and Personal Alarm Receivers (PAR) were used in conjunction with PPI Personal Alarm Receiver/Communicator (PARC) boards and Central Processing Units (CPU) with proprietary software. The PARC receiver boards received alarm signals from a group of receiver units and then sent the alarm to the CPU that processed the data for display in Master Control. Production of the PAR system ceased in the mid-90's. The PAR receivers were installed at the facility in 1992. These systems are outdated and replacement parts have become unavailable. The originally installed man-down system does not work at all. 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. This increased contact has raised safety and security concerns in managing Colorado's most dangerous, most violent and most disruptive inmates. In the past year there have been over 130 incidents with an average of 3 staff assaults per month. The facility currently has 25 vacancies for Correctional Officers.

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.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$4,696,314	$0	**$4,696,314**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0

(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$4,696,314	$0	**$4,696,314**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

This project will impact all programs as these are security upgrades throughout the Facility. These systems are used to protect and safe guard staff, public and inmates. The door control, intercom upgrades, and man down panic alarm will be a benefit to the entire facility increasing security and reducing life safety risk for all.

Support facilities refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time may result in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of "down cells" or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support facilities.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The following security components of work will comprise the project scope. They include:

Electronic Security Control System (ESCS)

1. Update the security workstations and software. Provide revised Human Machine Interface (HMI) and Programmable Logic Controller (PLC) programming to the existing security HMI locations to allow replacement of the security workstations and software. Provide and install new security HMI workstations with the latest supported versions of windows and Wonderware HMI software. Provide a system architecture that is reliable, maintainable and supportable. Provide Industrial PC (IPC) workstations with solid state drives and no moving parts for system longevity at the HMI workstation locations. Connect the IPC workstations to the existing security PLC system at the HMI workstation locations in each control location.
2. Replace, upgrade and update the security PLC Central Processing Units (CPU's), software, power supplies, communication modules and PLC system communication cabling between systems.
3. Replace the existing HMI monitors. Update to support the current 16:9 aspect ratio and 1920x1080 HD resolution. The monitors do not have a touchscreen overlay, they are driven by trackballs. Include with the new workstations, replacement trackball and or mouse control devices.
4. Update the existing redundant server system to support the updated HMI system and software.
5. Update the system networking and support structure to allow implementing the updated HMI solution.
6. Update the event logger to support system logging and reporting.
7. Maintain and update the existing interface between the security HMI system and the video system for controlled selection of video to alarmed or called-up areas.
8. Coordinate and update the security HMI programming with the ESCS CSP Custody and Control Staff Recommended Changes noted in the ESCS custody and control staff recommended changes section above.
9. Replace the cabinets and turrets in the control rooms to accommodate the new security control equipment.
10. Update the UPS power systems to support the updated ESCS system.
11. Update the intercom and paging system to support the following:
    - Upgrade of the security HMI system.
    - Replacement of the intercom relays with a digital intercom system, similar to the Harding DXL system or equal.
    - Replace the remote intercom stations with two wire type intercom stations to allow improved audible communications.
    - Replace the intercom master stations at each HMI location.
    - Replace the intercom amplifiers to integrate with the new HMI and digital intercom system.
    - Provide icons on the security HMI workstations to allow selection of the paging zones.
    - Reconnect the paging system input to the telephone system for automated paging selection from the telephone system.
    - Include Prison Rape Elimination Act (PREA) announcements to support the required announcements when someone of the opposite gender enters a housing unit.
12. Calculate and provide the energy savings to the State at the completion of the project.

Man Down System

Make the man-down system functional:

1. Provide a seamless facility wide Radio Frequency Man-Down system that will work in all areas of the facility.
2. Provide updated locating devices and repeaters that will replace the existing nonfunctioning ultrasonic system and work in all areas throughout the facility.
3. Include zoning for the administrative, service, living and new recreation yards which currently do not have provisions for man-down signaling.
4. Incorporate Man Down alarms for the new classroom in "B" pod and the common areas in "F" pod including B & F, 400 Level Classrooms areas.
5. Coordinate and update the security HMI programming with the ESCS CSP Custody and Control Staff Recommended Changes.
6. Update the existing interface between the security HMI system and the video system for controlled selection of video to alarmed and called-up areas.
7. Provide man-down transmitters for use by the staff and visitors

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.			
Project No.	**Project Title**	**Project Cost $**	**Completion Date or Status**
PD19-060	Gym Floor Replacement	$58,762	April 2021
Utility Contingency – FY21	LEDs and Installation	$50,060	March 2021
Utility Contingency – FY21	Fuel Tank Inspection and Repair	$12,730	October 2020
Utility Contingency – FY20	Water Savings Valves	$26,992	May 2020
Utility Contingency – FY19	Water Savings Valves	$41,127	Feb 2019
2015-133M15	Replace Fire Alarm System	$1,341,403	June 2019
Utility Contingency – FY19	Chiller Replacement	$25,811	July 2018
2015-052P15	Close Custody Outdoor Recreation Yards	$4,780,979	6/30/2018
Utility Contingency – FY18	Chiller Replacement	$522,506	Oct 2017
PD19-046	Library Renovation	$83,847	Finishing FFE
MC19-068	Proxy Card System Upgrade	$27,274	March 2018
PD18-051	GEC Classroom Move – Electrical and Data	$19,059	Feb 2018
PD18-050	High Security Individual Recreation Modules	$43,000	Feb 2018
PD18-040	New Close Custody Unit – High Custody Security Desk	$4,008	Dec 2017
MC18-046	Security Network Switch Replacement	$19,256	Oct 2017
PD15*007	Visiting Upgrade	$878	Aug 2014
M06045	Security Electronics Replacement	$1,530,782	6/30/2009

F. CONSEQUENCES IF NOT FUNDED:

The systems reviewed and assessed in the Maximum Security Engineering report are all critical security and life safety systems. These systems are 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.

These systems are old, outdated and in need of replacement. If these systems are not replaced, funds will still have to be expended to keep the current systems up and running. Many of the replacement parts for these systems are unavailable. These parts can be major components of the security and life safety systems for the facility. When key components fail, replacement parts cannot always be located and acquired putting facility staff and inmates at significant risk. The door control systems at CSP continue to degrade, and there are performance issues daily regarding the system, which reached its end-of-life serviceability several years ago.

Not funding this request has the potential of causing hampered emergency control, alarming and annunciation of violent incidents and delayed response time by First Responders to areas with direct Staff and inmate contact. Due to the changing mission of the facility and increased inmate movement, these events are occurring at a more significant and alarming rate. The reliability of the security and man-down systems is a life safety issue that needs to be corrected.

The failure of this system will also have a significant detrimental impact on all of the operations at CSP. Due to the level V offenders that are currently housed there, all movement will be greatly reduced, which will, in turn, reduce offender recreation and programming time as we will have to significantly modify our operations to open/close doors with emergency keys. A failure will inherently create significant security risks and pose serious safety concerns for our staff and offender population. We anticipate to see a considerable uptick in offender litigation being filed due to the movement restrictions and loss of access to programming.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Due to age and the increasing difficulty in obtaining parts and service for the existing lock control, intercom systems, and man down panic alarms, a complete replacement is warranted over continued “piece-meal” repair. As systems reach the end of their useful life cycle, finding sufficient support and replacement parts can become a challenge. These issues undermine the reliability of the systems and create headaches for facility staff, and jeopardize the safety of the facility.

The process of locating parts for failing systems, or finding compatible parts that will mesh with old systems to bring them up to standard, can be extremely time consuming and can distract facility staff from their principal duties. If the facility does not have a broad network for obtaining obsolete parts, they will quickly find that it is extremely difficult to obtain critical parts in a timely fashion, potentially taking critical systems out of service until parts can be acquired.

This project, initially submitted in FY20-21, while improving electronic door controls, will utilize efficient computer servers and monitors, with an unknown fossil fuel consumption impact. The anticipated impact to fossil fuels will be analyzed upon approval of the Capital Renewal request and will be based directly on the technology available at that time.

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
   - A/E Basic Services $451,085; 16.86% of CIT
   - Code Review/Inspections $ 13,377; 0.5% of CIT
   - Advertising, Printing and Administration $ 26,755; 1.0% of CIT
2. Base Project Costs of $1,800,000 were taken directly from the Study as prepared by MSE Engineering.
3. Miscellaneous expenses of $514,174 calculated as follows:
   - Site Location Factor of $135,000 was calculated at 7.5% of the Project Base Costs
   - Secure Facility environment Factor of $180,000 was calculated at 20% of the Project Base Costs on Labor only (50% of Project Base Costs)
   - Addition of Prevailing Wages of $53,476 was calculated for work starting after June 2023 for electrical items.
   - Addition of Infectious Disease factors of $90,387 was calculated for work starting after June 2023.
4. Contractor's Costs of $211,500 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $348,975 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $426,938 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to inflate to April 2024, and an additional prorated 4.5% for each month compounded to account for anticipated mid-point of construction occurring in September 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High-Performance Certification Program (HPCP) requirements as it is a controlled maintenance project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective.

J. OPERATING BUDGET IMPACT:

The systems included in this Project Request are all security and life safety systems. These systems are used to protect and safeguard staff, public, and inmates. They are used to control and restrict movement, monitor, maintain secure conditions, observe and prevent incidents, provide communication throughout the facility, as well as many other mission critical tasks.

These systems are old, outdated and in need of replacement. If they are not replaced, funds will still have to be expended to keep them up and running. Many of the replacement parts for these systems are already unavailable and more of them are becoming daily. These parts are major components of the security and life safety systems and when they fail and replacement parts can't be acquired, the facility will be at significant risk.

The demand of staff to repeatedly work on these systems will continue to increase as well and the number of staff required to be on duty to cover for the failing system to keep staff and other inmates safe.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	**July 2022**	**October 2022**
Design, Bid, Award	**November 2022**	**September 2023**
Construction	**October 2023**	**June 2025**
FF&E/Other		
Occupancy	**July 2025**	

L. ADDITIONAL INFORMATION:

Single Phase

It is strongly recommended that this project not be phased as this typically creates inconsistencies in the final product throughout the facility. By bidding this work as a single-phase project to a single contractor, the facility will receive a completely integrated and standardized system facility wide. Maintaining a consistent and standardized product throughout the facility will improve operations and maintenance of the Facility. Splitting this project into phases will result in the same kind of mismatched systems that currently exist.

Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance requests will reduce the disruption of services and systems serving the inmates and staff at the CSP. These disruptions impact the entire facility.

In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs. The State will likely avoid future emergency-controlled maintenance costs for repairs of these systems.

Security and life safety will be improved, that results in an immediate positive impact on the FCI.

External Capacity
This project will require the correction housing unit cells in the affected dayhalls to be vacated during construction, and may impact external capacity funding. If necessary, this operating funding will be requested through the normal budget process pending approval of this capital renewal request.

Backup Documentation:
FMS preliminary budget - CDOC FY2022-23 CCCR 07 CSP ES DOC Budget
CSP Site Plan - CDOC FY2022-23 CCCR 07 CSP ES SP
CSP Sample Floor Plan - CDOC FY2022-23 CCCR 07 CSP ES FP
Engineering Study - CDOC FY2022-23 CCCR 07 CSP ES Study
Photo document - CDOC FY2022-23 CCCR 07 CSP ES Ph Doc
Photos folder - CDOC FY2022-23 CCCR 07 CSP ES Photos

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		**Not Applicable**	**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Arkansas Valley Correctional Facility (AVCF) Electronic Security System Replacement
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY2019-20	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30-Jun-21	(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 337,061	$ -	**$ 337,061**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 9,996	$ -	**$ 9,996**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 19,992	$ -	**$ 19,992**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 79,730	$ -	**$ 79,730**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 446,779	$ -	**$ 446,779**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 1,345,000	$ -	**$ 1,345,000**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other - Site Location Factor	$ 134,500	$ -	**$ 134,500**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 100,875	$ -	**$ 100,875**	$ -	$ -	$ -	$ -
	Other - Infectious Disease Factors	$ 104,044	$ -	**$ 104,044**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 61,560	$ -	**$ 61,560**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 408,216	$ -	**$ 408,216**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 2,154,195	$ -	$ 2,154,195	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 158,038	$ -	**$ 158,038**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 260,762	$ -	**$ 260,762**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 180,357	$ -	**$ 180,357**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 599,157	$ -	**$ 599,157**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 3,200,131**	**$ -**	**$ 3,200,131**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 320,013	$ -	**$ 320,013**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 320,013	$ -	**$ 320,013**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 3,520,144**	**$ -**	**$ 3,520,144**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 3,520,144	$ -	**$ 3,520,144**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 3,520,144**	**$ -**	**$ 3,520,144**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Arkansas Valley Correctional Facility (AVCF) Electronic Security System Replacement			
B	(1) Agency:	Dept of Corrections	(2) OSA Delegate Signature:	Date	
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:		
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	[ ] Capital Construction (CC) [X] Capital Renewal (CR)	(2) Principal Representative Signature:	Date	
F	(1) First Year Requested:	FY2019-20	(2) OSA Review Signature:	Date	
G	(1) Priority Number:	8 of 10	(2) Revision Date:	Date	
H	(1) Total Project Cost:	$3,520,144	(2) Current Phase Cost:	$3,520,144	

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes ____ No X Date Approved: Not Applicable

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No ____ Date Approved: July 2019

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 52%, 52%, 67% Projected FCI: 54%, 54%, 69%

B. PROJECT SUMMARY/STATUS:

This Capital Renewal Project Request will upgrade the Arkansas Valley Correctional Facility (AVCF) outdated door control and intercom systems to meet the current DOC standard (*Programmable PLC with Computer Graphics Interface*) which has been installed recently at four Department Facilities (*Denver Reception and Diagnostic Center (DRDC), San Carlos Correctional Facility (SCCF), Colorado State Penitentiary (CSP) and Limon Correctional Facility (LCF)).* This 1,089-offender facility, located in Ordway, Crowley County, Colorado, houses Level III male offenders. Loss of use of this facility due to failing security systems will be detrimental to the Department. Faults, failures, and outages in these systems create significant security and life safety risks for offenders, staff and the public.

The systems that maintain security and life safety in the Arkansas Valley Correctional Facility (AVCF) include the door control system and associated user graphic interface, intercom and paging system, connections to the existing Programmable Logic Controller (PLC) based system and security integration with current video system. The existing system that will be replaced is similar to the door control switch system recently replaced at Limon Correctional Facility (LCF). A significant portion of the existing security and life safety systems at AVCF remain from the original construction of the facility over 34 years ago. Another portion of the systems has been installed over 20 years ago and the final portion has been installed about 10 years ago. The majority of the replacement parts for the existing systems are no longer available. Over time, maintaining and repairing these systems has left the current system in a state of unreliability. Other facilities have up to nine security envelopes in addition to the Non-Lethal Electric Fence (NLEF). AVCF has only two security envelopes in addition to the NLEF. These two security envelopes are comprised of the day hall and the Living Unit itself. The doors of the day halls don't always lock because of the three systems not working together very well which leaves only one working security envelope in addition to the NLEF. This is a major safety and security concern outlining the importance of replacing the existing security system.

Due to the critical nature of the systems and the potential for serious life safety issues, DOC Facility Management Services (FMS) contracted with Maximum Security Engineering (MSE) to conduct an assessment and study of the existing systems to verify their condition. Their assessment resulted in the Arkansas Valley Correctional Facility, Electronic Security System Study, dated February 2018. The findings in this report were conclusive that due to the age, poor conditions, and lack of availability of the systems and their components, replacement is necessary. The recommendations include replacing the door control system, intercom system, Uninterrupted Power Source (UPS) system and locking system.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$3,520,144	$0	**$3,520,144**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0

(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$3,520,144	$0	**$3,520,144**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

This project will impact all programs as these are security upgrades throughout the Facility. These systems are used to protect and safe guard staff, public and offenders. The door control and intercom upgrades will primarily be a benefit within the offender housing units by increasing security and reducing life safety risk.

Support systems refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, security and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time may result in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of "down cells" or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support facilities. Also included in the area of the support facilities are those functions that are critical or essential to maintaining the welfare of the inmates. These include functions such as dietary services, maintenance capability, health care, laundry, and warehouse space, etc. Significant deficiencies in these essential support functions will affect the capability of the facility to manage safely specified number of inmates.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

This project is in response to several maintenance requests for service and repairs to the existing door control, intercom and paging systems. The facility was built and opened in 1987. A significant portion of these systems are the original systems that were installed when the facility was built. The systems are outdated and in need of replacement.

Over time, due to system faults and failures, these systems have been serviced, adjusted and repaired. In the process, wiring, terminations and components have been removed, replaced and relocated. The result of this process has left the current state of the system in an unreliable condition. A door control system failure, communication system failure or catastrophic system failure in these security and life safety systems has the potential to endanger the lives of staff, offenders, and the public.

Because these systems are mission critical and their failure creates significant risks, the DOC Facility Management Services contracted with Maximum Security Engineering (MSE) to make an assessment and study of the existing security systems. MSE verified the system's condition and recommended operational system upgrades that reflect the needs of the facility, so a secure and safe environment for staff, offenders and public can be maintained. Details of the system's components, problems and shortcomings can be found in the Study. Findings from their report are the basis of this Project Request and include the following elements:

Intercom and Paging System

1. Replace the intercom and paging system to include the following
    - Replace the intercom and paging system with a new digital intercom system. This allows flexibility of intercom station control and control from Master Control in the event of a housing unit takeover. This will also improve operation, understanding and maintenance of the system.
    - Replace the Paging Amplifiers
    - Replace the Intercom Amplifiers
    - Replace the Intercom Stations
    - Replace the Paging Speakers
    - Add intercoms to both sides of the gates entering from the exterior of Housing Unit 6 to assist in remotely operating the gate locks
    - Replace the master intercom HMI (Human Machine Interface) microphone, speaker and volume control units at the HMI control stations for intercom control
    - Replace the staff intercom system with new master intercom stations with dial pad, display, handset, speaker and microphone for control room to control room staff communications at each HMI station
    - Replace the paging horns and cabling on the North Recreation Yard and add additional paging horns on the opposite side of the yard
    - Replace the Airphone Intercom stations in the office of each housing unit with intercom stations compatible with the new intercom system. This will allow communications and annunciation at the control room in each housing unit control room from the office in each housing unit
    - Install the HMI stations in the farthest side of the control room in Housing Units 1 through 5. Orient the HMI mapping software to represent the officers' point of view from the control room.
    - Adjust the wiring at the doors with intercom stations on both sides to allow separate communications to both sides of the door from the control room. Utilize the existing wire by using two conductors from the four-conductor cable to each intercom station.
    - Modify the HMI stations to allow automated selection of pre-recorded announcements over the paging system into the individual housing pods to satisfy the Prison Rape Elimination ACT (PREA) announcement requirements.

Door Control System

1. Replace the existing HMI touchscreen systems and control panels with new HMI touchscreen stations to include the following:
    - Provide new HMI touchscreens at each of the existing security control stations
    - Provide Mini PC workstations at each new HMI touchscreen location with solid state drives and fan-less PC's for long term industrial use
    - Provide redundant servers to support the HMI system
    - Provide updated, latest version HMI software
    - Replace the CJ1 series PLC system with a new PLC Platform. Provide new PLC equipment with enough future capacity to replace what exists and to support the future control and monitoring of the cell doors
    - Provide update communication network switches with improved speed, reliability and connectivity between buildings. Re-use the fiber between buildings
    - Provide new equipment enclosures, interface relay devices, fuse blocks, terminal blocks, cabling, connections, cabling and programming to support the installation
    - Provide integration with the existing video system to allow the control officer at Master Control and the two towers the ability to easily call up the video cameras. Include camera call up with dedicated icons, intercom calls, panic alarms, door alarms and perimeter alarms
    - Modify and update the millwork in each control room to accommodate the new HMI systems
    - Calculate and provide the energy savings to the State at the completion of the project

Uninterruptible Power Supplies

1. Provide new Uninterruptible Power Systems (UPS) systems at each of the security equipment room locations

Locks and Motors

1. Provide Electric Lock and Motors at the following locations:
    - Replace the Magnetic locking devices on the 2 doors entering each of the 6 housing units with controlled/monitored and key releasable electro-mechanical locking devices
    - Provide Electric Locks at the two man gates leading to the North Yard
    - Provide Electric Motors at the two sliding gates leading to the North Yard

Architect/Engineer (A/E) professional services will be procured for this project request to include schematic and design development, construction documentation, and construction administration.

The existing security control and monitoring systems for AVCF are in need of replacement. Operation, function and maintenance of these systems is becoming more difficult. A majority of the replacement parts for these systems are no longer available. Replacing these systems before they completely fail will save funds that would have to be spent on repairing and replacing the systems in an emergency situation.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
Utility Cont. – FY2020	LED lighting upgrade and install	$74,400	Complete June 2020
MC19-001	Boiler 2 Replacement	$134,140	July 2018
2017-097P18	AVCF Fire Alarm Replacement	$2,543,505	Under Construction
EMP #63553	Energy Performance Contract (with LCF)	$10,870,772	Settled May 2019
PD19-036	Mental Health Ceiling	$20,000	Dec 2018
PD19-007	Canteen Expansion	$43,560	Aug 2018
M1301	AVCF Replace Electrical System – 3 Phases		Complete June 2018
PD18-007	E-Scan Wall Penetration	$550	Aug 2017
PD17-055	Laundry New Dryers	$79,410	April 2017
PD17-047	Asbestos Abatement	$25,303	Mar 2017
PD17-026	New Walk-In Freezer	$86,639	Oct 2016
PD16-013	Panel w/Door LU6	$1,430	Sept 2015
PD16-011	Mental Health Observation, Segregation, Intake	$2,670	Aug 2015
PD16-007	Gym Classroom	$13,597	July 2015
PD15-058	Midway Corridor Drive Gate	$18,997	April 2015
M07001	Perimeter Security – 3 Phases	$958,713	Complete June 2010

F. CONSEQUENCES IF NOT FUNDED:

The upgrades outlined in this Project Request are all security and life safety systems. These systems are used to protect and safe guard staff, public and offenders. They are used to control and restrict movement, monitor and maintain secure conditions, observe and prevent incidents, provide communication throughout the facility, as well as support mission critical tasks.

These systems are old, outdated and in need of replacement. If they are not replaced, funds will still have to be expended to keep them up and running. Many of the replacement parts for these systems are unavailable. These parts are major components of the security and life safety systems and when they fail and replacement parts cannot be acquired, the facility will be at significant risk.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Due to age and the increasing difficulty in obtaining parts and service for the existing lock control and intercom systems, a complete replacement is warranted over continued "piece-meal" repair. As systems reach the concluding years of their life cycle, finding sufficient support and replacement parts can become a challenge. These issues undermine the effectiveness of the systems and create headaches for facility staff, and jeopardize the safety of the facility.

The process of locating parts for failing systems, or finding supplementary parts that will mesh with old systems to bring them up to standard, can be extremely time consuming and can distract facility staff from their principal duties. If the facility does not have a broad network for obtaining obsolete parts, they will quickly find that it is extremely difficult to obtain critical parts in a timely fashion, potentially taking critical systems out of service until parts can be acquired.

This project, initially submitted in FY19-20, while improving electronic door controls, will utilize efficient computer servers and monitors with an unknown fossil fuel consumption impact. The anticipated impact to fossil fuels will be analyzed upon approval of the Capital Renewal request and will be based directly on the technology available at that time.

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
    - A/E Basic Services $337,061; 16.86% of CIT
    - Code Review/Inspections $ 9,996; 0.5% of CIT
    - Advertisements, Printing, Cellphones, Admin. $ 19,992; 1.0% of CIT
2. Base Costs of $1,345,000 were taken directly from the Study as prepared by MSE.
3. Miscellaneous expenses of $400,979 calculated as follows:
    - Site Location Factor of $134,500 was calculated at 10% of the Project Base Costs
    - Secure Facility environment Factor of $100,875 was calculated at 15% of the Project Base Costs on Labor only (50% of Project Base Costs)
    - Addition of Prevailing Wages of $61,560 was calculated for work starting after June 2023 for electrical items.
    - Addition of Infectious Disease Process Factors of $104,044 was calculated for work starting after June 2023.
4. Contractor's Costs of $158,038 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $260,762 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $320,013 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to April 2024 and an additional 4.5% prorated for each month compounded to account for anticipated mid-point of construction occurring in August 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High Performance Certification Program (HPCP) requirements as it is a controlled maintenance project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective.

J. OPERATING BUDGET IMPACT:

The systems included in this Project Request are all security and life safety systems. These systems are used to protect and safeguard staff, public, and offenders. They are used to control and restrict movement, monitor, maintain secure conditions, observe and prevent incidents, provide communication throughout the facility, as well as many other mission critical tasks.

These systems are old, outdated and in need of replacement. If they are not replaced, funds will still have to be expended to keep them up and running. Many of the replacement parts for these systems are already unavailable and more of them are becoming daily. These parts are major components of the security and life safety systems and when they fail and replacement parts can't be acquired, the facility will be at significant risk.

The demand of staff to repeatedly work on these systems will continue to increase as well and the number of staff required to be on duty to cover for the failing system to keep staff and other offenders safe.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 4	Start Date	Completion Date

Pre-Design	**July 2022**	**October 2022**
Design / Bid / Award	**November 2022**	**September 2023**
Construction	**April 2023**	**June 2024**
FF&E/Other		
Occupancy	**July 2025**	

L. ADDITIONAL INFORMATION:

Single Phase

It is strongly recommended that this project not be phased as this typically creates inconsistencies in the final product throughout the facility. By bidding this work as a single-phase project to a single contractor, the facility will receive a completely integrated and standardized system facility wide. Maintaining a consistent and standardized product throughout the facility will improve operations and maintenance of the Facility. Splitting this project into phases will result in the same kind of mis-matched systems the Department currently has. Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance requests will reduce the disruption of services and systems serving the offenders and staff at the AVCF. These disruptions impact the entire facility.

In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs. The State will likely avoid future emergency controlled maintenance costs for repairs of these systems.

Security and life safety will be improved, that results in an immediate positive impact on the FCI.

External Capacity

This project will require the housing unit cells in the affected dayhalls to be vacated during construction, and may impact external capacity funding. If necessary, this operating funding will be requested through the normal budget process pending approval of this capital renewal request.

Backup Documentation:

FMS preliminary budget - CDOC FY2022-23 CCCR 08 AVCF ES DOC Budget
AVCF Site Plan - CDOC FY2022-23 CCCR 08 AVCF Site
AVCF Main Building Floor Plan - CDOC FY2022-23 CCCR 08 AVCF MFP
AVCF Living Unit Floor Plan - CDOC FY2022-23 CCCR 08 AVCF MFP
Engineering Study - CDOC FY2022-23 CCCR 08 AVCF ES Study
Photo Document CDOC FY2022-23 CCCR 08 AVCF ES Ph Doc
Photos folder - CDOC FY2022-23 CCCR 08 AVCF ES Ph Doc

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		**Not Applicable**	**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Denver Women's Correctional Facility (DWCF) Support Building Roof Replacement
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY2020-21	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30-Jun-21	(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 158,431	$ -	**$ 158,431**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 6,601	$ -	**$ 6,601**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 19,804	$ -	**$ 19,804**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 63,625	$ -	**$ 63,625**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		Compounded Annually	4.50%	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 248,461	$ -	**$ 248,461**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 888,241	$ -	**$ 888,241**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other - Site Location Factor	$ 66,618	$ -	**$ 66,618**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 88,824	$ -	**$ 88,824**	$ -	$ -	$ -	$ -
	Other - Infectious Disease Factors	$ 66,905	$ -	**$ 66,905**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 292,353	$ -	**$ 292,353**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 1,402,941	$ -	$ 1,402,941	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 104,368	$ -	**$ 104,368**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 172,208	$ -	**$ 172,208**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 95,204	$ -	**$ 95,204**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 371,780	$ -	**$ 371,780**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 2,023,182**	**$ -**	**$ 2,023,182**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 202,318	$ -	**$ 202,318**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 202,318	$ -	**$ 202,318**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 2,225,500**	**$ -**	**$ 2,225,500**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Denver Women's Correctional Facility (DWCF) Support Building Roof Replacement			
B	(1) Agency:	Dept. of Corrections	(2) OSA Delegate Signature:	Date	
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:	CODW7774	
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	[ ] Capital Construction (CC) / [X] Capital Renewal (CR)	(2) Principal Representative Signature:	Date	
F	(1) First Year Requested:	FY2020-21	(2) OSA Review Signature:	Date	
G	(1) Priority Number:	9 of 10	(2) Revision Date:	Date	
H	(1) Total Project Cost:	$2,225,500	(2) Current Phase Cost:	$2,225,500	

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: Not Applicable

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: July 2019

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 51% Projected FCI: 52%

B. PROJECT SUMMARY/STATUS:

This request is for the replacement of the roof of the support building as Denver Women's Correctional Facility (DWCF). This facility is located in Denver, Colorado. This request is being submitted as a one-phase Capital Renewal project due to the scope being too large to break into 2 phases under the required budget amount for a Controlled Maintenance project. This project was previously submitted as a Controlled Maintenance project, but due to inflation the costs have increased and the project now meets the Capital Renewal requirements. This investment is needed for the protection of the facilities in order to meet State of Colorado building code requirements, pass State of Colorado health inspections, meet Americans with Disabilities Act guidelines, and maintain American Correctional Association accreditation. Denver Women's Correctional Facility is a 434,292 SF, 1,048 female offender level V maximum security facility.

The construction for the Denver Women's Correctional Facility (DWCF) occurred 22 years ago. The original ballasted EPDM roofing systems on the Support Buildings 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 damage to finishes and equipment, disruption of operations and program activities, in particular the kitchen, and could lead to possible loss of use if replacement is not made. The maintenance staff must use their time and operating budget making repairs relating to interior finishes when leaks occur.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$2,225,500	$0	**$2,225,500**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$2,225,500	$0	**$2,225,500**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

As this project will replace the entirety of the roof of the Support building, a few of the major necessary programs will be impacted. This will include all facility functions that include: offender programs – education and job training and food service and laundry, and support services.

Support facilities refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time will result

in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of "down cells" or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support facilities.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The Department contracted with Pie Consulting & Engineering (Pie) to conduct an evaluation of the existing roofing system in May 2019. Their final report, Denver Women's Correctional Facility (DWCF) – Support Building and Armory Roof Replacement Study, May 2019, included with this request, evaluated all the roofs at the Denver facility. On May 1st and 6th of 2019, Pie performed a roof replacement study on the Support Building and Armory located at DWCF in Denver, Colorado. The roof study included all primary roof areas of the Support building and excluded the metal standing-seam roof canopies. The Support Building roof consists of five (5) separate roof sections which are divided by parapets and/or building elevations. The roofs observed are predominately covered with low-slope, loose-laid ballasted ethylene propylene diene monomer (EPDM) rubber roofing system. On each roof section, roof cores were performed to verify the underlying roof components and roof deck for each section. Recommendation for the Support Building was the complete replacement of the existing EPDM roof membrane with an asphalt Built-Up Roof system. The Report notes the following:

Overall Roof Condition

EPDM: It is our understanding that the EPDM roof system is approximately 20 years or more in age. The EPDM 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 were observed during the site visit. The EPDM roofing system of the Support Building should be replaced within the next three (3) years.

Findings:

The roof is divided by parapets, walls, and building elevations that create five (5) separate roof sections. Each roof section has its own drainage plan with a generally positive slope into either through-wall roof scuppers or roof drains. Pie's site visit of Roof Areas A, B, C, and E indicated that the existing roof components are as follows (listed from the top down):

- Rock Ballast
- 60 Mil Loose-Laid EPDM Rubber Membrane
- 4-inch Total Loose-Laid Rigid Board ISO Insulation System
- Vapor Barrier
- Gypsum board
- Metal Deck

Roof Area D: Pie's site visit revealed that the roof components on the roof section are as follows (listed from the top down):

- 60 Mil Adhered EPDM Rubber Membrane
- Adhered Wood-fiber Coverboard
- 4-1/2-inch Total Loose-Laid Rigid Board ISO Insulation System
- Vapor Barrier
- Gypsum board
- Metal Deck

It was apparent that this roof area had been recently replaced. However, Pie was not provided with the age of the roof. Pie observed open laps, ponding water, membrane adhesion failure at rising wall, displaced counter flashing, piping stands digging into membrane, and blistering of the membrane. These conditions are reflective of likely poor workmanship during roofing installation.

General / Noted Roof Deficiencies:

The EPDM roofing system is experiencing numerous deficiencies and is in poor condition, some due to improper installation. In addition, Pie noted that the roof cores indicated that the ISO insulation appeared to be loose laid. It should be noted that loose-laid insulation should not be used in roofing installations without being ballasted. Due to these observed deficiencies and point sources for water intrusion, it is Pie's opinion that this EPDM roofing should be removed and properly replaced. Several open laps, membrane craze-cracking, membrane tenting/shrinkage, ponding water, and punctures at curb-mounted mechanical equipment were observed. In addition, previous roof repairs were evident throughout the roof sections.

Support Building Replacement Options

Based upon the condition of the existing roof areas, attempting to repair the existing roof membranes to achieve additional years of service is not recommended. In addition, punctures within the EPDM membrane at curb-mounted mechanical equipment should be properly repaired due to the likelihood for leaks to occur. Pie evaluated roof recover (installation of a new roof membrane without removal of the existing roofing materials) as an option and determined it is not recommended for the following reasons:

- The ballasted roof sections consist of an insulation system that is laid loose on a concrete or steel deck. Recover using a non-ballasted membrane is not a practicable solution, as the existing insulation cannot be practically fastened to the structural deck prior to installing the new membrane.
- Recover is not a viable solution due to shrinkage/tenting of existing membrane along parapets where the existing membrane is no longer properly fastened/adhered.
- It is our understanding that ponding/drainage issues are prevalent throughout the roof areas. Installing a new membrane will likely not correct these reported issues.
- Based upon the condition of the existing roofs and the presence of water infiltration into select roofing systems, Section 1511.3.1.1 of the 2015 International Building Code (IBC) likely prohibits installation of a recover. This section of the code prohibits recovers on roofs "where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing."

Roof Design Concerns for Replacement

The Colorado Department of Corrections (DOC) requested a multi-ply 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. The effects to consider are as follows:

- BUR membrane system. A BUR system is typically hot-mopped with asphalt, which requires the use of asphalt kettles and hot asphalt on the roof. This can require fire watch, special hot -work permits, and other provisions associated with performing work using hot materials.
- The roof system shall meet the requirements of the 2018 International Building Code (IBC) – or most recent adopted version.
- The roofing system as designed will meet the requirements of a Factory Mutual Global (FM) 1-90 wind-uplift resistance.

At the request of the DOC, to improve overall roof drainage at the Support Building, the reroofing will incorporate alteration of the existing roof drainage along the parapets due to reported drainage issues with the scuppers. Instead, primary interior roof drains with sump pans, along with overflow scuppers will be implemented.

In the Colorado Prison Utilization Study, dated June 2013, prepared by CNA it stated:

"Support Facilities:

Support facilities refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time may result in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of "down cells" or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support facilities. Also included in the area of the support facilities are those functions that are critical or essential to maintaining the welfare of the inmates. These include functions such as dietary services, maintenance capability, health care, laundry, and warehouse space, etc. Significant deficiencies in these essential support functions will affect the capability of the facility to manage safely specified number of inmates.

Also included in the area of support facilities are those functions that are critical or essential to maintaining the welfare of the inmates. These include functions such as dietary services, maintenance capability, health care, laundry, and warehouse space, etc. Significant deficiencies in these essential support functions will affect the capability of the facility to manage safely a specified number of inmates.

Program Services:

Any consideration of capacity must take into account the ability of a facility to provide an adequate level of mandatory services. Mandatory program services in correctional facilities include basic medical/mental health treatment, visitation, dietary services, case management, religious services, and recreation. Academic/vocational programming and substance abuse treatment are also key program services components. Lack of access to these critical services can act to diminish the effective capacity level of a facility.

Moreover, some program functions require reserve capacity that diminishes the overall number of beds available for general population inmates. For example, reception and intake units must have enough dedicated beds available for use in housing general population offenders. As a result, capacity analyses typically do not count these beds in a facility's overall capacity numbers.

Some programs, such as therapeutic communities, re-entry preparation, or youthful offender, often require dedicated housing for offenders participating in the program. Depending upon housing unit configuration, a large number of programs with dedicated housing can make full use of available capacity difficult."

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
Util. Cont FY2021	Water Heater Replacement	$149,038	June 2021
Util. Cont FY2021	HVAC Replacement	$67,969	September 2020
Util. Cont FY2021	Replace Hot Water Tank	$19,578	July 2020
Util. Cont. FY2019	Kitchen Refrigeration	$8,957	May 2019
2019-066M19	Replace Electronic Security System	$1,998,638	Under Construction
2015-136M16	Perimeter Security Phase 2	$1,205,969	Under Construction
PD19-041	Main Kitchen Refrigeration Equipment	$294,278	February 2020
PD19-013	Print Press – CCi Electrical Upgrades		June 2019
Utility Contingency FY2018	Boiler Re-Rating CA	$3,988	June 2018
PD18-057	3D Printer CCi Print Shop		July 2018
PD18-055	Cosmetology Washer/Dryer	$7,000	June 2018
PD18-045	CR Door Installation	$3,719	Mar 2018
PD18-041	Restroom swap	$2,057	Dec 2017
PD18-014	Culinary Arts Phase 2	$200,000	March 2020
PD18-014	Culinary Arts Phase 1	$70,000	June 2018

Utility Contingency FY2017	Boiler Re-Rate Design/ Construction	$119,300	June 2017
PD17-014	Medline Renovation	$2,500	October 2018
PD16-050	Lightning Protection	$12,750 (Ins)	Mar 2016
PD16-017	Laundry / Canteen Window	$2,500	Sept 2015
PD15-025	Dining Hall Remodel	$32,340	Dec 2014
PD15-002	Fence Upgrades	$44,899	Sept 2015

F. CONSEQUENCES IF NOT FUNDED:

1. Potential loss of use of building spaces (Food Service, Dining, and Educational Programs) and systems equipment due to water leaks. In case of an emergency, offenders will need to be relocated to another facility if a temporary kitchen is unavailable.
2. Continued excessive personnel time and expense used to maintain the roofs.
3. Continued damage to building finishes and equipment resulting in the limited availability of programs for offenders.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Due to the significant amount of degradation and the increasing difficulty to locate and patch leaks in the roofing system, a complete replacement is warranted over continued piecemeal repairs. The longer this system is in service, the more problematic it will become. The State will also likely avoid future emergency costs for repairs of these systems.

This project will replace the current leaking roof alleviating interior damage to building systems and equipment. The installation of the new roof will meet current IBC requirements providing an R-30 roof. Increasing insulation values beyond R-30 impacts –

- the structural integrity of the building
- mechanical curb heights will need to be increased
- vent stacks heights increased
- parapet heights extended to accommodate additional insulation thickness
- increased financial costs

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
   - A/E Basic Services $158,431; 12% of CIT
   - Code Review/Inspections $ 6,601; 0.5% of CIT
   - Advertising, Printing and Administration $ 19,804; 1.5% of CIT
2. Base Project Costs of $888,241 were taken directly from the Study as prepared by PIE Consulting & Engineers.
3. Miscellaneous expenses of $222,347 calculated as follows:
   - Site Location Factor of $66,618 was calculated at 7.5% of the Project Base Costs
   - Secure Facility environment Factor of $88,824 was calculated at 15% of the Project Base Costs on Labor only (50% of Project Base Costs)
   - Addition of Infectious Disease Process Factors of $66,905 was calculated for work starting after June 2023.
4. Contractor's Costs of $104,368 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $172,208 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $202,318 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to April 2024 and an additional 4.5% prorated for each month compounded to account for anticipated mid-point of construction occurring in November 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High-Performance Certification Program (HPCP) requirements as it is a controlled maintenance project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective.

J. OPERATING BUDGET IMPACT:

Replacement of the existing failing water lines will result in reduced service calls and materials needed for repairs as well as savings from premature electrical equipment replacement due to water damage.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	**July 2022**	**October 2022**
Design / Bid / Award	**November 2022**	**March 2023**

Construction	**April 2023**	**June 2024**
FF&E/Other		
Occupancy	**July 2025**	

L. ADDITIONAL INFORMATION:

Single Phase

Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance requests as this is for only one building. These disruptions impact the entire facility.

In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs. The State will likely avoid future emergency-controlled maintenance costs for repairs of the roof systems and the systems inside the building.

This project will have an immediate noticeable positive impact on the FCI. This request has the potential to reduce damage to building finishes and equipment, with the elimination of water leaks.

External Capacity

This project will not require the correctional housing unit cells to be vacated during construction, and therefore will not impact external capacity funding.

Backup Documentation:

FMS preliminary budget - CDOC FY2022-23 CCCR 09 DWCF SR Rep DOC Budget
DWCF Site Plan - CDOC FY2022-23 CCCR 09 DWCF SR Site
DWCF Support existing first floor plan - CDOC FY2022-23 CCCR 09 DWCF SR FP1
DWCF Support existing second floor plan - CDOC FY2022-23 CCCR 09 DWCF SR FP2
Engineering Study - CDOC FY2022-23 CCCR 09 DWCF SR Study
Photos document - CDOC FY2022-23 CCCR 09 DWCF SR Rep Ph Doc
Photos folder - CDOC FY2022-23 CCCR 09 DWCF SR Rep Ph Doc

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		**Not Applicable**	**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	East Canon City Prison Complex (ECCPC) Electrical Distribution Infrastructure Replacement
(B)	(1) Agency/Institution:	Dept. of Corrections	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	James C. Ramsey	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY 2021-22	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	30-Jun-21	(2) Revision Date:	

Note - HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Request Cost Summary.

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 992,958	$ -	**$ 992,958**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 41,373	$ -	**$ 41,373**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 496,479	$ -	**$ 496,479**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 41,373	$ -	**$ 41,373**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 570,842	$ -	**$ 570,842**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		Compounded Annually	4.50%	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 2,143,025	$ -	**$ 2,143,025**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 5,946,569	$ -	**$ 5,946,569**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
	Other - Site Location Factor	$ 445,993	$ -	**$ 445,993**	$ -	$ -	$ -	$ -
	Other - Secure Facility Environment	$ 148,664	$ -	**$ 148,664**	$ -	$ -	$ -	$ -
(24)	Other - Infectious Disease Factors	$ 447,909	$ -	**$ 447,909**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 240,008	$ -	**$ 240,008**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 2,281,805	$ -	**$ 2,281,805**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		Compounded Annually	**4.50%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 8,916,291	$ -	$ 8,916,291	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs - Contractor's General	$ 654,123	$ -	**$ 654,123**	$ -	$ -	$ -	$ -
(39)	Other Costs Contractor's Overhead /	$ 1,079,302	$ -	**$ 1,079,302**	$ -	$ -	$ -	$ -
(40)	Inflation for Misc Costs	$ 629,386	$ -	**$ 629,386**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 2,362,811	$ -	**$ 2,362,811**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 13,422,127**	**$ -**	**$ 13,422,127**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 1,342,213	$ -	**$ 1,342,213**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 1,342,213	$ -	**$ 1,342,213**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 14,764,340**	**$ -**	**$ 14,764,340**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 14,764,340	$ -	**$ 14,764,340**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 14,764,340**	**$ -**	**$ 14,764,340**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	East Canon City Prison Complex (ECCPC) Electrical Distribution Infrastructure Replacement			
B	(1) Agency:	Dept. of Corrections	(2) OSA Delegate Signature:	Date	
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:	Varies	
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):		
E	(1) Project Type:	[ ] Capital Construction (CC) / [X] Capital Renewal (CR)	(2) Principal Representative Signature:	Date	
F	(1) First Year Requested:	FY2021-22	(2) OSA Review Signature:	Date	
G	(1) Priority Number:	10 of 10	(2) Revision Date:	Date	
H	(1) Total Project Cost:	$14,764,340	(2) Current Phase Cost:	$14,764,340	

*** Attach CCCR CS Form**

Note – HB-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital Renewal Project Funding Request Budget.

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: Not Applicable

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: July 2019

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: Complex Average 66% Projected FCI: Complex Average 73%

B. PROJECT SUMMARY/STATUS:

This request is for the renovation of the existing electrical infrastructure and systems at East Canon City Prison Complex in Canon City, Colorado. This request is being submitted as a one-phase Capital Renewal project due to the scope being too large to break into smaller phases under the required budget amount for a Controlled Maintenance project. In addition, each phase would not be able to stand on its' own as an individual project as required for a Controlled Maintenance project. A major investment is needed for the upgrading of this infrastructure in order to maintain State of Colorado building code requirements, pass State of Colorado health inspections, and American Correctional Association accreditation.

East Canon City Prison Complex (ECCPC) is a 5,400-acre site that is comprised of 244 buildings that breakdown into the following: 6 correctional facilities with 105 buildings, multiple corrections support facilities with 28 buildings, multiple Correctional Industries (CCi) facilities with 79 buildings, and the International Correctional Management Training Center (ICMTC) with 32 buildings. The facilities housed on ECCPC range from level I to level V in security levels with a total of 5,024 male inmates.

Continuous and non-interrupted power to the complex is essential to insure a safety of the general public, inmates and correctional staff.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$14,764,340	$0	**$14,7654,340**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$14,764,340	$0	**$14,7654,340**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

This project will replace the entirety of the electrical infrastructure all of the complex and all programs will be impacted. This will include all facility functions that include: inmate housing, inmate programs and jobs, food service and laundry, clinical services, recreation, security, administration, and support services.

Support facilities refer to basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. In general, these systems were designed to accommodate a specific maximum population level. Deterioration of these systems over time will result in a subsequent decrease in the actual capacity of a facility as their functionality diminishes. The number of "down cells" or cells that cannot be occupied due to physical plant problems is directly related to the condition of these support facilities.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

In the spring of 2019, Facility Management Services (FMS) contracted with Schendt Engineering Corp. (SEC) for an evaluation and recommendations for the repair and/or replacement of the electrical infrastructure at ECCPC. Final assessments of the complex were complete in June 2019. This Capital Renewal Project Request is based on their findings and recommendations including the project's Opinion of Probable Costs. This report includes the following:

Overall Assessment:

- The East Canon City Prison Complex (ECCPC) is a large correctional complex that includes Colorado State Penitentiary (CSP), Centennial Correctional Facility (CCF), Arrowhead Correctional Center (ACC), Skyline Correctional Center (SCC), Fremont Correctional Facility (FCF), Four Mile Correctional Facility (FMCF), ICMTC formerly known as Colorado Women's Correctional Facility (CWCF), and with multiple variations and programs associated with Colorado Corrections industries (CCi). Continuous and non-interrupted power to complex is essential to insure a safety of the general public, inmates and correctional staff.
- The condition of the overhead electrical distribution system appears to be in average to below average condition. There are several conditions that required immediate attention, short term attention and long-term maintenance.
- The main transmission lines are close to being at full capacity and will not facilitate significant growth in the future.
- The entire complex is served power from one source and subject to prolonged outages if damage to the source were to occur.
- Most of the prison complex is not supported by emergency power. Standby emergency power is currently available at Centennial Correction Facility (CCF) and Colorado State Penitentiary (CSP). There are several small generators dedicated to the supply of local loads such as at the pump house at ICMTC, at the green houses to the west of ACC and inside the secure perimeter of FCF.
- The majority of the distribution system is provided by overhead power lines, not only at medium voltage, but at line voltage. The overhead power lines are more susceptible to damage caused by strong winds, ice build-up and lightning activity. These environmental conditions can and have been problematic, causing power outages, operational challenges and potential safety issues for inmates and correctional staff.
- The current overhead distribution network is difficult to maintain and requires third party involvement. If a problem arises it is difficult and sometimes impossible to isolate the problem without impacting multiple facilities and large geographical areas.

Condition of Existing Components:

The condition of the primary overhead system appears to be in average to below average condition. In the coming years the system will require many remedial repairs such as pole replacements, transformer replacements, fuses and fused cut out replacements, lightning arrester replacements and overhead switch replacements. Line voltage repair projects will also be required.

Proposed Solution:

- It is the recommendation of this report 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 underground loop would be established using pad mounted sectionalizer switches so that problems can be isolated without impacting adjacent facilities and/or geographical areas.
- The new power distribution loop should extend from the north end of the complex to the south end of the complex serving all critical facilities and inmate housing units.
- Remote and non-critical areas of the complex do not warrant new underground loop configured distribution, because the initial cost would far exceed the benefits and associated cost impacts of prolonged power outages.
- The existing emergency standby generators at the Centennial Correction Facility (CCF) should be reconfigured to support the entire prison complex. Power loss at the primary supply point should initiate automatic load shedding/isolation and power transfer to the standby generators.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
MC21-056	FCF Electrical Survey	$31,286	Under contract
Util. Cont. FY21	ECCPC Water line repair	$17,165	Continuous
Util. Cont. FY21	ECCPC Elect Dist System repairs	$5,473	Continuous
Util. Cont. FY21	CSP LEDs and installation	$50,060	Mar 2021
Util. Cont. FY21	ECCPC Water pump replacement	$93,727	Mar 2021
MC21-054	FCF Boiler #4 blower fan rebuild	$10,677	Mar 2021
Util. Cont. FY21	ECCPC Install fire hydrant	$11,000	Jan 2021
MC21-053	FCF AMS troubleshooting LU 7 & 8 Heating System	$640	Jan 2021
Util. Cont. FY21	CSP Fuel Tank inspection and repair	$12,730	Oct 2020
MC21-002	FCF LU5 Water Line Rupture	$34,355	Oct 2020

MC21-006	FCF Water Softener	$8,601	Oct 2020
MC21-032	FCF Replace Burner Drawer Boiler #4	$18,348	Oct 2020
MC21-016	FCF Domestic Water Tube Bundle Replacement	$30,644	Oct 2020
Util. Cont. FY21	ECCPC South Pump House cistern roof	$39,944	Oct 2020
PD21-037	FCF Main Entry Remodel	$109,147	In Design
PD21-020	ACC Fish Processing existing use	TBD	In Design
Util. Cont. FY21	ECCPC Replace SCADA primary switch	$17,155	Sept 2020
PD21-005	ECCPC COVID test site	$86,788	Sep 2020
PD20-043	CSP new electrical panel corridor C-D	$4,900	Aug 2020
Util. Cont. FY21	ECCPC Leak detection for south tank	$8,700	July 2020
Util. Cont. FY21	ECCPC Replace potable water line, ph 2	$167,540	July 2020
Util. Cont. FY20	ECCPC water line repair	$11,025	Continuous
Util. Cont. FY20	ECCPC repair power pole	$17,253	June 2020
Util. Cont. FY20	FCF LEDs	$55,559	May 2020
Util. Cont. FY20	FCF Water saving valves	$68,522	May 2020
Util. Cont. FY20	CSP Water Saving Valves	$26,992	May 2020
Util. Cont. FY20	ECCPC Bedding for water lines	$45,601	May 2020
Util. Cont. FY20	FCF temporary boiler rental	$39,450	Apr 2020
Util. Cont. FY20	ECCPC water engineering	$126,531	Jan 2020
2020-086M19	FCF ADA Improvements - Phase 1 of 5	$1,978,510	Bidding
PL20-124	FCF Electrical Study	$35,960	Under contract
PL20-039	FCF MAT Medline	$58,091	In Design
PL20-021	ECCPC Central Warehouse Security	TBD	In Pre-Design
PD20-031	FCF-CCi Spray Booth Relocation	$1,320	In Design
PD19-044	ICMTC Classroom Conversion to Dorm Rooms	$2,288	In Design
PD19-029	ECCPC New Warehouse Freezer	$254,484	Under Construction
PD19-021	FCF Vocational Classrooms	$31,263	In Design
PD19-009	FCF Close Custody Classrooms	$174,683	Under Construction
PD20-030	ICMTC Interpreter Booth Access	$1,500	Complete December 2019
PD19-046	CSP Library Renovation	$83,847	Complete December 2019
PD20-022	ICMTC Bldg 1 Improvements	$1,354	Complete September 2019
PD19-045	FCF JCAP Kitchen	$5,879	Complete September 2019
PD19-047	FMCC New Classroom Modular	$34,342	Complete August 2019
PD19-023	FMCC Dairy Lighting	$55,369	Complete August 2019
PD18-051	GED Classroom Electrical and Data	$19,059	Complete August 2019
Util. Cont. FY20	ECCPC Water Pumps	$72,426	July 2019
Util. Cont. FY20	ECCPC Replace potable water line, ph 1	$110,000	July 2019
Util. Cont. FY19	ECCPC waterline repair	$1,775	Continuous
PL18-078	ICMTC Facility Improvements	$15,000	Complete June 2019
Util. Cont. FY19	ECCPC replace power pole	$4,014	May 2019
Util. Cont. FY19	ECCPC install power pole	$4,990	May 2019
Util. Cont. FY19	ECCPC replace North pump house ATS	$2,500	Apr 2019
Util. Cont. FY19	ECCPC replace electric submeters	$2,553	Apr 2019
Util. Cont. FY19	ECCPC Water valve replacement	$9,263	Apr 2019
Util. Cont. FY19	ECCPC Water pump motors	$8,590	Apr 2019
Util. Cont. FY19	ECCPC Transformer replacement	$17,704	Apr 2019
Util. Cont. FY19	ECCPC LEDs	$27,850	Apr 2019
Util. Cont. FY19	FCF water savings valves	$21,019	Apr 2019
Util. Cont. FY19	ECCPC Primary Electrical study	$27,313	Mar 2019
Util. Cont. FY19	FCF LEDs	$45,200	Feb 2019
Util. Cont. FY19	CSP Water Saving Valves	$41,127	Feb 2019
Util. Cont. FY19	ECCPC Alternate water line	$79,945	Jan 2019
PD19-017	ECCPC Vehicle Charger Stations	$20,016	Complete December 2018
Util. Cont. FY18	ECCPC Repair Water Main	$2,404	Continuous
PL17-006	ICMTC Mexico Expansion – Container Housing	$1,521,780	Complete September 2018

PD17-009	FCF-CCi Furniture Shop Electrical Upgrades	$75,148	Complete December 2018
Util. Cont. FY19	ECCPC Alternate water pump install	$130,000	Aug 2018
Util. Cont. FY19	ECCPC Alternate water line install	$70,000	Aug 2018
Util. Cont. FY19	ECCPC Alternate water study	$72,759	Jul 2018
Util. Cont. FY19	CSP Chiller Replacement	$25,811	July 2018
Util. Cont. FY18	ECCPC Elect. Distribution repairs	$4,591	Jun 2018
Util. Cont. FY18	ECCPC water line installation	$23,161	Jun 2018
Util. Cont. FY18	ECCPC Alternate study	$95,724	Mar 2018
Util. Cont. FY18	CSP Chiller Replacement	$522,506	Oct 2017
Util. Cont. FY18	FCF LEDs	$15,210	Aug 2017
Util. Cont. FY17	CSP Chiller soft start	$5,901	Feb 2017
Util. Cont. FY17	CSP Boiler burner replacement	$62,540	Feb 2017
Util. Cont. FY17	ECCPC replace elec sub-meters	$3,770	Feb 2017
Util. Cont. FY17	ECCPC replace power pole	$2,055	Feb 2017
Util. Cont. FY17	ECCPC Alter water pump house electrical	$316	Feb 2017
Util. Cont. FY17	ECCPC South Pump House electrical supplies	$925	Feb 2017
Util. Cont. FY17	CSP LEDs and install	$72,830	Jan 2017
Util. Cont. FY17	ECCPC Transformer replacement, Canteen	$24,000	Aug 2016

F. CONSEQUENCES IF NOT FUNDED:

The electrical upgrades outlined in this Project Request supply all life sustaining, security, and life safety systems. These systems are used to protect and safe guard staff, public and inmates. They are also used to control and restrict movement, monitor and maintain secure conditions, observe and prevent incidents, provide communication throughout the facility, as well as support mission critical tasks.

These systems are old, outdated and in need of replacement. If they are not replaced, funds will still have to be expended to keep them up and running. These parts are major components of the life sustaining, security and life safety systems and when they fail, staff repeatedly dedicates significant resources to keeping this system running, the complex will be at significant risk.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

The downtimes during power outages and extreme amounts of overtime for the already overwhelmed staff from all the facilities on ECCPC.

Due to the significant amount of degradation and the increasing difficulty to fix downed power lines – or the cost in operating funds for the service trips and staff that serves as escorts to third party entities - a complete replacement is warranted over continued piecemeal repairs. The longer this system is in service, the more problematic it will become. The State will also likely avoid future emergency costs for repairs of these systems.

This project will support all ECCPC Facilities with electrical distribution. Fossil fuel consumption will not be directly impacted nor anticipated to change.

H. ASSUMPTIONS FOR CALCULATIONS:

The description and breakdown of assumptions used to calculate the project budget is as follows:

1. Professional Services were calculated using the Construction Improvement Total (CIT)
   - A/E Basic Services $992,958; 12% of CIT
   - Construction Management $496,479; 6% of CIT
   - Code Review/Inspections $ 41,373; 0.5% of CIT
   - Advertisements, Printing, Cellphones, Admin. $ 41,373; 0.5% of CIT
2. Base Costs of $5,946,569 were taken directly from the Study as prepared by Schendt Engineering.
3. Miscellaneous expenses of $1,603,793 calculated as follows:
   - Site Location Factor of $445,993 was calculated at 7.5% of the Project Base Costs
   - Secure Facility environment Factor of $148,664 was calculated at 5% of the Project Base Costs on Labor only (50% of Project Base Costs)
   - Addition of Prevailing Wages of $240,008 was calculated for work starting after June 2023 for electrical items.
   - Addition of Infectious Disease Process Factors of $447,909 was calculated for work starting after June 2023.
4. Contractor's Costs of $654,123 which includes Contractor's General Conditions & Bonds was calculated at 10% of the Project Base Costs and Miscellaneous expenses
5. Contractor's Overhead and Profit of $1,079,302 was calculated at 15% of the Project Base Costs, Miscellaneous expenses, and the Contractor's Costs
6. Project Contingency of $1,342,213 calculated at 10% of the sum of Professional Services and the Construction Improvement Total.
7. All costs were then escalated by DOC Facility Management Services by 2.7% each year compounded to account for inflation to April 2020, 5.8% to inflate to April 2022, 4.5% to April 2024 and an additional 4.5% prorated for each month compounded to account for anticipated mid-point of construction occurring in July 2024 to reach our budget number for this submittal. These factors were calculated using the four-year average of inflation from the RSMeans Data, Building Cost Index.
8. HB-1286 Energy Benchmarking is NOT reflected in Project Funding Request Budget.

I. SUSTAINABILITY:

This Capital Renewal project is exempt from the High-Performance Certification Program (HPCP) requirements as it is a controlled maintenance project in excess of $2,000,000. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective.

J. OPERATING BUDGET IMPACT:

Replacement of the existing electrical infrastructure will result in reduced service calls and materials needed for repairs as well as savings from staff overtime and service calls to third party vendors.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	**July 2022**	**October 2022**
Design / Bid / Award	**November 2022**	**August 2023**
Construction	**September 2023**	**June 2024**
FF&E/Other		
Occupancy	**July 2024**	

L. ADDITIONAL INFORMATION:

It is strongly recommended that this project not be phased as this typically creates inconsistencies in the final product throughout the complex. By bidding this work as a single-phase project to a single contractor, the Department will receive a completely integrated and standardized system complex wide. Maintaining a consistent and standardized product throughout the complex will improve operations and maintenance of the Complex. Splitting this project into phases will result in the same kind of mis-matched systems the Department currently has. Completing the various improvements detailed in this request as a single project rather than multiple controlled maintenance requests will reduce the disruption of services and systems serving the inmates and staff at the facilities on ECCPC. These disruptions impact the entire complex.

In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs. The State will likely avoid future emergency controlled maintenance costs for repairs of these systems.

This project will have an immediate noticeable positive impact on the FCI. This request has the potential to reduce damage to building finishes and equipment, inclusive of recently updated electrical system, with the elimination of water leaks. The project reduces the likelihood of a facility closure and loss of use should emergency repair/replacement of the electrical lines be required.

External Capacity

This project will not require the correctional housing unit cells to be vacated during construction, and therefore will not impact external capacity funding.

Backup Documentation:

FMS preliminary budget - CDOC FY2022-23 CCCR 10 ECCPC EDR DOC Budget
ECCPC Site Plan - CDOC FY2022-23 CCCR 10 ECCPC Site
ACC Site Plan - CDOC FY2022-23 CCCR 10 ECCPC ACC Site
CCF Site Plan - CDOC FY2022-23 CCCR 10 ECCPC CCF Site
CSP Site Plan - CDOC FY2022-23 CCCR 10 ECCPC CSP Site
FCF Site Plan - CDOC FY2022-23 CCCR 10 ECCPC FCF Site
FMCC Site Plan - CDOC FY2022-23 CCCR 10 ECCPC FMCC Site
ICMTC Site Plan - CDOC FY2022-23 CCCR 10 ECCPC ICMTC Site
Engineering Study - CDOC FY2022-23 CCCR 10 ECCPC EDR report
Photos document - CDOC FY2022-23 CCCR 10 ECCPC Photos
Photos folder – CDOC FY2022-23 CCCR 10 ECCPC EDR Photos

M. CASH FUND PROJECTIONS:

Cash Fund name and number:	**Not Applicable**	**#:**
Statutory reference to Cash Fund:		
Describe how revenue accrues to the fund:		
Describe any changes in revenue collections that will be necessary to fund this project:		
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		

Prior Year Actual Ending Fund Balance	Current Year Projected Ending Fund Balance	Year 2 Projected Ending Fund Balance with Project Approval	Year 3 Projected Ending Fund Balance with Project Approval
$	$	$	$

Capital Construction Capital Renewal Project Request - Five Year Plan FY2022-23 to FY2026-27 (CCCR 5P)

(A)	(1) **Agency:**	Dept. of Corrections	(2) **Principle Representative Signature:**		Date:
(B)	(1) **OSA Delegate Name:**	James C. Ramsey	(2) **Agency Revision Date:**		Date:

(C)	*GRAND TOTALS*	*(b) Total Project Cost*	*(c) Total Prior Appropriation*	*(d) Current Year FY2022-23*	*(e) Year Two FY2023-24*	*(f) Year Three FY2024-25*	*(g) Year Four FY2025-26*	*(h) Year Five FY2026-27*
	Capital Constr Funds (CCF)	**$294,198,500**	$0	**$104,945,200**	$64,220,200	$13,280,100	$76,984,800	$34,768,200
	Cash Funds (CF)	**$37,998,935**	$0	**$0**	$3,908,435	$18,000,000	$10,960,000	$5,130,500
	Reappropriated Funds (RF)	**$0**	$0	**$0**	$0	$0	$0	$0
	Federal Funds (FF)	**$0**	$0	**$0**	$0	$0	$0	$0
	Highway Users (HUTF)	**$0**	$0	**$0**	$0	$0	$0	$0
	Total Funds (TF)	**$332,197,435**	**$0**	**$104,945,200**	**$68,128,635**	**$31,280,100**	**$87,944,800**	**$39,898,700**

Note – HB21-1286 Energy Benchmarking is NOT reflected in Capital Construction Capital / Renewal Project Funding Request Five Year Plan.

(1)	(a) **Project Title:**	**Sterling Correctional Facility (SCF) Kitchen Renovation**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request includes the design and construction to renovate the poorly functioning, unsanitary and hazardous conditions within kitchen and dining areas. Part of the project are the renovation of the kitchen, upgrading food service equipment, upgrading the electrical and HVAC systems, replacing the roofing, interior finishes & fire protection system equipment, and temporary kitchen rental for seven months.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	1	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	52,585
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$44,067,006	$0	**$44,067,006**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$44,067,006**	**$0**	**$44,067,006**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Arkansas Valley Correctional Facility (AVCF) Utility Water Lines Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is to replace the existing water lines, domestic, hot water & chilled water lines, due to numerous breaks and leaks. In April 2021, twenty-one leaks occurred during a ten day period.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	2	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$9,539,209	$0	**$9,539,209**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$9,539,209**	**$0**	**$9,539,209**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**East Canon City Prison Complex (ECCPC) Water Tank Repair-Replacement**			(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is for a new 1.5M gallon water tank, replacement/repair of the existing 1.5M gallon tank and all associated required infrastructure to properly serve and sustain the East Canon City Correctional Complex (ECCPC). Failure of the existing water tank will result in loss of use of all correctional facilities on the ECCPC.				
(3)	**Impacted Programs:**	All operations on the complex				
(4)	(a) **Priority Number:**	3	(b) **Project Type:**	Capital Renewal (CR)	(c) **Gross Square Feet:**	4,600 acres

(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$5,349,710	$0	**$5,349,710**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$5,349,710**	**$0**	**$5,349,710**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Buena Vista Correctional Facility (BVCF) Sanitary Sewer Line Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request is for the replacement of repeatedly failing sanitary sewer lines in the kitchen that serves the Buena Vista Correctional Facility. These lines are in danger of complete failure which will bring loss of use to the Facility. Professional services are included to design and produce construction documents for this project.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	4	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	265,472
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$2,324,904	$0	**$2,324,904**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$2,324,904**	**$0**	**$2,324,904**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Fremont Correctional Facility (FCF) ADA Improvements**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is for the renovation of the existing facilities and systems at Fremont Correctional Facility to convert this site to a facility that meets ADA (Americans with Disabilities Act) guidelines. The original 5 -phase Controlled Maintenance project was first submitted in FY19-20 with Phase 1 funded. Due to exceeding the $2M threshold allowed by statute, Phase 2 was resubmitted as a Capital Renewal project in the FY2021-22 budget cycle and is slated to be funded per the submitted altered scope.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	5	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$6,055,136	$0	**$6,055,136**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$6,055,136**	**$0**	**$6,055,136**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Arkansas Valley Correctional Facility (AVCF) Critical Living Unit Shower/Drain and Toilet Room Improvements**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project will upgrade the existing shower and toilet rooms of all living units at Arkansas Valley Correctional Facility (AVCF) in order to meet State of Colorado building code requirements, pass State of Colorado health inspections, meet Americans with Disabilities Act guidelines, and maintain American Correctional Association accreditation. Currently the showers drain above the electrical rooms and leak onto the newly installed equipment degrading the new equipment on a daily basis.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	6	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$12,402,937	$0	**$12,402,937**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0

(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$12,402,937**	**$0**	**$12,402,937**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Colorado State Penitentiary (CSP) Electronic Security System Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request will upgrade the Colorado State Penetentiary (CSP) outdated door control and intercom systems to meet the current DOC standard (programmable PLC with Computer Graphics Interface) which has been installed recently at four Department Facilities (Denver Reception and Diagnostic Center, San Carlos Correctional Facility, Colorado State Penitentiary and Limon Correctional Facility), and recently approved for funding at Denver Women's Correctional Facility.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	7	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	452,206
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$4,696,314	$0	**$4,696,314**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$4,696,314**	**$0**	**$4,696,314**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Arkansas Valley Correctional Facility (AVCF) Electronic Security System Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request will upgrade the Arkansas Valley Correctional Facility (AVCF) outdated door control and intercom systems to meet the current DOC standard (programmable PLC with Computer Graphics Interface) which has been installed recently at four Department Facilities (Denver Reception and Diagnostic Center, San Carlos Correctional Facility, Colorado State Penitentiary and Limon Correctional Facility), and recently approved for funding at Denver Women's Correctional Facility.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	8	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	335,922
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$3,520,144	$0	**$3,520,144**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,520,144**	**$0**	**$3,520,144**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Denver Women's Correctional Facility (DWCF) Support Building Roof Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is for the replacement of deteriorating roofs on the Support Buildings. The roof is failing in many locations risking loss of use. Professional services are included to design and produce construction documents for the project.						
(3)	**Impacted Programs:**	Programs, Food Service, Laundry						
(4)	(a) **Priority Number:**	9	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	181,524
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$2,225,500	$0	**$2,225,500**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$2,225,500**	**$0**	**$2,225,500**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**East Canon City Prison Complex (ECCPC) Electrical Distribution Infrastructure Replace**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project will replace and repair the East Cañon City Prison Complex main distribution system for the entire main overhead primary feeding the facilities underground to ensure a more stable primary infrastructure. This would reduce the repair cost to the complex and increase security by maintaining electrical services. This change will also allow a loop system to be implemented allowing power to be fed from two different directions. Professional services are included to analyze, design and produce construction documents for the project.						
(3)	**Impacted Programs:**	All operations on the complex						

(4)	(a) **Priority Number:**	10	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		4600 acres
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$14,764,340	$0	**$14,764,340**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$14,764,340**	**$0**	**$14,764,340**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Fremont Correctional Facility (FCF) Electrical Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request will upgrade the electrical system in the Facility to comply with the electrical code and provide proper electrical distribution throughout the Facility.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	11	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$18,800,000	$0	**$0**	$18,800,000	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$18,800,000**	**$0**	**$0**	**$18,800,000**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Denver Reception and Diagnostic Center (DRDC) and Denver Women's Correctional Facility (DWCF) Exterior Hot & Chilled Water Underground Piping Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is to replace the existing original domestic, hot water & chilled water lines, due to numerous breaks and leaks. Failure of the system will result in loss of use of the Facility.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	12	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$7,800,000	$0	**$0**	$7,800,000	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$7,800,000**	**$0**	**$0**	**$7,800,000**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**CDOC New Infirmary**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is to replace the current desperately dilapidated infirmary at Colorado Territorial Correctional Facility. CDOC still needs to investigate a new build versus a renovation of an existing building. The FPP will include Executive Team, Clinical and Pharmacy Board while integrating all new code requirements.						
(3)	**Impacted Programs:**	All CDOC facilities						
(4)	(a) **Priority Number:**	13	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$19,200,000	$0	**$0**	$19,200,000	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$19,200,000**	**$0**	**$0**	**$19,200,000**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Denver Women's Correctional Facility (DWCF) Fire Alarm Replacement**	(b) **Phase:**	**1 of 1**

(2)	**Brief Description of Project:**	This request is to replace the existing aging fire alarm control stations and devices with the most current versions. Professional services are included to analyze and provide recommendations, design and produce construction documents for the project.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	14	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$2,938,600	$0	**$0**	$2,938,600	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$2,938,600**	**$0**	**$0**	**$2,938,600**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Denver Reception and Diagnostic Center (DRDC) Fire Alarm Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is to replace the existing aging fire alarm control stations and devices with the most current versions. Professional services are included to analyze and provide recommendations, design and produce construction documents for the project.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	15	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$2,730,000	$0	**$0**	$2,730,000	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$2,730,000**	**$0**	**$0**	**$2,730,000**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Sterling Correctional Facility (SCF) Programs Annex Building Renovation**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This proposed project would be cash-funded by CDOC from the Canteen funding line. The project involves the repurposing of the existing, empty Inmate Assignment building into multi-use programmatic spaces.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	16	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$3,908,435	$0	**$0**	$3,908,435	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,908,435**	**$0**	**$0**	**$3,908,435**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**CDOC New Pharmacy**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is to replace the current desperately dilapidated pharmacy. CDOC still needs to investigate a new build versus a renovation of an existing building. The FPP will include Executive Team, Clinical and Pharmacy Board while integrating all new code requirements.						
(3)	**Impacted Programs:**	All CDOC facilities						
(4)	(a) **Priority Number:**	17	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$8,500,000	$0	**$0**	$8,500,000	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$8,500,000**	**$0**	**$0**	**$8,500,000**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Denver Reception and Diagnostic Center (DRDC) Electronic Security System Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request will upgrade the Denver Reception and Diagnostic Center (DRDC) 30-year old, outdated door control and intercom systems to meet the current DOC standard (programmable PLC with Computer Graphics Interface) which has been installed recently at four Department Facilities (Denver Reception and Diagnostic Center, San Carlos Correctional Facility, Colorado State Penitentiary and Limon Correctional Facility), and recently approved for funding at Denver Women's Correctional Facility.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	18	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$4,251,600	$0	**$0**	$4,251,600	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$4,251,600**	**$0**	**$0**	**$4,251,600**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Sterling Correctional Facility (SCF) Electronic Security Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request will upgrade the Sterling Correctional Facility (SCF) outdated door control and intercom systems to meet the current DOC standard (programmable PLC with Computer Graphics Interface) which has been installed recently at four Department Facilities (Denver Reception and Diagnostic Center, San Carlos Correctional Facility, Colorado State Penitentiary and Limon Correctional Facility), and recently approved for funding at Denver Women's Correctional Facility.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	19	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$10,998,400	$0	**$0**	$0	$10,998,400	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$10,998,400**	**$0**	**$0**	**$0**	**$10,998,400**	**$0**	**$0**

(1)	(a) **Project Title:**	**Denver Reception and Diagnostic Center (DRDC) Generator Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is for the replacement of the generator. This project was previously listed as a CM but moved due to cost.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	20	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$2,281,700	$0	**$0**	$0	$2,281,700	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$2,281,700**	**$0**	**$0**	**$0**	**$2,281,700**	**$0**	**$0**

(1)	(a) **Project Title:**	**Fremont Correctional Facility (FCF) Clinic Expansion**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request is for the renovation and expansion of the existing clinic at Fremont Correctional Facility. In 1995, the existing 5,000 sf clinic was built to serve 900 offenders. The facility now has a capacity of 1,683 offenders which requires a renovation and expansion of the existing clinic to a 10,000 sf building in order to adequately serve those offenders. Included in this request are the design and construction of the clinic renovation and expansion.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	21	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	10,000
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**

(6)	Capital Constr Funds (CCF)	$5,200,000	$0	**$0**	$0	$5,200,000	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$5,200,000**	**$0**	**$0**	**$0**	**$5,200,000**	**$0**	**$0**

(1)	(a) **Project Title:**	**Denver Women's Correctional Facility (DWCF) New Chapel Building**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request inlcudes the design and construction of a new, dedicated chapel for DWCF supported by a private non-denominational church. Funding must be secured with proof prior to submittal of the project with all construction to follow the State of Colorado procurement and building code requirements.						
(3)	**Impacted Programs:**	Programs						
(4)	(a) **Priority Number:**	22	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$3,800,000	$0	**$0**	$0	$3,800,000	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,800,000**	**$0**	**$0**	**$0**	**$3,800,000**	**$0**	**$0**

(1)	(a) **Project Title:**	**CDOC Canteen Central Warehouse**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project will create a new warehouse and distribution central for use for all CDOC facilities.						
(3)	**Impacted Programs:**	All CDOC facilities						
(4)	(a) **Priority Number:**	23	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	50,000
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$14,200,000	$0	**$0**	$0	$14,200,000	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$14,200,000**	**$0**	**$0**	**$0**	**$14,200,000**	**$0**	**$0**

(1)	(a) **Project Title:**	**Trinidad Correctional Facility (TCF) Programs Building Addition**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	Includes the A/E services and construction for an approximate 5,000 SF addition to the Programs Building. The project includes classroom, office, toilet, and storage spaces. Possible Canteen Cash funds for this project. This project is part of the TCF Facility Master Plan.						
(3)	**Impacted Programs:**	Programs, Education, Religious, Mental Health, Case Management						
(4)	(a) **Priority Number:**	24	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	5,000
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$3,782,800	$0	**$0**	$0	$0	$3,782,800	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,782,800**	**$0**	**$0**	**$0**	**$0**	**$3,782,800**	**$0**

(1)	(a) **Project Title:**	**Colorado Territorial Correctional Facility (CTCF) Primary Electrical System Improvemer**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project includes replacement of the antiquated electrical distribution system (50-90 years old) in the 6 of 12 electrical vaults.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	25	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide

(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$14,016,200	$0	**$0**	$0	$0	$14,016,200	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$14,016,200**	**$0**	**$0**	**$0**	**$0**	**$14,016,200**	**$0**

(1)	(a) **Project Title:**	**Colorado Territorial Correctional Facility (CTCF) Building 11 & 27 (Infirmary and Chapel) Improvements**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request includes HVAC, Plumbing, Electrical, and ADA Improvements. The existing infirmary is in violation of health department, return air does not empty to outside and there are no floordrains.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	26	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	39,998
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$14,444,200	$0	**$0**	$0	$0	$14,444,200	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$14,444,200**	**$0**	**$0**	**$0**	**$0**	**$14,444,200**	**$0**

(1)	(a) **Project Title:**	**Colorado Territorial Correctional Facility (CTCF) Cellhouse 5 Security, Utilities, and ADA Improvements**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project request includes the professional services and construction for the renovation of Cellhouse 5 and the roof replacement of the aging and leaking roofs over the Administration Building and Cellhouse 5 at the Colorado Territorial Correctional Facility. The renovation project includes security improvements *(solid front cell doors, door controls, and tray slots)*, utility improvements, and ADA compliance for the three-tier cell house.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	27	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	32,428
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$31,756,100	$0	**$0**	$0	$0	$31,756,100	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$31,756,100**	**$0**	**$0**	**$0**	**$0**	**$31,756,100**	**$0**

(1)	(a) **Project Title:**	**Fremont Correctional Facility (FCF) Cellhouse 6 Renovation**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request will address electrical, plumbing, mechanical, and ventilation issues. Professional services are included.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	28	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	41,510
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$16,768,300	$0	**$0**	$0	$0	$16,768,300	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$16,768,300**	**$0**	**$0**	**$0**	**$0**	**$16,768,300**	**$0**

(1)	(a) **Project Title:**	**Fremont Correctional Facility (FCF) Programs and Education Expansion**	(b) **Phase:**	**1 of 1**

(2)	**Brief Description of Project:**	This project seeks spending authority for Canteen Funds for the design and construction of additional classroom space. At present, Fremont Correctional Facility does not have sufficient classroom space to accommodate the current population of 1,683 male offenders. The project includes classroom, office, toilet, and storage spaces.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	29	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$3,822,100	$0	**$0**	$0	$0	$3,822,100	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,822,100**	**$0**	**$0**	**$0**	**$0**	**$3,822,100**	**$0**

(1)	(a) **Project Title:**	**Fremont Correctional Facility (FCF) Offender Gymnasium Expansion/Renovation**				(b) **Phase:**		**1 of 1**
(2)	**Brief Description of Project:**	This project seeks spending authority for Canteen Funds for the design and construction of an indoor recreation facility (gymnasium). At present, Fremont Correctional Facility does not have sufficient indoor recreation space to accommodate the current population of 1,683 male offenders.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	30	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$3,355,100	$0	**$0**	$0	$0	$3,355,100	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,355,100**	**$0**	**$0**	**$0**	**$0**	**$3,355,100**	**$0**

(1)	(a) **Project Title:**	**Buena Vista Correctional Facility (BVCF) Tinsley Education Building Renovation**				(b) **Phase:**		**1 of 1**
(2)	**Brief Description of Project:**	Renovation of the building to support additional classrooms for a multi-functional programming, group rooms for instructor and offender led classes in addition to life skill classrooms. This allows great flexibility for BVCC with program delivery. ADA modifications as well as mechanical and electrical system upgrades are part of the project scope.						
(3)	**Impacted Programs:**	Education and Programs						
(4)	(a) **Priority Number:**	31	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		13,484
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$3,000,000	$0	**$0**	$0	$0	$0	$3,000,000
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,000,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,000,000**

(1)	(a) **Project Title:**	**Trinidad Correctional Facility (TCF) New Armory**				(b) **Phase:**		**1 of 1**
(2)	**Brief Description of Project:**	This is for a new Masonry Armory building approximately 1500 sf. The new building will include a weapon wash area, restrooms, and muster area.						
(3)	**Impacted Programs:**	Education and Programs						
(4)	(a) **Priority Number:**	32	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		1,500
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$573,300	$0	**$0**	$0	$0	$0	$573,300
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0

(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$573,300**	**$0**	**$0**	**$0**	**$0**	**$0**	**$573,300**

(1)	(a) **Project Title:**	**Colorado Territorial Correctional Facility (CTCF) Expand Gymnasium**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project seeks spending authority for Canteen Funds for the design and construction of an indoor recreation facility (gymnasium).						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	33	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$2,130,500	$0	**$0**	$0	$0	$0	$2,130,500
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$2,130,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,130,500**

(1)	(a) **Project Title:**	**Buena Vista Correctional Facility (BVCF) Main Entry Checkpoint**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is to relocate existing lobby security officer to pedestrian/ vehicle sallyport.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	34	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$1,206,800	$0	**$0**	$0	$0	$0	$1,206,800
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$1,206,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,206,800**

(1)	(a) **Project Title:**	**Delta Correctional Center (DCC) Perimeter Security**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	Due to a proposed program change at the Delta Correction Center, from a Security Level I facility to a Security Level II facility, a perimeter security fence is now required. The change from Security Level I to Security Level II allows the DCC to house both Minimum and Minimum Restricted offenders. The new single fence will encircle the facility and be designed per DOC standards. The new fence will include 12' high fencing fabric and framing system, concrete rat barrier, razor coil, perimeter lighting, detection system, and gatehouse. An upgrade of the generator is included in this project.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	35	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$8,430,000	$0	**$0**	$0	$0	$0	$8,430,000
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$8,430,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,430,000**

(1)	(a) **Project Title:**	**Colorado Territorial Correctional Facility (CTCF) Cellhouse 3 Renovations**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request will address electrical, plumbing, mechanical, and ventilation issues. Professional services are included.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	36	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	39,647
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$14,646,800	$0	**$0**	$0	$0	$0	$14,646,800
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0

(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$14,646,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,646,800**

(1)	(a) **Project Title:**	**Colorado Territorial Correctional Facility (CTCF) Perimeter Security Improvements**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project includes the replacement of the existing perimeter fence at Colorado Territorial Correctional Facility. The current system is old and fails continuously. Includes NLEF, Cameras, and upgraded software for current system electronics integration.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	37	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$4,350,600	$0	**$0**	$0	$0	$0	$4,350,600
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$4,350,600**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,350,600**

(1)	(a) **Project Title:**	**Limon Correctional Facility (LCF) Generator Replacement**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This request is for the replacement of the generator.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	38	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$3,868,800	$0	**$0**	$0	$0	$0	$3,868,800
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,868,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,868,800**

(1)	(a) **Project Title:**	**La Vista Correctional Facility (LVCF) Perimeter Improvements and Main Entry Expansio**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	This project includes the replacement of the existing perimeter fence at La Vista Correctional Facility and the renovation and expansion of the main entry.						
(3)	**Impacted Programs:**	All						
(4)	(a) **Priority Number:**	39	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	facility-wide
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$1,691,900	$0	**$0**	$0	$0	$0	$1,691,900
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$1,691,900**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,691,900**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Colorado State Board of Education - Board Room Renovation (SOB Room 101)
(B)	(1) Agency/Institution:	Dept. of Education - CTBL	(2) Project Phase (__ of __):	1 of 1
(C)	(1) OSA Delegate Name:	Julia Fitzpatrick	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 22-23	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	1-Sep-21

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 37,955	$ -	**$ 37,955**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 20,000	$ -	**$ 20,000**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 30,000	$ -	**$ 30,000**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 87,955	$ -	**$ 87,955**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 1,359,394		**$ 1,359,394**	$ -	$ -	$ -	$ -
(21)	Renovation at $435.70 X 3,120 GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 81,564	$ -	**$ 81,564**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied			**5.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 1,440,958	$ -	$ 1,440,958	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ 30,000		**$ 30,000**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 30,000**	**$ -**	**$ 30,000**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ 14,410	$ -	**$ 14,410**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ 40,000	$ -	**$ 40,000**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 54,410	$ -	**$ 54,410**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 1,613,322**	**$ -**	$ 1,613,322	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 161,332	$ -	**$ 161,332**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 161,332	$ -	**$ 161,332**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 1,774,654**	**$ -**	$ 1,774,654	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Colorado State Board of Education – Board Room Renovation (SOB Room 101)		
B	(1) Agency:	Department of Education	(2) OSA Delegate Signature:	7/6/2021 Date
C	(1) Funding Type:		(2) DPA's Risk Management ID#. If a new building list N/A:	
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):	
E	(1) Project Type:	X Capital Construction (CC) Capital Renewal (CR)	(2) Principal Representative Signature:	Date
F	(1) First Year Requested:	FY 2022	(2) OSA Review Signature:	Date
G	(1) Priority Number:	1 of 1	(2) Revision Date:	Date: 9/1/2021
H	(1) Total Project Cost:		(2) Current Phase Cost:	

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes X No ____ Date Approved: Provided but not yet approved

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No ____ Date Approved: 1/23/2015

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 69.0 Projected FCI: 69.0

B. PROJECT SUMMARY/STATUS:

Provide a brief scope description of the project and explain the status of each prior appropriated phase. See instructions for further detail.

Department of Education, a tenant in the State Office Building, 201 East Colfax, which is administered by DPA's Capitol Complex is requesting funding for the first time for the purpose of modernize and enlarge space up to 3,120 square feet on the first floor to accommodate a larger State Board of Education (two additional board members) by January 2023. This is a Program Driven change and is necessary to accommodate the increased number of State Board of Education members and to ensure that the State Board members can effectively perform their duties and responsibilities as elected officials. As the census information reported late, the need for two additional board members was identified in Spring 2021 and we immediately began the design process that produced 95% construction document and the estimate of probable cost that is provided with this request. The design team has advised us of the schedule challenge for completion of this project by our January 2023 deadline as permitting, procurement, and construction is anticipated to be a 10-month minimum period. With this concern, CDE may request a supplemental budget appropriation of $87K for the completion of the construction document, project manager services, and permitting to be able to commence construction immediately upon award of funds.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$1,774,654	$0	**$1,774,654**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$1,774,654	$0	**$1,774,654***	$0	$0	$0	$0

*** Revised 9/1/2021**

D. PROGRAM INFORMATION:

The Colorado State Board of Education is the primary program that will be affected by this change; however, the state board room serves as the largest conference room for the Colorado Department of Education (CDE). The state board room will be available for use by all CDE staff members when State Board of Education meetings are not being held. As such, the renovation of the state board room will also improve the internal operations of CDE, including facilitating enhanced collaboration. Additionally, the improved functionality and increased size of the state board room will allow for additional interaction and coordination with school district personnel. For example, the room will provide an ideal setting for hybrid training for school and district staff, which is integral to many of CDE's programs. A Facility Program Plan has been submitted along with this document.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

Provide a detailed description of the project, phases, funding and any other information relevant to the project. Include whatever pertinent material available to support the request. See instructions for further detail.

In response to a 14.5% growth in population, Colorado is getting a new congressional district which will result in an additional State Board member and an At-Large member (per §22-2-105, Colorado Revised Statutes (C.R.S.). This will expand the board from seven to nine members. As a result, adjustments to the current State Board room are necessary. The Colorado Department of Education has made the investment to complete the design work in FY 2020-21 to identify the necessary project costs, including $29,000 for architectural and mechanical plans, and $26,000 for audio-visual and acoustic design. The goal is to start construction on July 1, 2022. The plans developed by the architect are 95% construction documents, so there is only 5% design work remaining. The plans include taking suite 100 of CDE and making it part of the State Board room. There is space at CDE reserved for the staff that previously occupied suite 100. It important to note that the State Board room has not been renovated in the last 30 years and has some deferred maintenance. As such, the board room is not conducive to the business needs of the State Board of Education or the Colorado Department of Education. The new designs will address electrical, mechanical, environmental and security issues. This room will also have updates to the audio-visual equipment and room acoustics which will allow for additional remote participation and better live-streaming. The designs will ensure the space is ADA compliant and very accessible to the public; currently the space does not meet all the code regulations. The work is adjacent to the historic lobby which will remain unaffected by this project.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status

F. CONSEQUENCES IF NOT FUNDED:

Provide a description of consequences if this project is not funded. See instructions for further detail.

If this project is not funded the State Board will not have a space with a dais large enough to accommodate a nine-member board and also members of the public. The State Board would need to look for alternate locations for their monthly two-day meetings and periodic special meetings. Outside meeting space involves facility rental contracts, audio-visual agreements, restrictions on the ability to live-stream, food and beverage minimums, set-up/tear down time and the associated costs, and travel and parking expenses for board members, presenters and attendees. The State Board would also not be able to ensure that the space is easily accessible to the public and the disability community, and would not be able to guarantee that the space would be available as contracted if the facility has some unexpected conflict.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Provide a description of the comparative analysis of lifecycle costs for this project verses the alternatives considered. See instructions for further detail.

The reason that renovation is the only option is because the State Board is an elected body that needs to have a main location for their meetings. 201 E. Colfax is the Department of Education's main office facility, and it is centrally located downtown. When looking at options to lease or rent outside of 201 E. Colfax, staff realized the expenses for moving back and forth would be significantly higher, especially considering the additional costs of transporting equipment and reimbursing staff members' travel expenses. Each State Board meeting requires 10-15 staff members to present to the board, serve as resources of information for the board, and to carry out the logistics of the meeting. Hosting these offsite every month would be a burden to staff. The State Board meetings run for two days every month plus ad-hoc meetings as needed so we would be required to rent a space for not-less-than three days (minimum for set-up), which would increase the costs and take time away from our audio-visual (A/V) team.

H. ASSUMPTIONS FOR CALCULATIONS:

Describe the basis for how the project costs were estimated. See instructions for further detail.

Working through Capitol Complex, the State Board hired an architect and A/V/Acoustic team to examine the space and provide options for the State Board room renovation. The architect also worked with mechanical and electrical engineers to provide accurate costs associated with this project.

I. SUSTAINABILITY:

Provide a description how the project complies with the High Performance Certification Program and appropriate Governor's Executive Orders. Or provide waiver or modification request language as to why the project can't meet the HPCP policy. See instructions for further detail.

Project is below the 5,000 SF minimum for HPCP as it affects only 3,120 SF.

J. OPERATING BUDGET IMPACT:

Detail operating budget impacts the project may have. See instructions for further detail.

This request would increase the State Board's operating budget in two ways. First, the State Board would need to provide security for their meetings and second, the State Board would need to have part-time tech support for the State Board meetings. Both of these expenses will be submitted in an operating budget increase request.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase _1__ of _1__	**Start Date**	**Completion Date**
Pre-Design	**March 2021***	**June 30, 2021**
Design, Permitting, Contractor Procurement	**September 2021***	**June 30, 2022**
Construction	**July 1, 2022**	**December 30, 2022**
FF&E/Other		
Occupancy	**January 1, 2023****	

*** Note CDE has self-funded the design phase cost to advance the schedule**

**** Two new SBE members sworn-in early January**

L. ADDITIONAL INFORMATION:

Provide any other additional relevant information or requirements such as an encumbrance waiver or roll forward authority that may be required. See instructions for further detail.

M. CASH FUND PROJECTIONS:

Cash Fund name and number:			**#:**
Statutory reference to Cash Fund:			
Describe how revenue accrues to the fund:			
Describe any changes in revenue collections that will be necessary to fund this project:			
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23
10/1/2021

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Grant-Humphreys Mansion Exterior Life Safety Repairs and Rehabilitation
(B)	(1) Agency/Institution:	History Colorado	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	Natalie Tsantes	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY 19-20	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:		(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ 21,585	$ 21,585	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 17,200	$ -	**$ 17,200**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 317,872	$ -	**$ 317,872**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 13,578	$ -	**$ 13,578**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 420,466	$ -	**$ 420,466**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 104,152	$ -	**$ 104,152**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**10.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 894,853	$ 21,585	**$ 873,268**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 2,119,148	$ -	**$ 2,119,148**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 232,769	$ -	**$ 232,769**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 450,850	$ -	**$ 450,850**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**10.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 2,802,767	$ -	$ 2,802,767	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 3,697,620**	**$ 21,585**	**$ 3,676,035**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 367,604	$ -	**$ 367,604**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 367,604	$ -	**$ 367,604**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 4,065,224**	**$ 21,585**	**$ 4,043,639**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Grant-Humphreys Mansion Exterior Life Safety Repairs and Rehabilitation			
B	(1) Agency:	History Colorado		(2) OSA Delegate Signature:	Natalie Tsantes Date
C	(1) Funding Type:	General Fund		(2) DPA's Risk Management ID#. If a new building list N/A:	HEHS4085 6/30/21
D	(1) Project Phase (Phase _of_):	Phase 1 of 1		(2) State Controller Project # (if a continuation):	
E	(1) Project Type:		Capital Construction (CC)	(2) Principal Representative Signature:	Date
		X	Capital Renewal (CR)		
F	(1) First Year Requested:	FY 2019-20		(2) OSA Review Signature:	Date
G	(1) Priority Number:	1 of 2		(2) Revision Date:	Date
H	(1) Total Project Cost:	$4,043,639		(2) Current Phase Cost:	$4,043,639

* Attach CCCR CS Form

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes ____ No X Date Approved: ____

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No ____ Date Approved: ____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 81% Projected FCI: 86.6%

B. PROJECT SUMMARY/STATUS:

Provide a brief scope description of the project and explain the status of each prior appropriated phase. See instructions for further detail.

This capital renewal budget request is for $4,043,639 in Capital Renewal Funds to rehabilitate the exterior of the Grant-Humphreys Mansion terra cotta work, stone walkways, doors, windows, and gutter work. The funds requested will repair terra cotta and masonry work that have been included in the agency's Historic Structural Assessments (HSAs) since the 1970s when History Colorado received the property.

Over the last couple of years, pieces of terra cotta decorations have been falling off the Mansion, creating a life, health, and safety issue that the agency must address. Addressing the life, health, and safety issues is even more critical given the fact that the property is used primarily as a rental facility for weddings where guests are mingling both inside and outside of the Mansion. The Mansion is a revenue driver for History Colorado and, if a guest were to be injured on the property due to a damaged piece of the building falling off, it would likely cause the venue to suffer harm to its reputation and lose revenue as a result. This request will enable History Colorado to ensure one of the State's historic jewels in Denver will continue to shine for many generations to enjoy.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation(s)	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(47) Capital Const. Funds (CCF):	$4,043,639	$0	$4,043,639	$0	$0	$0	$0
(48) Cash Funds (CF):	$21,585	$21,585	$0	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	$0	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	$0	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	$0	$0	$0	$0	$0
(52) Total Funds (TF):	$4,065,224	$21,585	$4,043,639	$0	$0	$0	$0

D. PROGRAM INFORMATION:

Provide a description of the programs within the agency impacted by this request. See instructions for further detail.

The Grant-Humphreys Mansion was built in 1902 and was home to former Colorado Governor James Benton Grant's family until it was sold to Albert E. Humphreys in 1917. When Albert Humphreys, Jr. died suddenly in 1968, his brother Ira took possession of the Mansion until Ira

bequeathed the Mansion to the State Historical Society in 1976. Currently, the Mansion is part of the Community Museums division of History Colorado and has two employees, the Mansion Director and a Groundskeeper.

The Mansion currently serves as a rental facility for weddings, corporate and non-profit meetings/conferences, holiday parties, and special events. Third-party vendors cater most of the events at the Mansion. The events occur on the lower level, ground level, second level, and in the gardens and terraces surrounding the property. The exterior gardens and terraces of the building are often used for wedding ceremonies and as backdrop to wedding pictures. The third level of the building is in need of restoration and is not open to the public. History Colorado makes the property available for half-day, full-day, and evening rentals seven days a week. The Mansion is closed to the public on Thanksgiving Day, Christmas Eve, Christmas Day, and New Year's Day. In an average year, the Mansion earns about $475,000 in revenue; in FY20-21 alone, over $35,000 people visited as a rental guest. The Mansion's events are a major source of revenue for the Community Museums and History Colorado, which are cash funded.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

Provide a detailed description of the project, phases, funding and any other information relevant to the project. Include whatever pertinent material available to support the request. See instructions for further detail.

As part of History Colorado's long-term capital and facilities planning process over the past few years, the agency has been reviewing its past facility documents including Historic Structural Assessment reports (HSA), Master Plans, and Statement of Findings for its historic buildings to assist the agency in outlining and prioritizing its deferred and controlled maintenance needs. Using these documents, the agency has focused its FY22-23 request on addressing the agency's most pressing controlled maintenance and deferred maintenance projects.

History Colorado has conducted multiple Historic Structural Assessment reports (HSA) on the Grant-Humphreys Mansion since History Colorado took possession of it in 1976. Included in the first HSA the agency procured in 1986, and every HSA conducted since that time, is a recommendation to repair the terra cotta and masonry work adorning the exterior of the Mansion. According to the most recent statement of findings report by Durrant Architects in October 1999:

> *"Numerous elements of the terra cotta components are deteriorated, loose, cracked or otherwise failed. In some cases, the loose elements present a clear public hazard. There are considerable signs of water staining and discoloration at the bottom and inside face of the terra cotta assemblies at the balconies, the top surface of the projecting uppermost place of the terra cotta assembly exhibits stress cracks and chips in a number of pieces. In some cases, the joint cover between adjacent top pieces has developed cracks. At other places, old cracks and chips have been patched with grout.* ***Approximately 30% of the pieces of the projecting uppermost pieces of cornice exhibited some problems.***"

Based off this assessment, the agency moved forward with a more detailed field investigation of the exterior of the Mansion to determine the current state of the damage. History Colorado contracted with Clyde Schroeder, an architect with a specialization in historic preservation, to conduct a field investigation, recommendations for correcting found deficiencies, estimate of costs for the recommended corrections, and a detailed written report with corresponding pictures of the found deficiencies. He provided his report to History Colorado on January 30, 2018. The scope of work and cost estimates that are included in this request are a result of Mr. Schroeder's findings.

Methodology

To complete his assessment, Mr. Schroeder used a variety of tools, including resources from the History Colorado Library, a field inspection, and digital photos taken during the inspection. The resources from the History Colorado Library provided historical reference and documentation of the past repairs to the mansion, as well as recommendations from previously conducted reports. In reviewing past documentation, Mr. Schroeder determined that:

> *"stating percentages of repair or statements such as poor condition would not accurately define the extent of the work which needed to be done. Furthermore, it would prove difficult to even define and give an estimate as to the costs to restore and preserve the mansion [under this methodology]."*

Instead, Mr. Schroeder deconstructed many of the numerous and specialty pieces of the Mansion, starting from the grounds and working from the base of the structure to the top of the roof, to arrive at recommendations for restoration, proper restoration methods, and costing of the recommendations. Mr. Schroeder conducted multiple field investigations of the Mansion on October 20, October 21, and December 25, 2017. Digital photographs were taken of the entire structure, with a specific focus on items of concern or interest in relation to items in need of repair. The team also used a lift to get an aerial view of the roof condition. The report includes both material and labor recommendations for how to renovate each of the separate architectural elements of the Mansion. Separating the components of the building into definite parts allowed the entirety of the renovation process to become clear and enabled Mr. Schroeder to create more precisely defined costing estimates. Mr. Schroeder completed an assessment on only the exterior of the house. The assessment does not include recommendations for the interior of the Mansion, the original barn, automotive infill and Loggia, and portico.

Ground Level Findings

There is mostly strong positive surface drainage around the perimeter of the mansion, except on the southeast section, which has settled and currently drains towards the Mansion. The agency will use cash regional preservation funds to remove and replace the irrigation system, and re-grade the area to create positive drainage away from the structure.

Several areas of the concrete walkways surrounding the Mansion are in poor condition, and are settling and sloping into the structure, creating negative surface water drainage to the Mansion. The agency would remove, re-grade, and re-pour the walkways on the South, West, and Northwest sides of the Mansion as part of this request. (See photos 56, 71, 74-77, 138, and 138.)

In addition, the hillside stone steps and landings that start at the garage level and wind up the hill to the Fountain Terrace are in need of repair. The stairs are made of rectangular smooth cut stone leveled and installed one slightly bearing on the edge of the stone below. About 50% of the stone steps are in need of replacement with new stone, and the short pilaster stones need to be removed and reinstalled, as the current configuration is a tripping hazard. (See photos 64, 69, 118, and 119.)

The flagstone of the Fountain Terrace also needs to be removed, the site leveled, and reinstalled after a subsurface drainage system and waterproof membrane is installed to remove any moisture which penetrates the flagstone and mortar joint surface. Broken pieces of flagstone will be replaced in-kind.

Both the Fountain Terrace overlook wall and its base have deteriorated and become unstable. The base of the Terrace has sunk due to erosion and will be stabilized through site re-grading and re-setting of the flagstone. The Fountain Terrace overlook wall has settled by as much as three (3) inches from the original installation of the wall. The analysis suggests that the Terrace may have been constructed on fill dirt, leading to settling over time. The wall, guardrail balustrade and pedestal system will be removed, cleaned, and wall re-mortared. In addition, the old fountain water circulatory system will be replaced with a new one. Finally, the Fountain Terrace wall cornice cap will be reinstalled with proper sole and any defective or broken cap pieces replaced. A structural engineer will be used to advise during the construction stabilization process. (See photos 101, 113, and 124-137.)

Terra Cotta

A great deal of the terra cotta detail on the exterior of the Mansion is in need of repair. As mentioned previously, in 1999, approximately 30% of the terra cotta elements were cracked. The existing terra cotta elements were manufactured in 1900, which means it is very likely that they differ in substrate, hardness, fabrication technique, glaze thickness, and color. Any replacement terra cotta must be of substantial quality and it is imperative that the product be compatible and durable. Al elements that are to be replaced will be removed, cleaned, and tested using established criteria. The agency will then produce samples that will meet the criteria of the existing terra cotta product and test them with the same rigor as the original product. Mass production will begin only when the product sample meets the criteria and the project's architect or engineer approves it.

All of the details concerning the terra cotta replacement areas are included in the report (Attachment A) as division four (4) and described in the title of the line item as "Terra Cotta." This request narrative will highlight a few of the most deteriorated areas that need replacement.

- **Terra Cotta Fountain Overlook Wall Cornice Cap and Guardrail (Division 4.11)**
  As the terra cotta fountain wall has settled about three (3) inches, the wall's cornice cap has settled three (3) inches as well. During a previous repair, the cornice cap was removed and installed with thicker and wider mortar to compensate for movement. The cap will be installed in its original configuration and the balustrade guardrail will be removed and replaced. The terra cotta plinth base, Tuscan balusters, guardrail, and pedestals are in various stages of deterioration. Some of these will be cleaned while others will be re-fabricated and replaced. (See photos 123-127 of Attachment A.)
- **Terra Cotta Tuscan Entablature and Guardrail Balustrade (Divisions 4.27-4.33)**
  Some of the entablatures and guardrails in the Tuscan style are very deteriorated and damaged. Those entablatures and guardrails at the library, kitchen, porte cochere, and west balcony are all in poor condition and will be replaced as part of this project. All of the entablatures and guardrails in the Tuscan style will have the mortar removed and replaced throughout. (See photos 35A-55A, 49, 50, 294-295, 297-299, 314, 333, 337, and 347-349 of Attachment A.)
- **Terra Cotta Corinthian Entablature and Decorative Balustrade (Divisions 4.34-4.37)**
  The entablatures on the second floor are in the Corinthian style and included on the North, East, South, and West elevations. The detail with the cornice are highly decorative and detailed, requiring special attention during the cleaning and repair process. All of the Corinthian entablatures are in poor condition with the cornice sustaining the greatest amounts of damage. The modillions are also heavily damaged and stained. The freezer and architrave portions have some defective sections. The damaged pieces will be replaced, the mortar removed and replaced throughout. (See photos 56A-85A, 48-51, and 312-315 of Attachment A.)
- **Terra Cotta Chimneys (Divisions 4.38-4.41)**
  There are four (4) terra cotta brick chimneys that extend about eight (8) feet above the roof line of the Mansion. They have the same basic architectural features and design, while varying in width and depth. They are all in need of some level of repair, including replacing the cap pieces on all the chimneys. In addition, the metal flue additions are rusting and causing damage to the brick .The terra cotta flues and cap pieces will be removed, re-fabricated, and reinstalled on all of the chimneys after the top damaged brick in the chimneys are replaced. (See photos 312, 313, 315, 320-325, and 330 of Attachment A.)
- **Terra Cotta Brick Replacement (Division 4.2)**
  It is estimated that there are approximately 7,000 full bricks and 7,000 half-bricks that need to be removed and replaced. The bricks are laid in the Flemish pattern on the entire exterior of the structure. The existing mortar will be replaced in areas where the brick is in good condition. The agency will also patch small spalls that exist on portions of existing brick, where the spalls are small enough not to justify replacing the entire brick. (See photos 46-62, 79-89, 154, 166, 170, 175, 183, 186, 190, 191, 201, 204, 213-216, 306-308, 311, and 314 of Attachment A.)

Masonry

The vast majority of the masonry work that will be completed is on the steps to the Mansion. The curved stone front steps on the west side of the building are in good condition, but the mortar is damaged and will be removed and replaced as part of this project. The straight stone stairs leading to the porte cochere, kitchen basement, library, and west porch have varying levels of damage. For example, two (2) of the stones are broken and will be replaced, while damage to the sides of the steps is causing the brick surface to spall. To prevent brick spall in the future, a drip edge will be installed on the underside of the stone step ends. For additional details about the stone step repair work included in this request, see Divisions 4.4-4.10 in Attachment A. (See photos 148-151, 155, 156, 158, 160, 161, 163, 170, 183, 186-189, 191-192, 195-199, 201, 242, 376, 12A-22A, 27A-30A, 92A-94A, and 109A-110A.)

Additional masonry work includes repairs to the stone plinth that runs the entire perimeter of the Mansion. The stones are about eight (8) inches by eight (8) inches by thirty-six (36) inches and most of the stones are in good condition. The agency is requesting funds as part of this request to remove and replace about twenty-one (21) linear feet of stone plinth and remove and replace most of the mortar joints. (See photos 152-154, 166, 170, 176, 180-183, and 186).

Metal

Damaged copper gutters and lack of correct drip edge is the cause of much of the damage to the terra cotta and masonry. Improperly installed wall brackets resulted in gutters leaking and poorly fabricated repairs and patches have led to more gutter deterioration. This project will replace the gutters with newly fabricated conductor heads, leaders, elbows and brackets. The fasteners and methods of fastening will be approved prior to installation to ensure the method does not result in damage to the terra cotta or masonry. See Division 5.01 in Attachment A for more details. (See photos 233, 238, 178-179, 212-213, 217, 226, and 284.)

The cornice and wall caps at the Mansion all lack correct and proper drip edges, which, according to the structural report, is the single reason why there is so much damage on the Mansion. Some caps have no drip edges, while others were installed improperly. The bottom of the current caps have half-round edging that allows water to continue flowing back to the vertical wall surface instead of dripping off the extreme outer protruded edge. This results in water migrating back into the brick and mortar joints, causing the visible damage to the surface (and interior) of the Mansion. The drip edge will need to be as effective as possible while having minimal visual impact to the historic fabric of the existing Mansion and its architecture in order to comply with Federal Section 106 Standards. The best way to do this is to re-install the caps an inch further from the wall face than the original installation and include a drip edge to keep the water away from terra cotta and brick. See Division 5.02 in Attachment A for additional information about the drip edges for the cornice and wall caps.

Doors and Windows

The doors and wood frames at the Mansion are in good condition, requiring minor repairs, paint, and sealant. One stone still requires replacement, while the others are in good condition. The impost jambs and archivolts have the greatest amount of damage and require removal and replacement. More information about the Mansion's doors can be found in Divisions 8.01-8.04 in Attachment A. (See photos 48, 51, 228, 232-235, 238-240, 246, 249-250, 256-257, 266, 282, and 312).

The windows are generally in good structural condition. The terra cotta impost frame pieces have severe staining and many portions of the terra cotta windowsills will be replaced. The wood windows will have minor repairs, painted, and sealed. The most visually objectionable damage is on the impost jambs and archivolts and some will be replaced. See Division 8.07-8.14 for details. (See photos 229, 234-235, 241-249, 251-254, 283-284, 292, 297-299, 304-307, 312, 334.)

The Mansard roof section of the Mansion has eight (8) barrel windows and one (1) walkout door dormer that provides light and access to the third floor. The dormers have square wooden columns on the outside corners that appear to be original with numerous coats of paint. They will be repaired and/or replaced as part of this project. The doors, sidelights, dormer window frames, sashes, sills and mullions are in poor condition, with cracking caulking and poor paint job. The whole wood window section will be replaced as part of this request. See Division 7.05 of Attachment A for more information on the dormer, dormer windows, door and trim. (See photos 312-313, 316-318, 326, 350-353, and 355-358.)

Ceilings and Roofs

The ceilings of the porches are all in good condition, except for a portion of the porte corchere ceiling where the copper gutter has been leaking and causing damage. The agency will complete minor repairs, clean, paint and seal all of the porch ceilings. Much of the terra cotta soffits on the perimeter of the porches have cracks, staining, and mortar failure, and will be replaced as part of this request. The drip edging described in this request will be utilized on the soffits to mitigate future water damage to the terra cotta. Details about the porch ceilings can be found in Division 9.01 of Attachment A. (See photos 312-316, 319, 328, 337, 349, 350-354, 367, 369, 370, and 372-373.)

All of the roofs were recently replaced and have solid coverage with good seaming. None of the roofs have counter flashing where they connect to the outside edges, which would add to water damage mitigation. This request will add counter flashing to the roofs.

The center pyramid skylight is generally in good condition. However, the internal film to the skylight has deteriorated and is cracking and peeling. The film will be removed as part of this project and replaced with a more permanent product. Additional details about the condition of the roofs and skylight can be found in Divisions 7.01-7.04 of Attachment A. (See photos 327, 329, 359, and 360.)

Other

This project will increase the FCI for the Grant-Humphreys Mansion from 81 to 86.6, through improvements to the Exterior Walls and Foundation Categories of the FCI calculation methodology.

History Colorado will use a design/bid/build method to complete this project. Since the project requires technical knowledge, a historic preservation background, and is detail oriented, the agency is requesting funding equal to ten percent (15%) of total construction costs for Construction Management/Owner's Representative. This estimate is based off industry standard costs for an owner's representative, using salary data found online. This project will require close attention to detail and will need constant observation and management, due to the highly technical nature of replacing and fixing the building's terra cotta and masonry. The agency believes this request will help ensure the project is completed on time, to Federal Section 106 Standards, and within budget.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
N/A			

F. CONSEQUENCES IF NOT FUNDED:

Provide a description of consequences if this project is not funded. See instructions for further detail.

As discussed in the Summary section of this request, the Grant-Humphreys Mansion is used as a rentable event venue and is a significant source of revenue for History Colorado's community museums. The Mansion is primarily used for weddings and damage to the Mansion has resulted in couples not booking their special day at Grant-Humphreys specifically because they did not want the damage in their pictures. As the damage continues and becomes more visible over time, the agency will continue to miss out on revenue opportunities. The agency has recently stabilized its financial position, and any reduction in revenue could put its finances out of balance, causing cash flow and fund balance issues.

Even more significant is the fact that pieces of the terra cotta have already begun falling off the Mansion, which is a life, health, safety issue. If this request is not funded, water will continue to damage the building and more pieces of the terra cotta will begin falling off. Once this happens, the agency will need to put up netting to ensure the pieces do not fall on people, causing injury. Netting will result in a reduction of rentals and revenue, as the historic architecture of the mansion is what makes it appealing as a rental venue.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Provide a description of the comparative analysis of lifecycle costs for this project verses the alternatives considered. See instructions for further detail.

Based on cost estimates from previous structural reports, the cost to repair this damage will only continue to increase over time. With most State buildings, after the cost of repairs exceeds the cost of replacing the building, the State builds a new building. History Colorado is responsible for caring for the State's historic monuments and buildings for future generations, which means it must keep its historic sites and properties repaired and in good condition as part of its statutory mandate. This holds true even if the cost of repairs exceeds the cost of building replacement, as the State has decided these buildings and sites are worth repairing for future Coloradans to learn about the history of their state.

The only real alternative for History Colorado to doing these repairs is to further defer maintenance. If the agency does nothing, water will continue to damage the exterior of the building, resulting in the need for more repairs. In 1999, when the agency completed its last Historic Structural Assessment (HSA) of the Grant-Humphreys Mansion, the cost of the repairs included in this request was $875,000. By the time of this FY22-23 request, the cost of the repairs will have increased more than fourfold to over $4 million.

H. ASSUMPTIONS FOR CALCULATIONS:

Describe the basis for how the project costs were estimated. See instructions for further detail.

All project costs for this request are from the "Construction Cost Estimates" included in the Clyde Schroeder Grant-Humphreys Mansion Exterior Assessment and Report, Section G of Attachment A.

The initial Report was completed January 2018 and is used as the basis for costs. Historic inflation is calculated based upon a four year average of inflation of 4%, per Mortenson Construction Cost Index (CCI-N) for Denver, to increase the present day cost. Future Inflation of 10% is calculated based upon the construction midpoint of March 2024, assuming that the construction would start August 2023. Inflation calculations and assumptions can be found in Attachment C, Inflation Calculations.

I. SUSTAINABILITY:

Provide a description how the project complies with the High Performance Certification Program and appropriate Governor's Executive Orders. Or provide waiver or modification request language as to why the project can't meet the HPCP policy. See instructions for further detail.

As this capital renewal request is primarily for renovation of architectural features, the Office of the State Architect has granted a waiver for this project because it does not meet certification requirements for the High Performance Certification Program.

J. OPERATING BUDGET IMPACT:

Detail operating budget impacts the project may have. See instructions for further detail.

Completing the repairs to the exterior of the Grant-Humphreys Mansion will have minimal impact to the program's operating budget. There will likely be some savings to energy costs as a result of repairing the windows and doors associated with this request. These energy savings are difficult to quantify, since the repairs must meet Section 106 Standards.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	Start Date	Completion Date
Pre-Design	July 2022	December 2022
Design	December 2022	August 2023
Construction	August 2023	September 2024
FF&E/Other	September 2024	February 2025

L. ADDITIONAL INFORMATION:

Provide any other additional relevant information or requirements such as an encumbrance waiver or roll forward authority that may be required. See instructions for further detail.

N/A

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23
6/30/2021

Capital Construction Capital Renewal Project Request - Five Year Plan FY2022-23 to FY2026-27 (CCCR 5P)

(A)	(1) Agency:	History Colorado	(2) Principle Representative Signature:	Date: 6/30/21
(B)	(1) OSA Delegate Name:	Natalie Tsantes	(2) Agency Revision Date:	Date:

(C)	GRAND TOTALS	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
	Capital Constr Funds (CCF)	$15,108,639	$0	$4,043,639	$10,000,000	$250,000	$815,000	$0
	Cash Funds (CF)	$8,406,585	$21,585	$385,000	$8,000,000	$0	$0	$0
	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
	Total Funds (TF)	$23,515,224	$21,585	$4,428,639	$18,000,000	$250,000	$815,000	$0

T

(1)	(a) Project Title:	Grant-Humphreys Mansion Exterior Life Safety Repairs and Rehabilitation			(b) Phase:	1 of 1	
(2)	Brief Description of Project:	Capital renewal project to rehabilitate the exteior of the Grant-Humphreys Mansion terra cotta work, stone walkways, doors, windows, and gutters. Project will address life safety concerns regarding deteriorated terra cotta and will fix structural damage to the brick and mortar of the structure, further increasing its useful life for revenue-generating events and bring the exterior to the historic condition.					
(3)	Impacted Programs:	Grant-Humphreys Mansion Rentals					
(4)	(a) Priority Number:	1	(b) Project Type:	Capital Renewal (CR)		(c) Gross Square Feet:	18,296

(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$4,043,639	$0	$4,043,639	$0	$0	$0	$0
(7)	Cash Funds (CF)	$21,585	$21,585	$0	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
(11)	*Total Funds (TF)*	$4,065,224	$21,585	$4,043,639	$0	$0	$0	$0

1

(1)	(a) Project Title:	Georgetown Loop Preservation Capital Construction Projects			(b) Phase:	1 of 1	
(2)	Brief Description of Project:	Annual request for cash funded maintenance and capital projects at Georgetown Loop Railroad.					
(3)	Impacted Programs:	Georgetown Loop Railroad					
(4)	(a) Priority Number:	2	(b) Project Type:	Capital Construction (CC)		(c) Gross Square Feet:	N/A

(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$0	$0	$0	$0	$0	$0	$0
(7)	Cash Funds (CF)	$385,000	$0	$385,000	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
(11)	*Total Funds (TF)*	$385,000	$0	$385,000	$0	$0	$0	$0

2

(1)	(a) Project Title:	Facilities Master Plan			(b) Phase:	1 of 1	
(2)	Brief Description of Project:	Execute a Facilities Master Plan across History Colorado Center, 8 Community Museums, Georgetown Loop Railroad, and 5 Regional Properties. Facilities Master Plan to identify infrastructure and capital improvements needed to support agency's Strategic Plan.					
(3)	Impacted Programs:	All programs at History Colorado					
(4)	(a) Priority Number:		(b) Project Type:	Capital Construction (CC)		(c) Gross Square Feet:	420,000

(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$500,000	$0	$0	$500,000	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	$0	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
(11)	*Total Funds (TF)*	$500,000	$0	$0	$500,000	$0	$0	$0

3

(1)	(a) Project Title:	Collections Storage Facility			(b) Phase:	1 of 1	
(2)	Brief Description of Project:	Procure a Collections Storage Facility to support the agency's future collection and other storage needs, as per the agency's recently completed collections space management plan.					
(3)	Impacted Programs:	Collections, Exhibits, Museum Operations, Programming, Education, Facilities					
(4)	(a) Priority Number:		(b) Project Type:	Capital Construction (CC)		(c) Gross Square Feet:	150,000

(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27

4

(6)	Capital Constr Funds (CCF)	$10,000,000	$0	$0	$10,000,000	$0	$0	$0
(7)	Cash Funds (CF)	$8,000,000	$0	$0	$8,000,000	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
(11)	*Total Funds (TF)*	$18,000,000	$0	$0	$18,000,000	$0	$0	$0

(1)	(a) Project Title:	Fort Garland's Commandant's Quarters Geothermal Heating					(b) Phase:	1 of 1
(2)	Brief Description of Project:	Install geothermal heating at Fort Garland's Commandant's Quarters. Heating in the Commandant's Quarters would enable revenue-generating programs to run year-round at Fort Garland, further engaging the local community and increasing repeat visitation. Additionally, heating would increase exhibit opportunities within the Commandant's Quarters by reducing risk to the collections due to vast temperature swings throughout the year.						
(3)	Impacted Programs:	Fort Garland's Collections, Exhibits, Museum Operations, and Programming						
(4)	(a) Priority Number:		(b) Project Type:	Capital Construction (CC)		(c) Gross Square Feet:		
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$250,000	$0	$0	$0	$250,000	$0	$0
(7)	Cash Funds (CF)	$0	$0	$0	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
(11)	*Total Funds (TF)*	$250,000	$0	$0	$0	$250,000	$0	$0

5

(1)	(a) Project Title:	Georgetown Loop Railroad Devil's Gate Bathroom Expansion and Plaza Restoration					(b) Phase:	
(2)	Brief Description of Project:	Expand the bathrooms at Devil's Gate Station to meet current and future tourist visitation needs and replace the plaza bricks.						
(3)	Impacted Programs:	Georgetown Loop Historic Railroad and Mine Park						
(4)	(a) Priority Number:		(b) Project Type:	Capital Construction (CC)		(c) Gross Square Feet:		
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$815,000	$0	$0	$0	$0	$815,000	$0
(7)	Cash Funds (CF)	$0	$0	$0	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
(11)	*Total Funds (TF)*	$815,000	$0	$0	$0	$0	$815,000	$0

6

(1)	(a) Project Title:						(b) Phase:	
(2)	Brief Description of Project:							
(3)	Impacted Programs:							
(4)	(a) Priority Number:		(b) Project Type:			(c) Gross Square Feet:		
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$0	$0	$0	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	$0	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
(11)	*Total Funds (TF)*	$0	$0	$0	$0	$0	$0	$0

7

(1)	(a) Project Title:						(b) Phase:	
(2)	Brief Description of Project:							
(3)	Impacted Programs:							
(4)	(a) Priority Number:		(b) Project Type:			(c) Gross Square Feet:		
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Year FY2022-23	(e) Year Two FY2023-24	(f) Year Three FY2024-25	(g) Year Four FY2025-26	(h) Year Five FY2026-27
(6)	Capital Constr Funds (CCF)	$0	$0	$0	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	$0	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	$0	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	$0	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	$0	$0	$0	$0	$0
(11)	*Total Funds (TF)*	$0	$0	$0	$0	$0	$0	$0

8

(1)	(a) Project Title:						(b) Phase:	

9

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*				
(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	OBH Transitional Housing – Ph 1of 1
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	1 of 1
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2022-2023	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 27,000	$ -	**$ 27,000**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 9,000	$ -	**$ 9,000**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 3,600	$ -	**$ 3,600**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**10.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 39,600	$ -	**$ 39,600**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 2,113,909	$ -	**$ 2,113,909**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 105,695	$ -	**$ 105,695**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 105,695	$ -	**$ 105,695**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**5.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 2,325,300	$ -	$ 2,325,300	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ 250,000	$ -	**$ 250,000**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ 12,500	$ -	**$ 12,500**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**5.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 262,500**	**$ -**	**$ 262,500**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 2,627,400**	**$ -**	$ 2,627,400	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 262,740	$ -	**$ 262,740**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 262,740	$ -	**$ 262,740**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 2,890,140**	**$ -**	$ 2,890,140	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	OBH Transitional Housing – Ph. 1of 1		
B	(1) Agency:	Department of Human Services	(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:	*HSPU1143, HSWR1165, HSFL1025, & HSFL1035*
D	(1) Project Phase (Phase _of_):	1 of 1	(2) State Controller Project # (if a continuation):	NA
E	(1) Project Type:	x Capital Construction (CC) Capital Renewal (CR)	(2) Principal Representative Signature:	07/06/2021
F	(1) First Year Requested:	FY 2022- 2023	(2) OSA Review Signature:	Date
G	(1) Priority Number:	_1__ of _12__	(2) Revision Date:	Date
H	(1) Total Project Cost:	$2,890,140	(2) Current Phase Cost:	$2,890,140

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes X No _____ Date Approved: June 2017

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes _____ No X Date Approved: _____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: _____ Projected FCI: _____

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (CDHS, the Department) Office of Behavioral Health's (OBH) requests $2,890,140 GF in FY 2022-23 to renovate (5) five existing CDHS residential buildings to support the operations of (48) new beds which will meet the need for the program's transitional – care treatment standards. The renovation of these residential buildings will meet the Colorado Department of Public Health and the Environment (CDPHE) licensing requirements and will allow the Office of Behavioral Health (OBH) to transition approximately 48 patients, from the two CDHS – OBH administered state mental health hospitals back into local communities throughout the State, allowing patients to receive treatment in a minimally-restrictive setting in compliance with the Olmstead standards. Without the additional General Fund, the Department will be challenged to support a statewide need to provide a continuum of care for the civil patient population, and the ability for patients to transition from an inpatient level of care in the State's Mental Health Institute back into the community.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$2,890,140	$0	**$2,890,140**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0

(52) Total Funds (TF):	$2,890,140	$0	**$2,890,140**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

The State of Colorado operates two Mental Health Institutes (MHIs), the Colorado Mental Health Institute at Fort Logan (CMHIFL) and the Colorado Mental Health Institute at Pueblo (CMHIP). Both locations are licensed by the Colorado Department of Public Health and Environment; certified for Medicaid and Medicare participation by the federal Centers for Medicare and Medicaid Services (CMS); and accredited by the Joint Commission (JC). Additionally, the Colorado Department of Public Safety, Division of Fire Prevention and Control provides oversight.

The CMHIFL location operates 94 inpatient psychiatric beds for adults with a serious mental illness. Additionally, with the renovation of the F2 and F3 Cottages, CMHIFL will be adding 44 inpatient psychiatric beds to the campus in the fall of 2022. The Colorado Mental Health Institute at Pueblo (CMHIP) operates approximately 516 inpatient psychiatric beds providing mental health treatment for adolescent, adult and geriatric civil patients and forensic patients. The majority of patients treated at the CMHIP campus are court-ordered for evaluation or treatment, while the majority of the patients treated at CMHIFL campus are referred by community mental health centers and are on civil commitments.

The Olmstead v. Lois Curtis ruling "requires states to eliminate unnecessary segregation of persons with disabilities and to ensure that persons with disabilities receive services in the most integrated setting appropriate to their needs." (ADA, 2020). In order to achieve this, the federal government has created a system to fund states giving the means to provide disabled individuals within the state's care the most appropriate level of service in the least restrictive setting possible.

OBH serves individuals involved in the forensic mental health system, civilly committed individuals and individuals in need of mental health services within communities throughout Colorado. OBH recently commissioned and completed many planning studies, beginning with the Western Interstate Commission for Higher Education (WICHE) study (2015), an Operational Program Plan (OPP) study (2016), a Facility Program Plan (FPP) study (2017) and the recently conducted Behavioral Health Needs Assessment (2020).All of these plans identified service gaps in the seven regions of the state.

One of the key identified gaps that currently exists in the State's mental-health system is that many patients who are successful in the program, and are ready to transition from an inpatient level of care in the State's Mental Health Institutes, cannot do so due to the lack of appropriate, cost-effective level of care transitional residential facilities. Because of this shortage of transitional, less restrictive, residential level of care facilities, the service gap often results in the individuals remaining in the state hospital system.

As noted in the 2016 OPP under Section VI - Current Institute Services: Barriers to Discharge:

> The most frequently occurring barriers to discharge at the Institutes is the lack of appropriate residential settings, with 80 cases over the past two years; the second most frequent barrier is denial due to high risk/high profile status, with 52 cases over the past two years. Individuals denied discharge due to their high risk/high profile status would be best served by transitional units. The purpose of the units would be to provide evidence that these patients can be managed and/or self-managed in a way that maintains community safety.

The 2017 FPP focused on the ideal and best solution for the long term and thus the recommendation was to replace beds at the CMHIP campus and add new beds in the Denver Metro area. The FPP did not focus specifically on transitional housing, though it did identify the need within the recommendations.

The Department of Health Care Policy and Financing manages the various Medicaid waiver options available to members with a disability that have long-term care support needs. Among these waivers is the Community Mental Health Supports Waiver. This specific waiver outlines the specific services that the federal government will reimburse at a 50% match for providers that administer care within a community setting. Additionally, patients enrolled in this proposed waiver program will receive Health First Colorado benefits as well as the specific services of the waiver program at no additional cost.

Providing a transitional step for the individuals served in this program is core to creating a Colorado in which everyone thrives. Thus this request supports the recommendations made by the Governor's Behavioral Health Taskforce.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The Department proposes a single phased project that will renovate five existing CDHS owned residential buildings that are currently vacant. Two of the residential facilities, building 3 and building 14, are 12-16 bed facilities located on the CMHIFL campus and were previously used by the University of Colorado's ARTs (Addiction Research and Treatment Services) program providing homes for mothers and children. The remaining three residential buildings are eight (8) bed residential homes, located in neighborhoods within the Pueblo and Denver Metro area.

The locations are:

1. 262 S. Bayfield, Pueblo, CO. (Risk Management Number - HSPU1147)
2. 183 S. Wiggins, Pueblo, CO. (Risk Management Number - HSPU1143)
3. W. 105TH, Broomfield, CO (Risk Management Number - HSWR1165)
4. CMHIFL, Building 3, Denver CO (Risk Management Number - HSFL1025)
5. CMHIFL, Building 14, Denver CO (Risk Management Number - HSFL1035)

The renovations will ensure the facilities meet the current requirements of the Facilities Guidelines Institute (FGI) licensing guidelines. This includes, but is not limited to, addressing all anti-ligature needs by replacing all existing fixtures as necessary. It also includes updates, if necessary, to the existing base building assemblies systems including new HVAC and electrical systems. All facilities will be renovated including updated restrooms, shower rooms, kitchens, living areas, staff areas, and grounds to provide a home-like environment. Homes on the CMHIFL campus will also include repairs to existing structural elements like tuck pointing of the masonry, and replacement of structural assemblies that have aged and are in need of repair.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
2017-030P16	Regional Center Capital Depreciation Project-Generators	$199,416	Completed
2015-147M19	SB267 Repair/Replace Roofs, Various Buildings	$3,718,800	Completed
CDHS – DFM 20	CMHIFL Building 3 HVAC, Carpet, Kitchen and paint upgrades – Building and Grounds funding	$290,000	Completed
2015-032P14	OBH Program and Master Plans - CMHIFL and CMHIP - Ph. 1	$456,400	Completed

F. CONSEQUENCES IF NOT FUNDED:

If the funding is not approved, the MHI's will not meet the requirement of the Olmstead v. Lois Curtis ruling that "requires states to eliminate unnecessary segregation of persons with disabilities and to ensure that persons with disabilities receive services in the most integrated setting appropriate to their needs." (ADA, 2020). Currently, the MHI's are unable to discharge patients ready for transition to the community, resulting in longer stays and fewer beds available to meet the acute needs of patients waiting for admission. The individuals that are functioning successfully in the program will be affected by not providing them the transitional needs that will allow them to live an independent life outside of the MHI hospital system. Finally, OBH will not be able to address gaps identified in the commissioned planning studies; the WICHE study (2015), the OPP study (2016), the FPP study (2017) and the recently conducted Behavioral Health needs assessment (2020).

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Life-Cycle Cost Analysis (LCCA) is a method for assessing the total cost of facility ownership. It takes into account all costs of acquiring, owning, and disposing of a building or building system. LCCA balances initial monetary investment with the long-term expense of owning and operating the building. While the primary goal of the analysis is to quantify the economics, there is also consideration given to the non-monetary benefits of the proposed alternative, especially if said benefit is crucial to the mission, vision, and goals of the program and Department.

The CDHS believes that funds expended judiciously based on empirical data and the needs identified by OBH would be the most holistic and fiscally responsible approach. Some non-quantifiable LCCA benefits of the project are outlined as follows:

- Align CDHS and OBH mission, vision and goals for a continuum of services
- Enable a coordinated and a holistic approach towards solution for the program success, thus avoiding duplication of efforts, subtle overlaps of services, overlooked complementary programs, and wasted valuable resources.

There is no real alternative to accomplishing these types of program critical activities as the resources and funding do not exist lacking a capital construction appropriation.

H. ASSUMPTIONS FOR CALCULATIONS:

Cost estimates were provided based on current projects with similar scope that were estimated by a professional estimator. These costs were also supplemented by historical projects of similar scope and repairs over the last (2) current years.

I. SUSTAINABILITY:

The capital improvements proposed are for the renovation of existing facilities. The project, once funded, will integrate sustainable design, energy-efficiency and renewable energy principles for all renovation assemblies identified in the scope of work. The project will aim to achieve the Office of the State Architect's (OSA)s Sustainable Priorities and comply with the Governor's Executive Orders pertinent to Greening of State Government where assemblies are affected under the renovations. Given the limited nature and scope of the project (renovations), the Department will maximize all sustainable elements but will not pursue the HPCP (High Performance Certification Program) and LEED (Leadershipin Energy and Environmental Design) goals.

J. OPERATING BUDGET IMPACT:

It is anticipated that the program will need approximately 90.6 FTE to support this request, with an operating need of $5,080,800

GF plus $3,328,800 FF for FY 2023-24 and ongoing. Details for the complementary operating are found in the FY 2022-23 budget request titled Transition Homes Operating Request..

K. PROJECT SCHEDULE:

Phase __1_ of_1__	**Start Date**	**Completion Date**
Pre-Design	July 2022	Sept 2022
Design	Sept 2022	January 2023
Construction	March 2023	September 2023
FF&E/Other	June 2023	August 2023
Occupancy	September 2023	

L. ADDITIONAL INFORMATION:
N/A

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		N/A	#:
Statutory reference to Cash Fund:		NA	
Describe how revenue accrues to the fund:		N/A	
Describe any changes in revenue collections that will be necessary to fund this project:		N/A	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		N/A	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$N/A	$N/A	$N/A	$N/A

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	OBH Transitional Housing – Ph. 1of 1
B	(1) Agency:	Department of Human Services

Building #3 at Colorado Mental Health Institute at Fort Logan

Building #14 at Colorado Mental Health Institute at Fort Logan

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*				
(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	CMHIP HVAC Replacements in Four MHI Buildings
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	Phase 2 of 3
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY 2021-21	(2) State Controller Project #:	2021-003P21
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 23,600	$ 23,600	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 3,311,638	$ 3,311,638	**$ -**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 67,120	$ 67,120	**$ -**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 3,600	$ 3,600	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 408,715	$ 408,715	**$ -**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		12.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 3,814,673	$ 3,814,673	**$ -**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 35,275,892	$ 8,000,000	**$ 9,694,846**	$ 17,581,046	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 2,134,020	$ -	**$ 1,043,996**	$ 1,090,024	$ -	$ -	$ -
(27)	Inflation for Construction	$ 10,098,643	$ -	**$ 4,497,322**	$ 5,601,321	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**24.00%**	30.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 47,508,555	$ 8,000,000	$ 15,236,164	$ 24,272,391	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 51,323,228**	**$ 11,814,673**	**$ 15,236,164**	**$ 24,272,391**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 5,132,323	$ 381,467	**$ 2,323,616**	$ 2,427,239	$ -	$ -	$ -
(45)	***Total Contingency***	$ 5,132,323	$ 381,467	**$ 2,323,616**	$ 2,427,239	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 56,455,551**	**$ 12,196,140**	**$ 17,559,780**	**$ 26,699,630**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 56,455,550	$ 12,196,140	**$ 17,559,780**	$ 26,699,630	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 56,455,550**	**$ 12,196,140**	**$ 17,559,780**	**$ 26,699,630**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	CMHIP HVAC Replacements in Four MHI Buildings			
B	(1) Agency:	Department of Human Services		(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund/Capital Construction Funds		(2) DPA's Risk Management ID#. If a new building list N/A:	HSSH2886, HSSH2887, HSSH2892, and HSSH2895
D	(1) Project Phase (Phase _of_):	Phase 2 of 3		(2) State Controller Project # (if a continuation):	2021-003P21
E	(1) Project Type:		Capital Construction (CC)	(2) Principal Representative Signature:	07/06/2021
		X	Capital Renewal (CR)		
F	(1) First Year Requested:	FY 2021-22		(2) OSA Review Signature:	Date
G	(1) Priority Number:	_2__ of _12__		(2) Revision Date:	Date
H	(1) Total Project Cost:	$56,455,550		(2) Current Phase Cost:	$17,559,780

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: _____

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes X No _____ Date Approved: _____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: 0.74, 0.76, 0.74 0.76 Projected FCI: Increase of 1%-2% anticipated

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (DHS, the Department) requests $17,559,780 total funds/General Fund in FY 2022-23 in order to complete the second phase of a three-phase Capital Renewal project to upgrade and replace old HVAC systems in four patient care facilities at the Colorado Mental Health Institute at Pueblo (CMHIP). $12,196,140 has been appropriated in FY 2021-22 for the first phase and a portion of phase two. This request seeks adequate funds to complete phase two.

C. SUMMARY OF PROJECT FUNDING REQUEST:

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$56,455,550	$12,196,140	**$17,559,780**	$26,699,630	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$56,455,550	$12,196,140	**$17,559,780**	$26,699,630	$0	$0	$0

D. PROGRAM INFORMATION:

The Colorado Mental Health Institute at Pueblo (CMHIP) operates 516 inpatient psychiatric beds providing mental health treatment for adolescent, adult and geriatric civil patients, and forensic patients. Most of the patients treated at CMHIP are court-ordered for evaluation or treatment.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

HVAC systems at numerous CMHIP facilities, including buildings 115, 116, 121, and 125, have reached or exceeded their useful life spans (the newest system of the four buildings is 28 years old.) Program and patients use all four buildings: buildings 115, 116 and 121 house patient care units, and building 125 houses treatment and medical space for MHI patients. Any major temperature changes impact MHI patients, many of whom are on psychotropic medications. Thus, the proper functioning of HVAC systems in these facilities is a critical component of program operations. Regulatory indoor air quality standards and codes have changed significantly since the HVAC systems were installed in these buildings to now include more stringent air quality requirements. This is especially true for medical and office facilities. Current indoor air quality requirements for programs inside these buildings are becoming increasingly more demanding, putting higher demands on existing systems to comply, and in some cases, these systems are no longer able to perform properly. The existing air-handling units and support systems in the request have exceeded their useful lives, and have intensified maintenance costs, including increased system failures. Replacing components has become harder. Failure of these systems will impact programs and operations.

- Buildings 115 and 116 are nearly identical two-story facilities (43,968 GSF and 44,795 GSF) built in 1939 that provide patient care, including the admissions unit, Continuum of Recovery (CORe), adult cognitive units, vocational rehabilitation, and education/treatment mall. The HVAC systems in both buildings 115 and 116 were last upgraded in 1992.
- Building 121 (114,457 GSF) was built in 1952 and is a six-story facility that houses geriatrics, community reintegration unit, occupational therapy, office space, staff development/training, and vacant space on the top floor. The HVAC systems were last updated in 1986.
- Building 125 (151,037 GSF) was built in 1964 and its seven HVAC systems are original to the building. Building 125 serves as the main administration building for CMHIP, and also provides ancillary services such as radiology, laboratories, respiratory therapy, electroencephalography, dental suites, admissions clinics, and physical therapy.

The Division of Facilities Management (DFM) maintains these facilities and has kept these old systems functioning long past their life expectancies by replacing components and parts over the years. Normally, system replacements in facilities fall under the aegis of controlled maintenance (CM) requests /projects. These four buildings have large footprints and square footages, and thus the HVAC systems are fairly large and expensive. Thus, the size and costs of the scope anticipated precludes the use of a CM type of funding request, and the Department proposes that this needs to be funded as a Capital Renewal request/project. A single-year appropriation would enable a compact schedule, reduce overhead costs, and limit construction cost escalation (based on the Consumer Price Index), but the Department proposes a 3-phased request/project. This will allow the General Assembly to accommodate the request given the available funding constraints and accommodate the potential for any coordination needed on completion of the design of the systems for all four facilities in phase 1. The overall facility condition index (FCI) of these four facilities are 0.74 for buildings 115 and 121, and 0.76 for buildings 116 and 125. The overall FCI does not reflect the condition of the HVAC system itself since the remainder of the facility systems are in better condition.

In FY 2021-22, Phase 1 and a portion of Phase 2 were funded. The proposed phasing for the project is as follows (a portion of the phase 2 construction work will be completed with the funds appropriated in FY 2021-22, the specifics of that work will be determined once the design is completed):

- Phase 1: Professional services including design for all the four facilities within the scope of work: Building 115 ($456,496), Building 116 ($467,381), Building 121 ($1,422,950), and Building 125 ($1,849,311) – Professional services including estimates ($4,196,140)
- Phase 2: Building 115 ($5,812,173) and Building 116 ($5,963,217) – Abatement and construction; Building 121 ($12,340,919) – Construction, no hazmat abatement;
- Phase 3: Building 125 – Abatement and construction ($25,179,578)

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
2016-081M19	Bldg 125 – SB267 Repair/Replace Elevators, CMHIP, Phase 1 of 3	$948,782	August 2021
2016-081M19	Bldg 125 – SB267 Repair/Replace Elevators, CMHIP, Phase 2 of 3	$1,180,507	August 2021
2015-147M19	Bldg 116 – SB267 Repair/Replace Roofs	$265,642	August 2021
2015-147M19	Bldg 115 – SB267 Repair/Replace Roofs	$270,813	August 2021
2009-007P14	Bldg 125 – Suicide Risk Mitigation Phase 2 - Construction	$927,791	2018
2009-007P14	Bldg 125 – Suicide Risk Mitigation Phase 2 - Design	$195,422	2018
2015-030P14	Bldg 125 - Electronic Health Records & Pharmacy System Replace	$151,615	2017
2015-030P14	Bldg 121 - Electronic Health Records & Pharmacy System Replace	$84,579	2017
2015-030P14	Bldg 116 - Electronic Health Records & Pharmacy System Replace	$36,488	2017
2015-030P14	Bldg 115 - Electronic Health Records & Pharmacy System Replace	$18,241	2017
M13052 (‘13-‘14)	Bldg 125 – Upgrade Building Automation Systems, Phase 1 of 3	$189,214	2015
P0635 (2007-08)	Bldg 125 - Equipment Replacement	$792,326	2009

F. CONSEQUENCES IF NOT FUNDED:

Should future phases of this request not be funded, DFM will continue to repair and replace components of these obsolete systems to keep them functioning. This is a very reactive and crisis management approach to facility maintenance and threatens the stability due to the lack of planning. At some point, parts and components that are already hard to come by will not be available and would cause the system(s) to fail. This would have a major impact on programs and operations at the CMHIP campus.

In the past, HVAC projects have been requested in a piecemeal fashion through the State's Controlled Maintenance (CM) program, and many smaller individual projects were funded. However, the CM program is not intended to address larger, more complex projects, which would be categorized as Capital Renewal (CR). The CR program is intended to address more comprehensive and extensive projects in a systematic way. The Office of the State Architect (OSA) endorses this approach to major CM projects that cannot be completed in phases costing less than two million dollars per year.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

LCCA will be given further consideration and analysis during the design phase. The LCCA will be specific to the HVAC system only.

H. ASSUMPTIONS FOR CALCULATIONS:

Conceptual cost estimates were prepared by Johan Kemp Estimating Services, Inc. in June 2018 to determine probable magnitudes of cost based on visual inspections and original construction documents for all four buildings. Once Architecture/Engineering (A/E) design is completed, more exact cost estimates will be prepared based on the known scopes of work and the completion of A/E construction documents.

Table 1: Estimated Total Cost for Building 115 HVAC	**Amounts**
Professional Services	$414,996
Construction & Abatement + Prevailing Wages (5%)	$4,516,172
Construction Escalation (4 years: 6% + 6% + 6% + 6%)	$1,083,881
Contingency (10%)	$560,005
Total	**$6,575,054**

Table 2: Estimated Total Cost for Building 116 HVAC	**Amounts**
Professional Services	$424,891
Construction & Abatement + Prevailing Wages (5%)	$4,633,535
Construction Escalation (4 years: 6% + 6% + 6% + 6%)	$1,112,048
Contingency (10%)	$574,558
Total	**$6,745,032**

Table 3: Estimated Total Cost for Building 121 HVAC	**Amounts**
Professional Services	$1,293,589
Construction + Prevailing Wages (5%)	$9,589,134
Construction Escalation (4 years: 6% + 6% + 6% + 6%)	$2,301,392
Contingency (10%)	$1,189,053
Total	**$14,373,168**

Table 4: Estimated Total Cost for Building 125 HVAC	**Amounts**
Professional Services	$1,681,197
Construction & Abatement + Prevailing Wages (5%)	$18,671,071
Construction Escalation (5 years: 6% + 6% + 6% + 6% + 6%)	$5,601,321
Contingency (10%)	$2,427,239
Total	**$28,380,828**

I. SUSTAINABILITY:

This project does not qualify for the High Performance Building Certification Program (HBCP) due to the limited scope of this project. However, replacing aged systems with modern HVAC technology will dramatically improve energy consumption, and increase heating/cooling efficiency and comfort to the four highly-used buildings on the CMHIP campus. New HVAC systems will also have the ability to integrate seamlessly with the Department's existing Siemens building automation system, thus improving the ability to heat and cool separate spaces in each building based on use and occupant needs. This dramatic increase in system efficiency and increased level of zone control will result in significant energy and cost savings over the current systems. Adjustments to utility costs will be requested as needed through the annual budget process.

J. OPERATING BUDGET IMPACT:

Funding this request will help improve energy-efficiency and will likely result in savings for energy consumption as well from minimizing repair and maintenance needs, since new systems are a lot more energy-efficient. While the potential for savings is a given due to industry knowledge, it would be hard to quantify any of these savings and operational cost impacts at this time. It could be done by tracking the new systems after installation for a few years and doing a comparative analysis of costs for repairs and energy consumption for the old and new systems.

K. PROJECT SCHEDULE:

This project begins with professional services to determine, specify, and design the most appropriate, cost-effective and efficient HVAC systems for four highly utilized buildings on the CMHIP campus. Following the completion of Phase 1, construction and installation would continue in Phases 2 and 3 as follows:

Phase 1 of 3	**Start Date**	**Completion Date**
Pre-Design	July 2021	October 2021
Design	October 2021	May 2022
Construction	N/A	N/A
FF&E/Other	N/A	N/A
Occupancy	N/A	N/A

Phase 2 of 3 – Buildings 115,116, and 121	**Start Date**	**Completion Date**
Pre-Construction	July 2022	October 2022
Design	N/A	N/A
Construction	October 2022	March 2024
FF&E/Other	N/A	N/A
Occupancy	March 2024	

Phase 3 of 3 – Building 125	**Start Date**	**Completion Date**
Pre-Construction	July 2023	October 2023
Design	N/A	N/A
Construction	October 2023	March 2025
FF&E/Other	N/A	N/A
Occupancy	March 2025	

L. ADDITIONAL INFORMATION:

Funds appropriated in FY21-22 for phase 1 included an additional $8M. The department has adjusted the request for phase 2 based on the additional funding appropriated, and proposes to start some of the construction work with those funds.

M. CASH FUND PROJECTIONS

Cash Fund name and number:		**NA**	**#:**
Statutory reference to Cash Fund:		**NA**	
Describe how revenue accrues to the fund:		**NA**	
Describe any changes in revenue collections that will be necessary to fund this project:		**NA**	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		**NA**	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$NA	**$NA**	**$NA**	**$NA**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	CMHIP HVAC Replacements in Four MHI Buildings
B	(1) Agency:	Department of Human Services

Current HVAC in Bldg. 121

Current HVAC in Bldg. 125

Current HVAC in Bldg. 115

Current HVAC in Bldg. 116

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Campus Utility InfrastructureUpgrade, Mental Health Institute at Fort Logan
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	2 of 3
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY 2002-03	(2) State Controller Project #:	2002-108P01
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 668,742	$ 668,742	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 2,561,618	$ 542,576	**$ 1,282,421**	$ 736,622	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 38,376	$ 16,277	**-**	$ 22,099	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 151,161	$ 49,104	**$ 64,121**	$ 37,936	$ -	$ -	$ -
(13)	Inflation Percentage Applied		4.00%	**5.00%**	5.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 3,419,897	$ 1,276,699	**$ 1,346,542**	$ 796,656	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 30,072,653	$ 6,846,162	**$ 14,539,921**	$ 8,686,570	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages: 5%	$ 1,161,323	$ -	$ 726,994	$ 434,329	$ -	$ -	$ -
(27)	Inflation for Construction	$ 1,219,391	$ -	**$ 763,345.75**	$ 456,044.93	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**5.00%**	5.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 32,453,366	$ 6,846,162	$ 16,030,261	$ 9,576,943	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 35,873,264**	**$ 8,122,861**	**$ 17,376,803**	**$ 10,373,600**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 3,587,326	$ 812,286	**$ 1,737,680**	$ 1,037,360	$ -	$ -	$ -
(45)	***Total Contingency***	$ 3,587,326	$ 812,286	**$ 1,737,680**	$ 1,037,360	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 39,460,590**	**$ 8,935,147**	**$ 19,114,483**	**$ 11,410,960**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 39,460,590	$ 8,935,147	**$ 19,114,483**	$ 11,410,960	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 39,460,590**	**$ 8,935,147**	**$ 19,114,483**	**$ 11,410,960**	**$ -**	**$ -**	**$ -**

Accompanies CCCR N Form

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Campus Utility Infrastructure Upgrade, Colorado Mental Health Institute at Fort Logan		
B	(1) Agency:	Department of Human Services	(2) OSA Delegate Signature:	Date
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:	N/A - Infrastructure
D	(1) Project Phase (Phase _of_):	2 of 3	(2) State Controller Project # (if a continuation):	2002-108P01
E	(1) Project Type:	[ ] Capital Construction (CC) [x] Capital Renewal (CR)	(2) Principal Representative Signature:	Date
F	(1) First Year Requested:	FY 2002-03	(2) OSA Review Signature:	Date
G	(1) Priority Number:	_3__ of __12_	(2) Revision Date:	Date
H	(1) Total Project Cost:	$39,460,590	(2) Current Phase Cost:	$19,114,483

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No __X__ Date Approved: _____

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes _____ No __X*__ Date Approved: _____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: _____ Projected FCI: _____

***FCI Reports are completed for all CDHS owned facilities but FCI's are not conducted on infrastructure systems outside of the facilities.**

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (CDHS, the Department) requests $19,114,483 Capital Construction funds/General Fund in FY 2022-23 for the second phase of a three-phased Capital Renewal (CR) project to upgrade infrastructure on the Colorado Mental Health Institute at Fort Logan (CMHIFL) campus.

Phase 1, for which $8,935,147 was appropriated in FY 2018-19, included funding for overall site survey/investigation and review of the CMHIFL infrastructure, as well as design and construction improvements in the areas designated for phase 1. Construction included replacing pavement, sidewalks, fire and domestic water lines, and sanitary sewers; and improving storm drainage. These improvements are taking place along Lowell Boulevard, Oxford Avenue, Knox Court, and Julian Way. Due to COVID-19, the project was put on hold briefly but has since resumed. Construction is currently underway and has an estimated completion date of the end of 2021.

Phase 2 includes: 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 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.

Proactive planning predicates that the infrastructure should be addressed comprehensively, thus the Department assembled this phased funding request. Numerous infrastructure concerns have been uncovered over the course of various past Emergency Controlled Maintenance (ECM) projects, including:

- Existing utility infrastructure depth and locations vary upwards of eight feet below grade.
- Remnants of many buildings and foundations are scattered throughout the campus below grade.
- Utility infrastructure precludes optimal communication and security cabling and access.
- No organized and dedicated storm drainage and water quality system exists.

These conditions have a major impact on costs due to additional digging, trenching, and shoring requirements. Additionally, the two main streets on campus are on public transportation routes (W. Oxford and S. Lowell), but must be maintained by the Department.

If funded, this project would result in monetary cost and time savings, which will sustain the campus for decades into the future. Funding as a Capital Renewal project would address the needs of this request within fewer years instead of the numerous years it would take if funded through the Controlled Maintenance process, assuming the requests were recommended for funding.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$39,460,590	$8,935,147	**$19,114,483**	$11,410,960	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$39,460,590	$8,935,147	**$19,114,483**	$11,410,960	$0	$0	$0

D. PROGRAM INFORMATION:

Fort Logan was originally constructed as a military outpost in 1881. In 1961, it transitioned to the Fort Logan Mental Health Center, now known as the Colorado Mental Health Institute at Fort Logan (CMHIFL). The campus currently covers about 231 acres (subsequent to the VA land sale in 2019) and has 74 buildings (4 of these buildings are now located on VA land and leased back by the Department) with a gross square footage of 643,196. The average building age on the campus is 89 years, with the average age of Mental Health Institute buildings at 56 years.

The Fort Logan campus represents a significant asset and resource, for both the Denver Metro area and the State as a whole. It is home to unique programs that operate 24-hours per day, and provide critical support and services to those in need with no realistic treatment alternative. It is the sole State facility in metro Denver for those with mental illness, treating those who might otherwise be without any support or who may present a risk to themselves and the public at large.

The campus supports over 800 State employees from various programs and agencies. The infrastructure network supporting the 231-acre campus is well past its life expectancy and is experiencing significant, ongoing problems. This request will address the second phase of the Campus Utility Infrastructure Upgrade at Fort Logan. The second phase will address aging campus infrastructure systems, including domestic water mains, sewer mains, storm water drainage, irrigation lines, fire lines, roadways, parking lots and sidewalks. In the last decade, there has been an escalation in the number of failures in these systems that have required emergency funding. If this project is not funded, there will be further need for emergency funded infrastructure projects on the CMHIFL campus. Emergency projects are expensive and are meant to address unanticipated crucial failures, and are not meant to sustain infrastructure on a campus of this size. In addition, with the current economic forecast the available emergency funds for such critical needs are limited.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

In 1961, when the Fort Logan property was transferred to the State from the federal government, the U.S. Department of Health, Education and Welfare conducted an inventory of the utility systems and categorized the electrical system as “Obsolete & Salvage,” the sewage system as “Poor” and the water system as “Good”. System conditions have declined in the intervening 57 years, necessitating replacement. Since the latter part of 2002, CMHIFL has had fifteen (15) Emergency Controlled Maintenance (ECM) projects related to the infrastructure replacement included in this funding request. Ten of these fifteen (15) ECM projects have occurred within the last ten years.

ROADS AND SIDEWALKS:

The roads and sidewalks on the CMHIFL campus accommodate high traffic volumes (both destination traffic and city traffic), including public transportation, school buses, and fire trucks. This is considerably higher traffic than the light commercial traffic for which they were originally designed. Throughout the campus, poor roadway conditions are evident as pavements are cracking, potholing, rutting and breaking up. This is creating safety issues for vehicles and pedestrians. Sidewalks and pedestrian walkways, curbs and gutters, street signage, curb cuts and accessibility street ramps are also in a state of disrepair. The cracked and uneven sidewalks show signs of heaving and breaking up, creating safety and tripping hazards for patients, clients and staff (please refer to photographs included). The pedestrian walkways across the campus are not compliant with Americans with Disabilities Act requirements, and are a liability to the State and need to be rectified.

SANITARY SEWER:

The sewage system on the campus (composed of clay and cast iron pipes) ranges in age from fifty (50) to a hundred (100) years, is well beyond its expected life span, and is failing due to antiquity and root intrusions. It is not uncommon for the sewer system to flood patient and program areas and basements. These failures are potential health risks for patients, clients, staff and visitors, and at times require temporary program displacements while the areas are restored and lines repaired. CDHS owns all the sanitary sewer lines with the exception of the line along Lowell Blvd.

DOMESTIC WATER:

The water lines (with varying material compositions of steel, cast iron and copper) on the CMHIFL campus also range in age from fifty (50) to (100) years, and are long past their expected life span. They are rusting and failing, and are difficult to repair. The failing water system affects potable water quality along with firefighting capacity.

FIRE LINES:
The fire lines on the CMHIFL campus date from 1926 to 1999. They are tapped off the water main and thus are not dedicated supply lines. Similar to the water lines, they are in need of replacement, since the service (including the building fire protection systems) is at risk due to rust, low pressure, and age. The poor condition of many fire hydrants on campus poses a safety risk as well.

STORM SEWER:
Currently, there is no underground storm sewer system and/or water quality system for stormwater and runoff on the campus. Current codes mandate water quality management. A planned stormwater management system will ensure compliance and mitigate the concerns caused by surface runoff and sheet flow.

COMMUNICATION:
Most of the buildings on campus were built when the communication and security needs of patient care (including electronic medical records) did not exist. Thus, there is no dedicated communication cabling and network on the campus. Since the infrastructure project will entail trenching below grade for other utilities, and communication trenches and conduits are part of the overall infrastructure of all facilities, this would be an opportune time to provide the needed below-grade concrete trenches and conduits for future communication cabling.

CONSTRUCTION MANAGEMENT:
A three-phased approach is preferred over a single phase. Due to the 24/7 nature of the campus and the volume of emergency vehicular traffic passing through Fort Logan, a phased approach will allow for emergency egress and proper traffic routing during construction. Additionally, due to the magnitude of this project, completing it over phases allows additional time to complete all upgrades and improvements, while keeping the campus operational.

Since funds for the first phase of the project have already been allocated, the remainder of the project will take place in multiple phases ensuring that the project work does not disrupt the operation of the campus, and surrounding operations/personnel including local fire department. It is envisioned that continuing with this project with two remaining phases as a CR appropriation, instead of a multi-year CM project, will save approximately $2.3 million (based on the Consumer Price Index) through a compacted schedule of two years instead of numerous years, reducing overhead costs, and limiting construction cost escalation.

NOTE: Projected savings do not include potential program costs resulting from system failures, program relocations, redundant design and construction resulting from emergency failures and replacements - all of which have a high probability of recurrence over the next several years, should the project not be funded.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
2002-108P01	Campus Utility Infrastructure Upgrade, Colorado Mental Health Institute at Fort Logan	$8,935,147	Under Construction
EM 20XX	Water Line Break Princeton Cir	Not Submitted	2019
EM-1906	Repair/Replace Portion of Domestic Water Line at DHS	$11,398.47	2018
EM-1725	Repair water main on Princeton Circle	$65,000	2017
EM-1602	Repair water main in front of Bldg. 55	$16,997	2015
EM-917	Repair water main behind Bldg. 9	$10,565	2013
EM-728	Repair water line break @ Lowell Ave.	$14,271	2012
EM-709	Replace 13,200-Volt PT transformer	$27,500	2011
EM-648	Repair water main north of Bldg. H	$72,275	2011
EM-645	Repair water main @ Bldg. F-1	$59,040	2011
EM-643	F Cottage sewer line replacement	$15,252	2011
EM-555	Repair water main @ Bldg. F-1	$20,085	2010
EM-545	Repair water main @ Bldg. F-1	$54,880	2010
EM-520	Repair water main @ Mead & Oxford	$131,255	2009
EM-448	Repair water main @ Bldg. KA	$10,974	2009
EM-424	Repair 6” water main @ Bldgs. KE & KF	$10,994	2009
M07050	Replace Fire Hydrants – Phase 2 of 2	$705,999	Project Frozen/Funds Reverted 2009
M06076	Replace Deteriorated Campus Infrastructure	$1,309,195	Project Frozen/Funds Reverted 2009

F. CONSEQUENCES IF NOT FUNDED:

Repairing and replacing individual sections of utility lines as they fail will no longer suffice to continue essential services to the buildings and programs they support. Without replacement of the entire utility systems, spontaneous failures will continue. Many utility lines have failed, causing disruption to building services and the programs that rely on them. Patchwork repairs to failed portions of infrastructure do not solve the underlying problems, with subsequent failures erupting in other locations. The Department has utilized both operating dollars and requests for assistance from the Office of the State Architect (OSA) for Emergency Controlled Maintenance (ECM), but these funds are inadequate to address the extensive need.

Deferring needed repairs is not a viable solution for the long-term needs of the campus. Consequences of failing to fund this initiative include:

- Water and sewer lines will continue to deteriorate and fail, requiring continuous emergency projects (and funding) and operating funds in order to perform repairs and maintain program viability.
- When systems are out of service, program activities are affected, and safety and security are compromised for both patients and staff.
- Traffic continues to degrade the remaining worn pavement. When roads fail, it affects the ability of support programs, emergency responders, and staff to function on the campus. It also impacts the surrounding operations and public transportation.
- An escalation in the potential for:
    - health and safety issues;
    - building closures in the long term;
    - staff and client danger in the short term;
    - increased cost to replace the failed systems in the future;
    - the recantation of program certifications and/or licenses for some agencies on the Fort Logan campus;
    - closure of streets in the future due to conditions not meeting state roadway standards or codes; and
    - failure to meet mandated communication and security protocols for direct care such as electronic health records.
- Emergency piecemeal infrastructure projects are not only more expensive than a cohesive infrastructure repair plan, but are also an unsustainable model for ongoing maintenance and operations.

In the past, infrastructure projects have been requested in a piecemeal fashion through the State's CM program and some smaller individual projects were funded. However, the CM program is not intended to address larger, more complex Capital Renewal (CR) projects. The CR program is intended to address more comprehensive and extensive projects in a systematic approach. The OSA and Department of Personnel and Administration (DPA) endorse this approach to major infrastructure projects.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

A true life cycle analysis - such as those normally associated with increased resident census, added operational programs, building services, maintenance, regulatory cost increases, software maintenance or energy consumption – is not possible for an infrastructure upgrade of this magnitude, but many known benefits from this project are anticipated. Initiating the replacement of campus infrastructure will include the following outcomes:

- It will allow the Department to devote its limited resources to the upkeep of campus assets and routine maintenance to extend their serviceable life, rather than responding to failures that only temporarily forestalls future needs.
- Critical Department programs, and those of the other campus occupants, will be afforded a greater level of infrastructure reliability that minimizes spontaneous failures and disruptions to programs.
- The Department will see a reduction in expenditures for unanticipated failures and, in addition, a reduction in the number of Emergency Project requests to the OSA.
- Programs will experience greater continuity of services and reliability of infrastructure support.
- It will ensure and enhance the viability of the CMHIFL campus operations for the future.

H. ASSUMPTIONS FOR CALCULATIONS:

Phase 1 of this project produced a site survey which allowed DHS to accurately identify the location and sizing of deteriorated utilities. This survey, along with phase 2 locations, was provided to a professional estimator Johan Kemp who provided an updated cost estimate. Prevailing wage was included in the construction labor cost in order to meet the new legislatively mandated requirement. Total project costs include professional services, construction costs, and other misc. project costs as noted on the cost sheet.

I. SUSTAINABILITY:

This project does not qualify for the High Performance Building Certification Program as it is an infrastructure project. However, certain aspects of Leadership Energy and Environmental Design (LEED) metrics will be used such as ease of pedestrian travel, and waiting areas for public transportation. LEED site criteria will be incorporated into the planning for each phase of the project. The Greening Government initiative will be reviewed during the design phase of this project to see if it's applicable, appropriate, and fiscally possible.

J. OPERATING BUDGET IMPACT:

Funding this phase will help improve services primarily to the Department's programs, but also several University of Colorado programs housed on the campus.

- Completing the replacement of campus infrastructure will allow the Department to devote its limited resources to the upkeep of campus assets and routine maintenance to extend their serviceable life, rather than responding to failures that only forestall future needs.

- In addition, critical Department programs will be afforded a greater level of infrastructure reliability and disruptions to program services will be minimized.
- Department resources will be utilized in a more efficient manner to maintain new infrastructure, rather than expending operating dollars to merely patch problems that will reoccur in the future.
- The Department will see a reduction in expenditures for unanticipated failures and a reduction in the number of emergency project requests to the OSA. New and reliable infrastructure will result in cost savings due to mitigating the need for repairs but it is hard to quantify those kinds of future savings.

The project will continue to complete a long-standing goal to completely upgrade the infrastructure system on the Fort Logan campus when this is funded along with the CM projects.

K. PROJECT SCHEDULE:

Phase _2__ of__3_	**Start Date**	**Completion Date**
Pre-Design	July 2022	October 2022
Design	October 2022	June 2023
Construction	July 2023	July 2024
FF&E/Other	NA	NA
Occupancy	NA	NA

Phase _3__ of_3__	**Start Date**	**Completion Date**
Pre-Design	July 2023	October 2023
Design	October 2023	June 2024
Construction	July 2024	July 2025
FF&E/Other	NA	NA
Occupancy	NA	NA

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design	NA	NA
Design	NA	NA
Construction	NA	NA
FF&E/Other	NA	NA
Occupancy	NA	NA

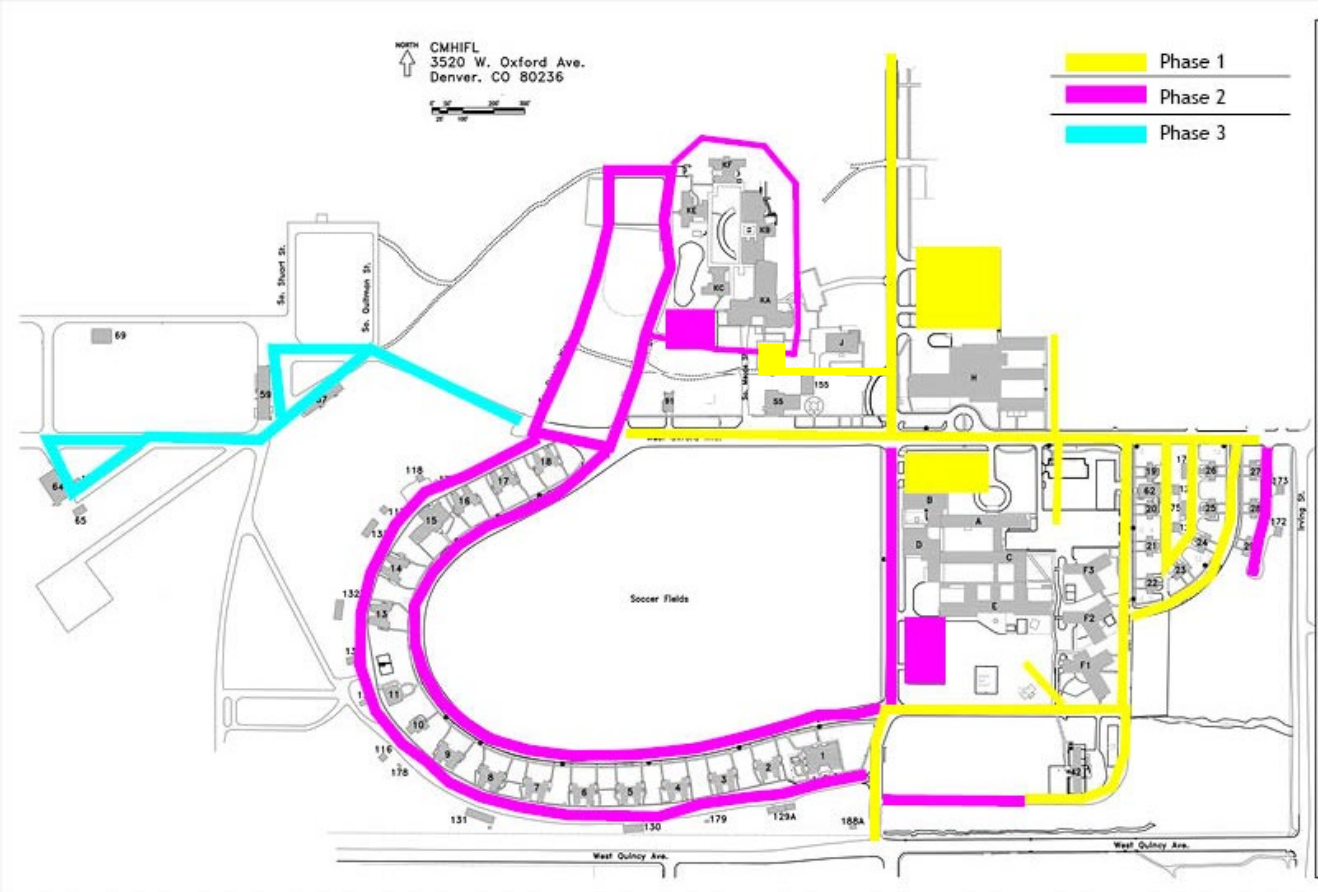
L. ADDITIONAL INFORMATION:

Infrastructure upgrades will be needed for the CMHIFL campus regardless of future planning and construction of replacement or renovated facilities on the Fort Logan campus. The existing infrastructure will continue to deteriorate and fail at an increasing rate during the funding, planning, and construction of new facilities. Additionally, other structures on campus would still experience failing infrastructures if not corrected. Coordination between this project and any future separate capital construction (CC) projects to replace or renovate the State Mental Health Hospital will be required to address infrastructure that would be common to both projects. It is unlikely any overlap would occur until Phase 3 of this CR project's scope of work.

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		NA	#:
Statutory reference to Cash Fund:		NA	
Describe how revenue accrues to the fund:		NA	
Describe any changes in revenue collections that will be necessary to fund this project:		NA	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		NA	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$NA	**$NA**	**$NA**	**$NA**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Campus Utility Infrastructure Upgrade, Colorado Mental Health Institute at Fort Logan
B	(1) Agency:	Department of Human Services



Phasing Plan for Colorado Mental Health Institute at Fort Logan Infrastructure Project

Current Conditions at Colorado Mental Health Institute at Fort Logan

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23
9/29/2021

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	CMHIP Kitchen Improvements
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2022-23	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 25,000	$ -	**$ 25,000**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 1,413,711	$ -	**$ 1,413,711**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 75,000	$ -	**$ 75,000**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 141,371	$ -	**$ 141,371**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 2,000	$ -	**$ 2,000**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 165,708	$ -	**$ 165,708**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**10.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 1,822,791	$ -	**$ 1,822,791**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ 485,711	$ -	**$ 485,711**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ 485,711	$ -	**$ 485,711**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF): 34,085 GSF	$ 9,714,225	$ -	**$ 9,714,225**	$ -	$ -	$ -	$ -
(19)	New at $_285_____ X _____34,							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ 534,282	$ -	**$ 534,282**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 560,996	$ -	**$ 560,996**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 2,356,185	$ -	**$ 2,356,185**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**20.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 14,137,112	$ -	$ 14,137,112	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ 2,718,596	$ -	**$ 2,718,596**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ 543,719	$ -	**$ 543,719**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**20.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 3,262,315**	**$ -**	**$ 3,262,315**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ 141,371**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ 113,097	$ -	**$ 113,097**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 254,468	$ -	**$ 254,468**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 19,476,685**	**$ -**	$ 19,476,685	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ 973,834	$ -	**$ 973,834**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 973,834	$ -	**$ 973,834**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 20,450,520**	**$ -**	$ 20,450,520	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 20,450,520	$ -	**$ 20,450,520**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 20,450,520**	**$ -**	$ 20,450,520	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Colorado Mental Health Institute at Pueblo (CMHIP) Kitchen Improvements, Phase 1 of 1		
B	(1) Agency:	Department of Human Services	(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:	NA
D	(1) Project Phase (Phase _of_):	1 of 1	(2) State Controller Project # (if a continuation):	NA
E	(1) Project Type:	x Capital Construction (CC) Capital Renewal (CR)	(2) Principal Representative Signature:	07/06/2021
F	(1) First Year Requested:	FY 2022-23	(2) OSA Review Signature:	Date
G	(1) Priority Number:	_4__ of _12__	(2) Revision Date:	Date
H	(1) Total Project Cost:	$20,450,520	(2) Current Phase Cost:	$20,450,520

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes x No ____ Date Approved: 2017 (Kitchen Operational Study – 2020)

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes ____ No NA Date Approved: ____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: ____ Projected FCI: ____

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (DHS, the Department) requests $20,450,520 General Fund in FY 2022-23 to relocate kitchen operations on the Colorado Mental Health Institute at Pueblo (CMHIP) campus and build a new stand-alone, self-contained commissary kitchen that allows Nutrition Services to continue operations efficiently and provide meals to all Department of Corrections (DOC) and DHS residents housed on the 302-acre CMHIP campus. The relocated and new facility will enable Nutritional Services to have full control of products coming in, products produced, and products dispensed to residents, without having to share space with others; a facility that, when designed, will employ all state-of-the-art systems, be economical to operate, and have built-in growth capacity to accommodate the State's site master plan and future population growth. This request includes enhanced equipment replacements, and new food production technologies. The need for kitchen improvements/replacement was originally identified two decades ago. The CMHIP Facility Program Plan (FPP) completed in 2017 had also identified this as a critical need. Consequently, the program commissioned an operational study in partnership with DOC, which was completed in June 2020, the recommendations from which are the basis for this request. Without the additional General Fund, the Department will be challenged to continue providing +1.82M meals annually to ~1,700 DOC inmates and CDHS patients housed on the 302-acre CMHIP campus.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$20,450,520	$0	**$20,450,520**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0

(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$20,450,520	$0	**$20,450,520**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

The Colorado Mental Health Institute was established in 1879. For over 140 years, it has served tens of thousands of Colorado's most vulnerable populations, providing them with all of their nutritional needs. Today, CMHIP's Nutrition Services Department has evolved to become the standard in mental health care and it is an important aspect of the treatment plan, along with providing nutritional services to all the DOC inmates housed on the CMHIP campus. The Nutrition Services Department aims to meet not only the dietary needs of each one of its customers, but also the cultural, mental health, and spiritual needs as well.

The original central kitchen (commissary kitchen) was built in 1939. It is a single-story building with a partial basement that totals 9,265 net square feet, 11,395 gross square feet (GSF). In 1978 and 1993, the building underwent minor renovations, which added some space. Today, the commissary kitchen serves approximately 4,998 meals per day, or 1,824,270 meals per year, to all the Department of Human Services (CDHS) patients and the DOC inmates housed on the CMHIP campus. Around 1990, the facility went through a major transformation, going from a conventional cook system to a cook-chill commissary kitchen. It has been operating as a cook-chill facility for approximately thirty years, and in that time, CMHIP's food service demands have changed with the addition of Building 140 (Hawkins) and increase in the DOC's census. Despite all the growth over the last thirty years, there has been little equipment replacement. This is reflected in the relatively higher cost for facility upkeep, which is running over $35,000 per year due to the old equipment, which is no longer manufactured or supported by the manufacturers and their factories. Consequently, spare parts must be custom made for this equipment. Industry standards for repair costs are as follows: when the cost of labor and parts over a five-year period exceeds the value of the equipment, the equipment should be replaced, since it has deteriorated to a point where it is an operational hindrance. The old equipment also increases the cost of utilities, since none of the existing equipment is Energy-Star rated.

Despite these challenges and constraints, the commissary production kitchen continues to serve a constantly growing population. In fall 2019, CMHIP completed construction on a 42-bed expansion; CDHS has also recently completed an additional 22-bed expansion in the L2 Unit in the Hawkins Building unit and four additional beds in the E2D wing, all of which will push annual meal production to a new high, adding 28,470 meals per year. In the last 3 decades, a majority of the population increase, and thus demand on the kitchen, has been due to the increase in DOC capacity. In 1998, the commissary production kitchen served 456 inmates; today it serves 1,172 inmates/offenders, without any investment in new equipment or updates to the space.

The State has previously commissioned a few studies; one completed two decades ago in 2000, concluded that the 11,395 GSF building was inadequate for accommodating the increased demand for food production. In FY 2016-2017, the State commissioned a facility program plan (FPP) and site master plan for the MHI. This study (CMHIP Facilities Program Plan + Site Master Plan) by RNL Design was comprehensive, though it only briefly touched on the CMHIP commissary production kitchen (Building 117). RNL Design recommended relocating the commissary production kitchen to a new building on the south side of the campus. The current location of the commissary production kitchen (Building 117) precludes any true major expansion potential due to the constraints of site circulation, traffic needs (truck traffic for three meals a day/deliveries, etc.) and other hospital buildings' and operations. The FPP recommendation was to relocate the kitchen for adjacency to the warehouse on the south campus.

Since 1998, the DOC has been the main driver in the growth of meal demand. For the period of 1998-2020, the DOC population has risen 39% (456 offenders in 1998, 1,172 in 2020). Through the years, DOC has not truly been able to collaborate or support the funding needs for the kitchen operations to support the growing demands. The following table demonstrates the increase in meal requirements directly due to DOC growth. The CMHIP capacity, inclusive of the recent expansions, is lower than what it was in 1998.

Average Census per Facility

		Colorado Dept of Corrections					
Year	CMHIP	YOS[1]	SCCF[2]	LVCF[3] (Formerly PMC)	STU[4]	CDOC Total	Grand Total
1998	591	456 (Total among all facilities)				456	1,047
2005	370	180	255	256	30	721	1,091
2010	404	219	255	479	28	981	1,385
2015	372	196	239	524	28	987	1,359
2020[5]	494	210	255	707	closed	1,172	1,666

[1] Youth Offender System

[2] San Carlos Correctional Facility

[3] La Vista Correctional Facility (Formerly Pueblo Minimum Center)

[4] Southern Transport Unit.

[5] Census for each facility is based on the max number of beds licensed at CMHIP and max census at DOC per Interagency Agreement (FY 2019-2020).

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The Department/MHI and DOC propose to design and build a new facility of 34,085 GSF designed and programmed for a commissary kitchen operation, with built-in growth to accommodate future needs. The proposed facility will be an independent, self-sufficient commissary kitchen with storage space, and offices, enabling the dietary team to efficiently and effectively employ and utilize the state-of-art production techniques and methodologies to reduce labor costs (60% of operating costs), reduce costs associated with food waste, and implement a just-in-time delivery system, becoming a State supplier of high-quality meals. This will have a positive and long-term impact on both DOC inmates and DHS patients housed on the CMHIP campus who are under the State's aegis as mandated and The Joint Commission (TJC) citations will be addressed which can impact licensure.

The recommendation from SDI, the kitchen consultant who conducted the 2020 operational study, is based on the following findings/deficiencies associated with the existing facility:

Building & System Infrastructure

- The production kitchen (Building 117) was constructed in 1939 (81 years ago) as a support kitchen.
- The total gross square footage of the existing building is 11,395 on two floors, which is inadequate to meet the current needs for meal production. The industry standard for space in a commissary kitchen is 4.5 to 5.5 square feet per meal per day. The existing production kitchen produces 4,998 meals per day, which translates to 2.3 square feet available per meal per day, less than half the space needed. SDI's recommended program space for the new facility is 34,085 gross square feet for a facility that will produce 6,345 meals per day, which translates to 5.4 square feet per meal per day.
- The current cook-chill system relies on a chilled water system, which is generated by an ice builder that is reaching the end of its life expectancy. The system is almost thirty years old and has issues maintaining water pressure. Since this system is the heart of the cook-chill system, a primary concern is its continued reliability, because the production kitchen does not have a redundant backup system.
- The service lift is the only means of transporting products between the two floors. It is no longer reliable and is a source of concern as regards potential cross-contamination.
- None of the refrigerated storage systems has emergency power, so if power were down for longer than six (6) hours, most food products would have to be disposed of, since temperatures will rise above 40°F in the walk-in coolers.

Production Kitchen Space

- Since the building was constructed 81 years ago as a traditional support kitchen and was later converted to a cook-chill system, it has inherited inefficiencies from the previous system.
- In traditional food production, the kitchen produces the food needed for that day's consumption; in a cook-chill system, the kitchen produces food for inventory (CDPHE allows keeping cook-chill items for a maximum of seven days).
- The production inefficiencies can be measured in the number of FTE's/hour associated with product handling. SDI 's report/review identified a potential reduction of two to three cook-chill production FTE 's should this project be completed, since SDI recommends cooking in larger quantities using 200-gallon kettles versus the 100-gallon kettles currently in use (twice the capacity per man-hour); however, chilled product storage remains a key to the process.
- The current cook-chill production system relies primarily on cooking in large quantities in large kettles, and the CMHIP production kitchen uses obsolete Parker kettles, which are no longer produced. Due to the growth in census as noted in the previous section above, their capacity is insufficient, forcing additional production person-hours to be scheduled, thereby adding costs.
- Refrigerated holding space and blast chilling are paramount to CMHIP's current cook-chill production system. The efficiency of the food production is directly related to the refrigerated holding capacity. Currently, the refrigerated storage is inadequate and the facility has had to resort to an outdoor cooler/freezer unit.
- FTE's for Nutrition Services are not housed in a single location, adding to operational inefficiencies.

Refrigerated Holding Capacity

- The current blast chillers are required to cool cooked products from 180° - 200°F down to 35° - 40°F in thirty minutes to comply with Hazard Analysis Critical Control Point (HACCP). This poses a challenge, since the blast chillers are beyond their life expectancy and they were not designed to comply with the new HACCP regulations. Not being able to reach the appropriate temperature drop in the time required, can cause food spoilage and render the food unfit for human consumption. Such losses increase food costs.
- Due to the physical plant size and constraints, the material flow is inefficient and the old equipment condition hinders the capability of productivity to meet current industry standards. Most equipment is 25-30 years old and was not designed to meet this level of production need. For example, the walk-in coolers and freezers are so congested that the entire cooler or freezer has to be cleared out to enable the flow of materials in and out. Per industry standards, 30-40% of the total space is usually allocated for circulation to avoid conditions such as noted above.
- Due to lack of space, the special diet food freezer is located on an adjacent dock. This violates the health code, which clearly states that all food must be stored in a clean, controlled environment, not outdoors.

Food Delivery System

- The facility is delivering food to multiple locations multiple times per day. The production kitchen utilizes refrigerated trucks that work based on the concept of forced air circulation. The trucks need to be traveling distances that will keep the air circulating. However, the facility's trucks are not insulated; they travel only short distances at low speed, and make multiple stops, making it very difficult for their refrigeration systems to maintain temperature, especially in the summer.
- Non-refrigerated Cambro carts are used to transport food. The carts are staged at the loading dock for a few hours prior to being loaded onto the delivery trucks. Temperatures are taken and recorded manually, not electronically (digitally), which is time

consuming and increases the potential for error. Another major concern is maintaining HACCP compliance, which clearly states that all cold food must remain at 35°-40°F throughout the process, and all hot food must remain above 140°F at all times.

- The design of the Cambro carts does not allow for safe transport, especially the push handles. These carts should be replaced with more suitable units, such as those manufactured by FWE, which specializes in heavy-duty correctional food service delivery carts for hot, cold, or neutral products. On previous projects SDI has completed for the DOC, FWE has been able to customize its equipment to the specific needs of the facilities. Due to the delivery issues at the receiving units and the potential hazardous conditions to the employees, SDI recommends that a detailed review of these carts be conducted once the project is underway at the appropriate time to enable complementary enhanced operations. The specifications for any replacement carts would need to be ratified by the DOC and CMHIP.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.**

Project No.	Project Title	Project Cost $	Completion Date or Status

**** Since this is a new stand-alone facility there is no historical data for past projects**

F. CONSEQUENCES IF NOT FUNDED:

If the funding is not approved, the existing kitchen (building 117 on the CMHIP campus) will continue its operations as is, with the potential of recurring TJC citations. There would also be a high potential of future failures necessitating outsourcing of food production and delivery, which will likely be a challenge, both fiscally and in finding appropriate vendors. Old equipment repairs are necessitating some creative means of acquiring parts. Should repairs not be possible, CMHIP may have to resort to food delivery from external vendors. Operations will continue to function inefficiently and the State will not be able to capitalize on potential operational savings as noted in the 2020 report - with the average cost per meal dropping from $4.58/meal currently to $3.61/meal should the recommendations be implemented.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Life-Cycle Cost Analysis (LCCA) is a method for assessing the total cost of facility ownership. It takes into account all costs of acquiring, owning, and disposing of a building or building system. LCCA balances initial monetary investment with the long-term expense of owning and operating the building. While the primary goal of the analysis is to quantify the economics, there is also consideration given to the non-monetary benefits of the proposed alternative, especially if said benefit is crucial to the mission, vision, and goals of the program and Department.

As part of the 2020 operational study, SDI reviewed many alternatives to determine the best option for the CMHIP commissary production kitchen for long-term sustainability of the program. Factors such as Space Requirements, Workflow, Cost Impact, and Logistics/Operational Feasibility were analyzed. The recommendation of the study was to build a new stand-alone, self-contained commissary kitchen relocated to a different area of the campus in close proximity to the existing warehouse. This proposed facility will enable Nutrition Services to have full control of products coming in, products produced, and products dispensed to residents, without having to share space with others; a facility that, when designed, would employ all state-of-the-art systems, be economical to operate, and have built-in growth capacity to accommodate the state's site master plan and future population growth. The entire operation will be housed in one building, not scattered across separate buildings on campus. This option would yield operational and cost efficiencies as noted below.

Summary of Current Conditions:

- Current Commissary Space:.....11,395 GSF (not including ~10,000 sf of storage in Bldgs. 54 & 55)
- Meals per Year (FY 2018-2019):.....1,824,270
- Meals per Year (FY 2019-2020).....1,852,740 (includes new beds coming in fall 2020)
- New Future Growth Projection:.....25% (in the next 10-15 years)
- Total Number of FTE's (FY 2019-2020):.....100.3 FTE's (includes FTE additions for fall 2020 L2 expansion)
- Total Labor & Benefits (FY 2019-2020):.....$5,354,702.91
- Food/Supplies Cost (FY 2019-2020):.....$3,129,944
- Current Cost per Meal (Fully Loaded):.....$4.5795/meal (Fully Loaded = Food/supplies + direct labor (production labor) + indirect labor ÷ total meals. Does not include depreciable costs or utilities.)

Projected Future Conditions for the Recommended Option:

- Project Duration:.....24 Months (not including design)
- Estimated Building Size:.....34,085 GSF
- Estimated Building Cost:.....$9,714,225 (based on $285/sf)
- Estimated Equipment Cost:.....$2,718,596
- Projected Future Meals Per Year:.....2,315,925 (includes 25% increase over the next 10-15 years)
- Future Number of FTE's:.....88.5 FTE's (11.8 fewer direct & indirect FTE's over current staffing)
- Total Labor & Benefits:.....$4,917,725.52 ($436,978 savings)

- Food/Supplies Cost:.....$3,442,938 (at full meal production capacity)
- Potential Energy Savings:.....20%
- Estimated Cost per Meal (Fully Loaded):.....$3.6101/meal (Fully Loaded = Food/supplies + direct labor (production labor) + indirect labor ÷ total meals. Does not include depreciable costs or utilities.)

Some of the other alternatives considered and ultimately not deemed suitable are noted below:

Outsourcing

Not a viable option for several reasons:

- The commissary production kitchen produces and distributes meals to a variety of facilities that require special handling, be it for DHS or DOC. Typically in a commissary style food production system, only production is outsourced, not meal service or the entire life cycle of the process.
- The location of the CMHIP campus and the programs served poses some unique, inherent challenges such as travel distance and special needs that make outsourcing an undesirable service.

Equipment Upgrades without an Increase in Space

The history of the CMHIP commissary production kitchen indicates that for the last thirty years, the Department has not invested funds in new equipment to meet and accommodate the growth in the number of meals needed per day. If the equipment is to be replaced at the same capacity, the new equipment will have to accommodate twice the output per person-hour to achieve the required production. This would result in an increase in staff, which would be a challenge for the Department, given its recent difficulties to find, hire, and train staff. Increased staff needs would also have a cost impact. Since labor costs account for approximately 60% of total operating costs, the Department could see a 30%-40% increase in the total cost of meals per day. Thus, this option was not cost-effective.

Reopen Building 125 Kitchen

The Building 125 Kitchen, was constructed as a traditional kitchen and was decommissioned in 1998 in favor of the production kitchen. If for any reason Building 125 were considered for use, the kitchen would need to be re-commissioned; however, this option was not considered viable for the following reasons:

- The kitchen ceiling height from floor to structure is too low to accommodate the recommended cook-chill system (kettles, hood, and lift).
- Based on the age and condition of the structure, the necessary infrastructure, drainage, electrical load, and structural floor support for the large kettles may not be available; code compliance, too, may be an issue.
- The building has a small, single-bay loading dock, which does not comply with the health code requirement for separation between clean and soiled material to prevent cross-contamination. This dock is used by various other campus operations. Not only would scheduling be an issue, the risk for potential cross-contamination is high.
- Opening the Building 125 Kitchen would necessitate the need for an additional truck and truck driver to shuttle between the Building 117 production kitchen and Building 125, and it would require additional food service staff, as the North Kitchen would need to remain open. This would add to the current operational inefficiencies and would increase the cost per meal per day.

Phased Renovation of the Existing Kitchen

This option was not considered as the preferred direction since it would take longer to complete, would hinder operations during the renovation process, would not allow for the required industry standard addition of GSF, and would ultimately cost more.

H. ASSUMPTIONS FOR CALCULATIONS:

- Land and/or building purchases: Not applicable , since the land is owned by DHS.
- Professional services: 10% of construction costs for Architecture/Engineering (A/E) fees, 10% for Construction Management fees, and allowances for inspections, surveys, etc. based on recent projects undertaken by DHS and industry standards.
- Construction Costs: Based on the Kitchen Operational Study (2020). Study provided cost per square foot for the facility only. Site improvements and High Performance Certification Program (HPCP) costs were computed at 10% and 5% of construction costs. Prevailing wage was added in at 5% based on the Office of the State Architect (OSA) input.
- Furniture Fixture Equipment (FFE) Costs: Based on the Kitchen operational Study (2020).
- Misc. Costs: Art in Public Places (AIPP) was computed at 1% of construction cost and relocation costs at 0.8 % of construction costs
- Inflation: The study was completed in 2020, thus inflation used for professional services was 10% (5% per year for 2 years), and for Construction and FFE at 20% (5% per year for 4 years to the anticipated midpoint of construction – 2024).

I. SUSTAINABILITY:

The capital improvements proposed are for a new facility. The project once funded, will integrate sustainable design, energy-efficiency and renewable energy principles from design through construction to meet the requirements of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) program for new construction, with the goal of achieving a Gold rating as required by the High Performance Certification Program (HPCP) per 24-30-1305 C.R.S. (2017). The project will participate in the OSA HPCP tracking process and will register with LEED online. The Project will also aim to achieve OSA's Sustainable Priorities and comply with the Governor's Executive Orders pertinent to the Greening of State Government.

J. OPERATING BUDGET IMPACT:

The proposed new facility will be capable of producing 8,883 meals per day (5-day operation), a 25% increase over current production to accommodate potential future growth. It is anticipated that the higher efficiency operation will yield operational cost savings: energy savings

(20%) due to new energy efficient equipment, direct and indirect labor cost savings - approximately 11.8 fewer FTE's will be required to operate the new facility. Adjustments to the operating budget will be requested as appropriate upon completion of the kitchen and ongoing operations are normaized. The cost per meal is anticipated to drop as well as noted in Section G above.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase _1__ of__1_	**Start Date**	**Completion Date**
Pre-Design	July 2022	Sept 2022
Design	Sept 2022	June 2023
Construction	June 2023	May 2025
FF&E/Other	May 2025	July 2025
Occupancy	July 2025	

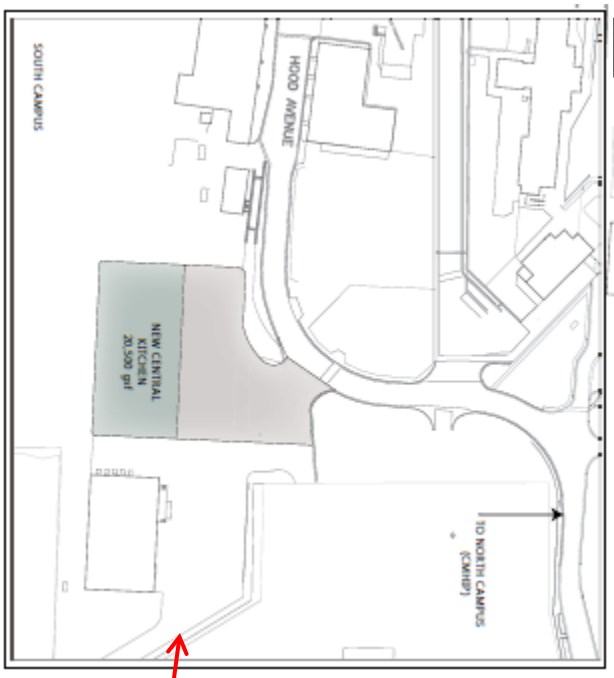
L. ADDITIONAL INFORMATION:

This project is anticipated to yield operational efficiencies and savings. It is also anticipated that this will be a combined ask for GF by DHS and DOC since this project will benefit both agencies.

M. CASH FUND PROJECTIONS:

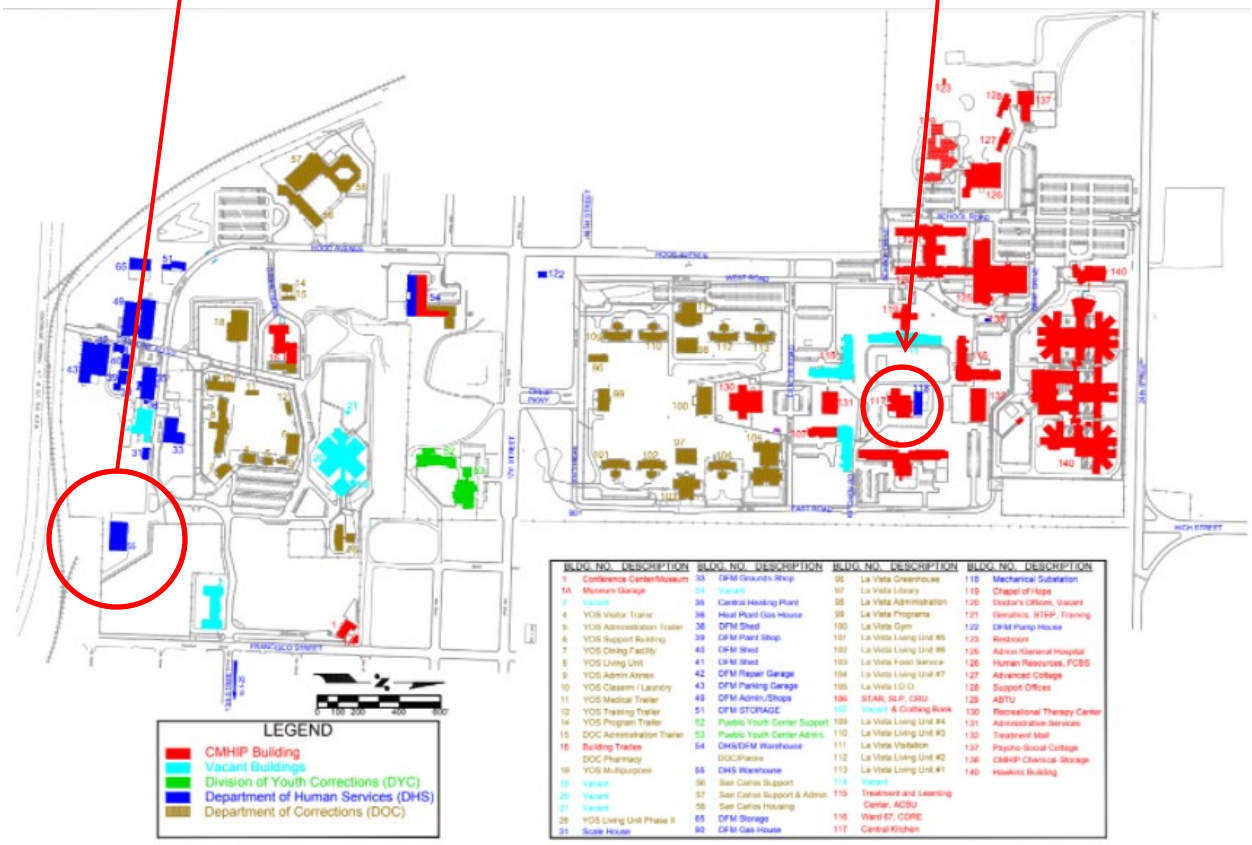
Cash Fund name and number:		NA	#:
Statutory reference to Cash Fund:		NA	
Describe how revenue accrues to the fund:		NA	
Describe any changes in revenue collections that will be necessary to fund this project:		NA	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		NA	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$NA	$NA	$NA	$NA

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Colorado Mental Health Institute at Pueblo (CMHIP) Kitchen Improvements, Phase 1 of 1
B	(1) Agency:	Department of Human Services



Proposed new Kitchen location

Existing Kitchen Location



Colorado Mental Health Institute at Pueblo Campus Map

Current conditions within the CMHIP Kitchen, Bldg. 117

Current conditions within the CMHIP Kitchen, Bldg. 117

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23
9/29/2021

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Campus Utility Infrastructure Upgrade, Mental Health Institute at Pueblo
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	Phase 1 of 3
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Renewal (CR)
(D)	(1) Year First Requested:	FY 2002-03	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 246,538	$ -	**$ 121,979**	$ 46,079	$ 78,480	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 2,958,446	$ -	**$ 1,463,745**	$ 552,943	$ 941,758	$ -	$ -
(8)	Code Review/Inspection	$ 36,981	$ -	**$ 18,297**	$ 6,912	$ 11,772	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ 493,074	$ -	**$ 243,957**	$ 92,157	$ 156,960	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 747,008	$ -	**$ 369,596**	**$ 139,618**	**$ 237,794**	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**20.00%**	**20.00%**	**20.00%**	0.00%	0.00%
(14)	***Total Professional Services***	$ 4,482,047	$ -	**$ 2,217,574**	$ 837,709	$ 1,426,764	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ 26,985,023	$ -	**$ 5,947,094**	$ 10,053,139	$ 10,984,790	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 1,349,252	$ -	**$ 297,355**	$ 502,657	$ 549,240	$ -	$ -
(27)	Inflation for Construction	$ 5,666,855	$ -	**$ 1,248,890**	**$ 2,111,159**	**$ 2,306,806**	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**20.00%**	**20.00%**	**20.00%**	0.00%	0.00%
(29)	***Total Construction Costs***	$ 34,001,130	$ -	$ 7,493,339	$ 12,666,955	$ 13,840,836	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 38,483,177**	**$ -**	**$ 9,710,912**	**$ 13,504,664**	**$ 15,267,600**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 3,848,318	$ -	**$ 971,091**	**$ 1,350,466**	**$ 1,526,760**	$ -	$ -
(45)	***Total Contingency***	$ 3,848,318	$ -	**$ 971,091**	$ 1,350,466	$ 1,526,760	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 42,331,494**	**$ -**	**$ 10,682,004**	**$ 14,855,131**	**$ 16,794,360**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 42,331,494	$ -	**$ 10,682,004**	$ 14,855,131	$ 16,794,360	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 42,331,494**	**$ -**	**$ 10,682,004**	**$ 14,855,131**	**$ 16,794,360**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY 22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Campus Utility Infrastructure Upgrade, Colorado Mental Health Institute at Pueblo			
B	(1) Agency:	Department of Human Services		(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund/Capital Construction Funds		(2) DPA's Risk Management ID#. If a new building list N/A:	N/A
D	(1) Project Phase (Phase _of_):	1 of 3		(2) State Controller Project # (if a continuation):	
E	(1) Project Type:		Capital Construction (CC)	(2) Principal Representative Signature:	07/06/2021
		X	Capital Renewal (CR)		
F	(1) First Year Requested:	FY 2002-03		(2) OSA Review Signature:	Date
G	(1) Priority Number:	_5__ of _12__		(2) Revision Date:	Date
H	(1) Total Project Cost:	$42,331,494		(2) Current Phase Cost:	$10,682,004

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No X Date Approved: _____

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes _____ No X* Date Approved: _____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: NA Projected FCI: NA

*FCI reports are completed for all CDHS-owned facilities, but FCIs are not conducted on infrastructure systems outside of the facilities.

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (DHS, the Department) requests $10,682,004 for FY 2022-23 in capital construction funds/General Fund for the initial phase of an anticipated three-phase Capital Renewal (CR) project to replace infrastructure on the Colorado Mental Health Institute at Pueblo (CMHIP) campus.

C. SUMMARY OF PROJECT FUNDING REQUEST:

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$42,331,494	$0	**$10,682,004**	$14,855,131	$16,794,360	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$42,331,494	$0	**$10,682,004**	$14,855,131	$16,794,360	$0	$0

D. PROGRAM INFORMATION:

The Colorado Mental Health Institute at Pueblo (CMHIP) was established in 1879, and now covers more than 300 acres of land. The CMHIP campus includes the Mental Health Institute, the Division of Youth Services (DYS), and the Colorado Department of Corrections (DOC). These programs range in security levels from maximum to minimum, with multiple locked/secure units.

The vast network of utility infrastructure on the CMHIP campus forms the arteries that provide needed services to all the programs on the campus every day. This infrastructure is critical to supporting Department programs, which utilize three-fourths of the campus land, as well as the DOC programs which are located on the campus. This network includes electrical service, water mains, sanitary sewer and storm sewer lines, roads, walkways, and utility tunnels.

Utility and paving infrastructure upgrades and replacements have occurred over the last decade-and-a-half through both Controlled Maintenance (CM) and Capital Construction (CC) projects, resulting in the renewal of large portions of these systems on campus. Regardless of other concurrent ongoing projects and/or CC funding requests for the CMHIP campus, the viability of the CMHIP campus requires additional infrastructure upgrades.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

This project will complete the campus-wide upgrade of all utility infrastructure, extending the life of these major utility systems used by all programs on campus by fifty years. It will do this by addressing the remaining infrastructure needs not yet upgraded through other CC and CM efforts. Each phase includes design and construction for the areas identified for that phase.

Phase 1 includes work on the south side of the campus beginning with design work and initial construction of the water and sewer line replacement, and new roads and walkways. Design work will be completed for Phase 1 work and for the extensive Phase 1 and Phase 2 utility upgrades and 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 water and sewer line replacements. Based on design work completed in Phase 1, construction will be completed for the storm sewer, utility upgrade and abatement of the tunnels.

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.

Specific system upgrades are summarized as follows:

SEWER SYSTEMS:
The sanitary sewer infrastructure at CMHIP has two main systems (south and north), each with three main lines that outfall into the City of Pueblo sanitary sewer system. The sanitary sewer infrastructure does not meet code. Both were inspected in 2000 by S.A. Miro, Inc. and the infrastructure was found to be in poor condition overall. The infrastructure for both the south campus and north campus sanitary sewer systems operate by gravity.

The following are details on the findings of the three main lines for the south campus:

- At the first main line, a large portion of the system runs inside the tunnel system, which could be an issue in the event of a failure. The conditions of the step assemblies on the manholes were poor. The sanitary system in this area is some of the oldest on this campus dating back to around 1908.
- On the second main line, forensic TV camera work revealed the majority of this portion of the system is in very poor condition. Many pipe segments were clogged with sanitary debris, filled with tree roots, and/or had vertical displacement and broken clay pipe sections that were plugging up the system.
- The third main line, similar to the first main line, found the condition of the steps on manholes rusted and corroded.

The north campus infrastructure dates to the 1940s. The following are details on the findings of the three main lines for the north campus in 2000:

- At the first main line, the conditions of the steps on the manholes were poor. This portion of the system was constructed in the 1960s.
- On the second main line, no poor conditions were found.
- With the third main line, the majority of the manholes were in good structural condition, but had rusted and corroded step assemblies.

The forensic observation of the sanitary sewer infrastructure revealed that root intrusion is problematic in portions of the south campus main lines. Other deficiencies associated with the piping are broken clay pipe, grease buildup, low points, and solid debris impeding system flows. If funded, the sanitary sewer lines and manholes would generally be located in the same area, but routed to meet current codes and accepted construction principles. The sanitary sewer infrastructure would be designed to accommodate future growth.

- 63% of campus sanitary sewers will be upgraded under this project scope.
- 26% of sanitary sewers have been upgraded previously under other funding.
- TOTAL UPGRADES: 89% campus-wide.

Remaining systems have been determined to be either non-essential for campus operations or in satisfactory condition for the foreseeable future.

DOMESTIC WATER:

Of the two water distribution systems at CMHIP, some sections contain harmful materials such as cast-iron. The systems are composed of cast iron pipe (pre 1940), ductile iron pipe (1980), transite asbestos pipe (mid 1960s), and PVC pipe (mid 1990s). "Barnacles" of iron have built up inside the water main pipes over time, and are being released into the campus's drinking water. These impediments flow into the buildings' domestic water systems, faucets, and flush-o-meters, causing build-up and clogs, and generally impede operability. The cast-iron piping is of high concern, as ingesting iron from drinking water may have negative health effects. In addition, a critical matter is the physical condition of the piping; corrosion is found in many sections. This corrosion has aesthetic effects, such as obnoxious tastes, odors, and discoloration, as well as physical damage to equipment from sediments blocking water flow. Due to the age of the systems, including the physical damage mentioned, water main breaks are not uncommon and occur on both the south and north campus. These failures often take several days to resolve and are costly to the State due to large amounts of water loss, as well as the costly equipment and labor required to repair the broken water mains.

Most fire hydrants have far surpassed intended life expectancy. On the south campus, hydrants are fed by the corrosion-affected cast-iron piping. In the event of a fire, it is possible that water flow from these hydrants would not meet code due to sediment buildup. This is a safety issue, potentially threatening the lives of patients, staff, and visitors. Considering the age of some of the water distribution sections, S.A. Miro, Inc. was hired in 2000 to conduct a physical observation of the system. Portions of the system containing cast-iron were observed further through the use of destructive metallurgical testing. Rocky Mountain Engineering and Materials Technology, Inc. (EMTEC) conducted forensic demolition testing on five pipe samples in the system and found that replacement is needed. Also recommended was that all portions of the systems be replaced to maintain material consistency and to maximize flows and pressures throughout the system.

Fire hydrants were reviewed, with the following needing replacement:

South Campus -

Building 39	Building 41	Building 42	Building 43	Building 49	Building 51
Building 52	Building 65	Building 4	Building 5	Building 7	Building 26
Building 10	Building 38	Building 33	Building 55	Building 53	Building 34

North Campus -

Building 118	Building 117	Building 126

A properly designed system would dispense consistent flows to all areas of the campus. This project would provide essential piping and loop systems to improve water flows to buildings, and increase fire hydrant water flows for use in the event of an emergency.

- 41% of campus water mains will be upgraded under this project scope.
- 55% of water mains have been upgraded previously under other funding.
- TOTAL UPGRADES: 96% campus-wide.

Remaining systems have been determined to be either non-essential for campus operations or in satisfactory condition for the foreseeable future.

UTILITY TUNNELS:

The utility tunnels at CMHIP are extensive, having a length of 12,956 linear feet. The tunnels were constructed over an extremely long period of time, and the conditions of the tunnels vary depending on age. The tunnels house all critical campus utilities, including: steam, condensate, hot soft water, cold soft water, cold raw water, chilled water, compressed air, fiber optic lines, and automation lines. The north end of the tunnels (from 17th Street North), is newer and requires less renovation. The south end of the tunnels (from 17th Street South to the Boiler Plant) is much older and requires extensive renovation. These tunnels have been constructed out of rock, brick, and concrete, which cause a variety of maintenance problems. The Central Heat Plant feeds most of the campus through these tunnels.

The asbestos containing material in the tunnels is extensive and varies with the age of the tunnel/piping system. The audit indicated that the extent of the work would be similar throughout the length of the tunnel system. It is anticipated that the abatement will be required to be done while the systems are active. All the piping in a section of tunnel will be abated using a full containment condition due to the presence of active steam pipes. Some of the smaller piping may be removed in its entirety as a part of the abatement process.

The public does not have access to these tunnels, and travel within the system is limited to maintenance employees, thus interruption to the campus will be minimal during construction.

Steam is generated and supplied from boilers located in the Central Heating Plant, Building 35. The steam distribution system was designed to supply 125 PSI steam through the tunnel to outlying buildings. Pressure reducing stations in the tunnel and buildings reduce the steam to approximately 10 PSI before distributing steam to building heating equipment. The expected life of a central steam system is approximately fifty years depending on the levels of management. The steam and condensate return system at the hospital runs through a series of underground tunnels from the power plant to the various buildings.

The domestic water system on the campus is distributed from the Central Heating Plant, Building 35 and the Substation, Building 118, throughout the tunnel system via an interconnected loop. The system in the Boiler Plant generates both hot and cold water for distribution to the campus.

During the facilities audit process, BCER Engineering, through selective forensic testing (cameras, destructive testing) determined that the chilled water, soft water, compressed air, raw water, steam distribution, domestic water, and tunnel needs to be repaired and/or replaced. Some of the tunnel infrastructure systems have not been replaced since they were originally installed more than fifty years ago.

The work in the tunnels involves numerous critical systems for the campus. The steam lines, for the most part, will remain and will not be replaced. However, valves, strainers, steam traps, expansion joints, pipe supports and insulation may be replaced depending on their condition. The condensate system will be replaced. The hot soft water, cold soft water, and cold raw water lines will be replaced. Chilled water lines will be replaced. Along with each system addressed, individual fittings will be replaced when necessary. As a part of these upgrades, old lines that were previously abandoned will be removed and the new systems will be designed to make the most efficient use of the limited available space in the tunnel. During the 2000 audit, it was noted that the ventilation and electrical system in the tunnel does not meet current code requirements and this will be addressed. A critical deficiency noted was that the tunnels do not meet current egress requirements. This life safety issue will also be addressed during the upgrades.

The scope of work included in this request, when combined with the previously funded CM request, will complete renovations and utility system upgrades for the campus tunnel system. Although the east branch of the tunnel remains unchanged, this section no longer serves critical buildings or systems on the CMHIP campus.

- 22% of campus utility tunnels will be upgraded under this project scope.
- 38% of utility tunnels have been upgraded previously under other funding or are planned in current CM projects.
- TOTAL UPGRADES: 60% campus-wide.

Remaining primary systems have been determined to be either non-essential for campus operations or in satisfactory condition for the foreseeable future.

ROADS AND WALKWAYS

S.A. Miro, Inc. conducted a physical observation of the thirty (30) roads and paving systems at CMHIP in 2000. Physical observation of the road sections revealed cracks, excessive surface and subsurface fracturing, heaving and potholes. As the number of cracks on the surface and subsurface fractures continue to increase, the number of failures increases. Generally, when a failed section is repaired, the subgrade is extremely wet and unstable due to moisture penetration. It was also found that the base under the asphalt road systems is not adequate for the vehicular traffic it is subjected to on a regular basis.

- 47% of campus roadways and walkways will be upgraded under this project scope.
- 38% of roads and walkways have been upgraded previously under other funding.
- TOTAL UPGRADES: 85% campus-wide.

Remaining systems have been determined to be either non-essential for campus operations or in satisfactory condition for the foreseeable future.

CONSTRUCTION MANAGEMENT

In order to expedite project delivery, it is envisioned that the Department may utilize one of several integrated design-build strategies available to the State, including the Construction Manager/General Contractor (CM/GC) approach. The Department will confer with the Office of the State Architect (OSA), State Buildings Programs, to structure the appropriate contracting methods in order to accelerate the design and construction process while maintaining control of quality and critical phasing approaches to minimize the impact on campus operations. To obtain the best quality construction as well as maximize efficiencies, the Department envisions the work being completed under a single general contractor in coordination with both the design team and construction management group. Construction will have to be closely coordinated with the operations of both the Department and the Colorado Department of Corrections (DOC) programs on the campus in order to minimize program disruptions.

COST SAVINGS

This Capital Renewal project is a large project which combines a number of smaller Controlled Maintenance projects into one project. While the project incorporates the following, some other facets are also included to make this a three-phased campus-wide upgrade for a long-term solution to major utility systems operating on this campus. The following Controlled Maintenance Projects are included:

- 00202 (A) Replace Roads + Utility Infrastructure (Phase 1)
- 00202 (B) Replace Roads + Utility Infrastructure (Phase 2)
- 00202 (C) Replace Roads + Utility Infrastructure (Phase 3)
- 00404 Repair/Replace Campus Tunnel and Utility Infrastructure

The Controlled Maintenance projects listed have been removed from past Controlled Maintenance requests, significantly reducing the Department's total project cost (from the five-year plan) by more than eighteen (18) percent. In addition to the economies of scale realized by combining multiple smaller contracts into one, these savings would be achieved by a compacted schedule, reduced overhead costs, and limiting construction cost escalation (based on the Consumer Price Index). This CR request, if funded in a three-phased approach, will result in approximately twelve (12) percent higher costs than if funded as a single appropriation. But the three-phased project allows the General Assembly to accommodate the request, given the available funding constraints and accommodates the potential for any coordination needed in Phase 3.

Projected savings do not include potential program costs resulting from system failures, program relocations (the CR project, if funded, will negate the need for any program relocation due to failing infrastructure), and redundant design and construction resulting from emergency failures and replacements, which are all likely to occur over the next 10 years.

Finally, infrastructure upgrades will be needed for the CMHIP campus regardless of future planning and construction of replacement or renovated facilities on the Pueblo campus or elsewhere. The existing infrastructure will continue to deteriorate and fail at an increasing rate during the funding, planning, and construction of new facilities. Additionally, other structures on campus, including DYS and DOC, would still experience failing infrastructures if not corrected. Coordination between this project and any future separate CC project to replace or renovate the State Mental Health Institute will be required to address infrastructure that would be common to both projects. It is unlikely any overlap would occur until Phase 3 of this CR project's scope of work. The details of what Phase 3's scope of work will entail will be finalized during the design phase.

History of Appropriated Projects funded with controlled maintenance, capital renewal, capital construction, emergency CM repairs, completed within the last fifteen (15) years or ongoing projects that can be associated with either this CC/CR building or infrastructure request. **Smaller operational repairs and upgrades have not been included in this list below.**

Project No.	Project Title	Project Cost $	Completion date or status
EM2011	Campus Water Service Repair	$37,718	2019
EM1705	Repair Water Main Break	$51,925	2016
2017-084M 19	SB267 – Replace Boiler Economizer, Central Plant	$1,024,467	In Closeout
2016-070M 19	SB267 – Emergency & Secondary Electrical System, 3 Phases	$3,678,275	In Construction
M06077	Tunnel & Utility Infrastructure System, 5 Phases	$7,370,442	2016
M05029	Critical Heat Plant Repairs, 2 Phases	$1,142,030	2008

F. CONSEQUENCES IF NOT FUNDED:

Repairing and replacing individual sections of utility lines as needed is a crisis management approach to the aging infrastructure problem, and threatens the campus programs' stability in the long-term. The Department has utilized both operating dollars and requests for assistance from the OSA for Emergency Controlled Maintenance, but these funds are inadequate to address the extensive needs. Deferring funding of needed repairs is not a viable solution for the long-term needs of the campus, and consequences of failing to fund this initiative include:

- Substantial financial resources are expended on redundant design and construction as different failures of the same system are addressed individually and in consideration of past repairs.
- Water and sewer lines will continue to deteriorate and fail, requiring continuous emergency projects and operating funds in order to perform repairs and maintain program viability.
- When systems are out of service, program activities are affected, and safety and security are compromised for both patients and staff.
- Traffic continues to degrade the remaining worn pavement. When roads fail, it affects the ability of emergency responders, support programs, and staff to function on the campus.
- The resources required to make repairs continue to escalate because of the rising market conditions. The Department's operational budgets are not sufficient to support the ongoing repairs for large utility systems.

In the past, infrastructure projects have been requested in a piecemeal fashion through the State's Controlled Maintenance (CM) program, and many smaller individual projects were funded. However, the CM program is not intended to address larger, more complex projects, which are considered Capital Renewal (CR). The CR program is intended to address more comprehensive and extensive projects in a systematic approach. The OSA endorses this approach to major infrastructure projects.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

A true life cycle analysis, such as those normally associated with increased resident census – added operational programs, building services, maintenance, regulatory cost increases, software maintenance or energy consumption – is not possible for an infrastructure upgrade of this magnitude, but many known benefits from this project are anticipated. Initiating the replacement of campus infrastructure will include the following outcomes:

- It will allow the Department to devote its resources to the upkeep of campus assets and routine maintenance to extend their serviceable life, rather than responding to failures that only temporarily forestalls future needs.
- Critical Department programs, and those of the other campus occupants, will be afforded a greater level of infrastructure reliability that minimizes spontaneous failures and disruptions to programs.
- The Department will see a reduction in expenditures for unanticipated failures and, in addition, a reduction in the number of Emergency Project requests to the OSA.
- Programs will experience greater continuity of services and reliability of infrastructure support.
- It will ensure and enhance the viability of the CMHIP campus operations for the future.

H. ASSUMPTIONS FOR CALCULATIONS:

The Department relied on engineering consultants, contractor estimates, and recent projects to assemble this quantifiable and detailed cost estimate, which incorporates all the campus infrastructure priorities, as well as best practices and current needs in the realm of patient care.

The costs for Phase 1 were last updated May 2019, and escalation has been added to reflect FY 22-23 costs. Total project costs include professional services, construction costs, and other miscellaneous project costs as noted on the cost sheet. Also, as legislatively mandated, total costs include prevailing wage rates.

I. SUSTAINABILITY:

This project does not qualify for the High Performance Building Certification Program as it is an infrastructure project. However, certain aspects of LEED metrics will be used, such as ease of pedestrian travel. LEED site criteria will be incorporated into the planning of each phase of the project. The Greening Government initiative will be reviewed during the design phase of this project to see if it's applicable, appropriate, and fiscally possible.

J. OPERATING BUDGET IMPACT:

Funding this request will help improve services primarily to the Department's programs, but also several DOC programs, with a capacity to house 1,044 inmates, which rely upon the Department for critical support. New and reliable infrastructure will result in cost savings due to mitigating the need for repairs but it is hard to quantify those kinds of future savings.

The project, along with the CM projects, will completely upgrade the infrastructure system on the CMHIP campus, and, once complete, the infrastructure Facility Condition Index will be as close to new as possible.

K. PROJECT SCHEDULE:

This project includes an overall site survey/investigation and review of the CMHIP infrastructure. It will require replacement of pavement, sidewalks, fire and domestic water lines, sanitary sewers, and improved storm drainage. Details and specifics would be determined during the design phase and coordinated between the two efforts.

Phase 1 of 3	**Start Date**	**Completion Date**
Pre-Design	July 2022	October 2022
Design	October 2022	April 2023
Construction	April 2023	April 2024
FF&E /Other	N/A	N/A
Occupancy	N/A	N/A

Phase 2 of 3	**Start Date**	**Completion Date**
Pre-Design	July 2023	October 2023
Design	October 2023	April 2024
Construction	April 2024	April 2025
FF&E /Other	N/A	N/A
Occupancy	N/A	N/A

Phase 3 of 3	**Start Date**	**Completion Date**
Pre-Design	July 2024	October 2024
Design	October 2024	April 2025
Construction	April 2025	April 2026
FF&E /Other	N/A	N/A
Occupancy	N/A	N/A

*Pre-design work consists of site surveys (i.e., allows the A/E to gain an understanding of the site and all utilities), investigations, and their subsequent reports. In addition, it includes testing (including asbestos, other contaminants, etc.) before design work can take place.

L. ADDITIONAL INFORMATION:

The costs stated in this section have a total extended cost developed for each work item. Each extended cost item looked into the specifics of replacing that particular item. Due to the various natures of the items located within the infrastructure utility upgrade plan, the labor, material and equipment vary greatly between each item. In order to provide a basic breakdown of numbers, without going into the encompassing detail of each work item, a unit and unit cost were developed from the detailed breakdown. Deriving unit cost from the total cost produced fractions of a cent, which were then rounded to whole numbers. Therefore, the product from unit and unit cost will be similar, yet slightly varied from the extended cost.

M. CASH FUND PROJECTIONS:

Cash Fund name and number:	NA	#:
Statutory reference to Cash Fund:	NA	
Describe how revenue accrues to the fund:	NA	
Describe any changes in revenue collections that will be necessary to fund this project:	NA	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when	NA	

the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$NA	**$**NA	**$**NA	**$**NA

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Campus Utility Infrastructure Upgrade, Colorado Mental Health Institute at Pueblo
B	(1) Agency:	Department of Human Services

Broken curbs do not provide adequate drainage. Asphalt in poor condition.

Broken curbs, inadequate drainage, deteriorated asphalt, curbs not ADA-compliant.

Deteriorated asphalt. Patching options are limited to entire road sections.

Previous overlays encompass the curb flow lines. Curbing is broken and no continuous flow of water.

Paving/Roadway with large holes, sunken areas, and deteriorated asphalt. Requires full replacement.

Sunken curbs. Trip hazards. Water flow issues. Deteriorated asphalt.

Many times when a water leak is found, large sections of pipe must be replaced in order to get a proper repair back to where the pipe is intact. Last year, approximately 1,000 personnel hours were spent for water line breaks and over $12,000 in materials for repairs and site restoration.

Typical water line corrosion. This line had a hole on the top. Note how the corrosion held to the pipe when removed.

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*				
(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Continuation of Institute Suicide Risk Mitigation
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (_1_ of _1_):	1 of 1
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2019	(2) State Controller Project #:	NA
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	10.01.2021

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 456,168	$ -	**$ 456,168**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 42,922	$ -	**$ 42,922**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 499,090	$ -	**$ 499,090**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 4,037,947	$ -	**$ 4,037,947**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 121,138	$ -	**$ 121,138**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 4,159,085	$ -	$ 4,159,085	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 4,658,175**	**$ -**	**$ 4,658,175**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 465,818	$ -	**$ 465,818**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 465,818	$ -	**$ 465,818**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 5,123,993**	**$ -**	**$ 5,123,993**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 5,123,993	$ -	**$ 5,123,993**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 5,123,993**	**$ -**	**$ 5,123,993**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Continuation of Institute Suicide Risk Mitigation			
B	(1) Agency:	Department of Human Services		(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund/Capital Construction Funds		(2) DPA's Risk Management ID#. If a new building list N/A:	HSSH2877, HSSH2887, HSSH2892, and HSSH2913
D	(1) Project Phase (Phase _of_):	1 of 1		(2) State Controller Project # (if a continuation):	NA
E	(1) Project Type:	X	Capital Construction (CC)	(2) Principal Representative Signature:	07/06/2021
			Capital Renewal (CR)		
F	(1) First Year Requested:	FY 2019-20		(2) OSA Review Signature:	Date
G	(1) Priority Number:	_6__ of __12_		(2) Revision Date:	10.01.21 Date
H	(1) Total Project Cost:	$5,123,993		(2) Current Phase Cost:	$5,123,993

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No __X__ Date Approved: _____

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes _____ No __X__ Date Approved: _____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: _____ Projected FCI: _____

B. PROJECT SUMMARY/STATUS:

The Department requests $5,123,993 in total funds/capital construction funds in FY 2022-23 as part of a continuation process to mitigate suicide risks at the Colorado Mental Health Institute at Pueblo (CMHIP). This request includes funding for professional services, construction, and contingency.

Suicide risk mitigation is an ongoing process as new regulations from the Centers for Medicaid and Medicare (CMS) are introduced and/or new risk evaluation tools are used by the Joint Commission (JC) to identify risks that were not previously identified.

Understanding the importance of suicide risk mitigation, the Office of Behavioral Health has recently addressed the physical environment ligature points through the following previous projects:

- Phase I-- FY 2014-15: $4,478,533
  - Design and construction of the CMHIP, Strategies to Accomplish Recovery (STAR) () and Social Learning Program (SLP) (), building 106, second floor.
  - Design and construction of the Colorado Mental Health Institute Fort logan (CMHIFL) Team One, E building (First floor east wing)
  - Design of the CMHIP, Community Reintegration Unit (CRU) , building 106, first floor
  - Design of the CMHIFL Team Three, E building (First floor west wing)
- Phase II-- FY 2015-16: $4,556,369
  - Construction of the CMHIP, CRU building 106, first floor
  - Construction of the CMHIFL Team Three (first floor west wing)
  - Design of the Treatment/Admissions/Clinic areas CMHIP building 125
  - Design of the CMHIFL Team Five (E building second floor east)
- Phase III—FY 2016-17: $1,867,583
  - Construction of the Treatment/Admissions
  - Construction of unit 79N and 79 S (building 106)
  - Construction of the CMHIFL Team Five (E building second floor east)
- Supplemental FY 2016-17: $120,000
  - Shower valve replacement at CMHIP

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**

(47) Capital Const. Funds (CCF):	$5,123,993	$0	**$5,123,993**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$5,123,993	$0	**$5,123,993**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

The Department's Office of Behavioral Health oversees two Mental Health Institutes, the Colorado Mental Health Institute at Fort Logan (CMHIFL) and the Colorado Mental Health Institute of Pueblo (CMHIP). CMHIP operates 516 inpatient psychiatric beds providing mental health treatment for adolescent, adult and geriatric civil patients and forensic patients. Most of the patients treated at CMHIP are court-ordered for evaluation or treatment.

Both MHIs are licensed by the Colorado Department of Public Health and Environment, certified for Medicaid and Medicare participation by CMS, and accredited by the Joint Commission. Accreditation by the Joint Commission is recognized nationwide as a symbol of quality that reflects an organization's commitment to meeting performance standards and continuous quality improvement.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The need for systematic, suicide risk mitigation efforts is well known and has been documented from as far back as 1995. In addition to the physical plant, other factors such as supervision, assessment, surveillance, and treatment are involved in successfully preventing clients from inflicting self-harm. As a result, the Department has taken several actions over the last several years to reduce suicide risks ranging from planning/assessments, programmatic/operational, and physical environmental improvements. These actions include risk assessment as part of the pre-referral assessment and intake process; ongoing patient assessment to identify and evaluate risk; suicide risk training for clinical and direct care staff on an annual basis and more frequently in higher risk units; increased physical observation of patients; removal of ligature points; and installation of suicide-resistant hardware.

The patient/residential units at CMHIP vary in age, but the majority were built between 1939 and 1982 with the High Security Forensics Institute (HSFI) completed in 2009. The average age of the buildings included in this project is approximately 46 years. The Department has adopted a proactive approach to suicide mitigation. In light of past patient suicides (two at CMHIP since 2009) the Department has undertaken a detailed effort to systematically and continuously analyze its direct care facilities for physical suicide risks.

In February and May of 2018, the JC visited CMHIP to investigate practices based on their standards of performances. During this investigation, several issues were cited as non-compliant. To maintain its accreditation status, the Department must address the following citations:

- Ligature fixtures at handwashing sinks
- Toilet partitions that are non-ligature resistant
- Sinks, toilets and vacuum breakers with exposed piping, partitions doors and grab bars
- Pinch points in doors
- Ligature door knobs
- 3-point hinges
- Door closures on the corridor side
- Wall-mounted telephone cords longer than 14"
- Drinking fountains with non-ligature resistant spouts
- Ligature shower/tub hardware
- Drop ceilings posing a ligature risk
- Ligature handrails

These issues were cited in buildings 106, 116, 121 (GW 1 & 7), 129 and 140. In total, approximately 380 citations were given by the JC relating to the physical facility. In order to address the cited issues, the following steps will be taken:

- Install ligature resistant fixtures at handwashing sinks (this will require the sinks to be replaced as well)
- Install ligature-resistant toilet partitions
- Install ligature-resistant sinks, toilets and breakers, including partitions doors and grab bars.
- Installing ligature-resistant door knobs
- Installing continuous hinges in place of 3-point hinges
- Corridor door closures will be mitigated
- Install ligature-resistant shower and tub hardware
- Installing hard ceilings

Following their investigations, the JC cited issues such as ligature plumbing fixtures. Although they did not look at every bathroom at CMHIP, it can be reasonably inferred that similar ligature fixtures in similar bathrooms in the same buildings will be cited in the future. Therefore, fixtures similar in style and location to those that were cited have been incorporated into this project. The similar-in-style-and-location issues (but not specifically cited by the JC) include:

- Ligature fixtures at handwashing sinks
- Toilet partitions that are non-ligature resistant
- Sinks, toilets and breakers with exposed piping, partitions doors and grab bars
- Ligature door knobs
- 3-point hinges
- Door closures on the corridor side
- Drinking fountains with non-ligature resistant spouts
- Ligature shower/tub hardware
- Drop ceilings posing a ligature risk
- Ligature handrails

Several citation items have been addressed by CMHIP and are currently being undertaken with operational dollars including:

- Bldg. 106 – Door hinges/hard and bathroom sinks
- Bldg. 116 – Drinking fountains
- Bldg. 121 – Drinking fountains, ceiling hardening, bathrooms sinks and faucets, shower valves, and doors and door hardware.
- Bldg. 129 – Eight bathroom sinks & faucets, drinking fountains & door hinge replacement
- Bldg. 140 – Drinking fountains

These issues are located within the same buildings where citations were made: Buildings 106, 116, 121 (GW 1), 129 and 140. This request will fund the remaining cited and similar-in-nature items that have not already been addressed through the operational projects listed above. In total, there are approximately over 725 items that need to be addressed in buildings 106, 116, 121, and 140; all items have been addressed in building 129.

On July 28, 2021, the Colorado Department of Public Health and Environment (CDPHE), as directed by Centers for Medicare and Medicaid Services (CMS), arrived at Colorado Mental Health Institute Pueblo (CMHIP) for an unannounced survey. During the survey, immediate jeopardy and condition level deficiencies were identified requiring an immediate plan of correction in buildings 106, 115, 116, 121, 129, 137 and 140. CDPHE cited CMHIP for failure to provide adequate resources for quality assurance and performance improvement activities and locking patient-room doors; these are part of the CMS Condition of Participation. CDPHE required an approved plan of correction within 30 days of the unannounced survey, and were to return within 90 days to ensure all corrections have been made to bring CMHIP into compliance. Due to this investigation, CDHS submitted an Emergency Supplemental request to address the CDPHE cited items. The CDPHE citations had some overlap with previously cited TJC survey items. The TJC survey findings were the basis of this CC request. The Emergency Supplement (1331) was approved in September 2021. Consequently, this CC request has been updated to delete the overlapping scope of work – the hard lid ceilings and all door knobs from building 140 that were cited in the original Joint Commission survey from 2018 will be addressed through the Emergency Supplemental.

During the work of this project, some patients will be moved to other facilities as available on a temporary basis. Some work can be done in areas while still occupied, thus only requiring locating patients elsewhere in the facility for a few hours each day. However, the latter approach will limit the time available for contractors to do productive work, thereby adding costs and time to the overall project.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
P0605	Forensics Replacement Facility FY 05-06	30,652,141	2009
P0605	Forensics Replacement Facility	29,042,858	2010
2009-007P08	Suicide Risk Mitigation Ph. 1	2,908,158	2017
2015-030P14	Electronic Health Records & Pharmacy System Replace Ph. 1	66,919	2017
2015-030P14	Electronic Health Records & Pharmacy System Replace Ph. 1	36,488	2017
2015-030P14	Electronic Health Records & Pharmacy System Replace Ph. 1	84,579	2017
2015-030P14	Electronic Health Records & Pharmacy System Replace Ph. 1	188,556	2017
2015-032P14	OBH Program and Master Plans - CMHIFL and CMHIP - Ph. 1	456,400	2017
2009-007P14	Suicide Risk Mitigation Ph2	1,964,689	2017
2017-031P17	Hawkins Building L2 Unit	5,420,468	Closeout
M05030	Repair Automatic Transfer Switches and Elec Panels	160,000	2008
M13052	Upgrade Bldg. Automation Systems, Phase 1 of 3	11,644	2017

2015-147M19	R/R Roofs, CMHIP Ph. 1, 2,& 3	540,497	Construction
2015-147M19	R/R Roofs, CMHIP Ph. 1, 2,& 3	393,368	Construction
2016-081M19	R/R Elevators, CMHIP Phase 3	939,678	Construction
2016-081M19	R/R Elevators, CMHIP Phase 2	1,180,507	Construction
EM-704	Replace Variable Frequency Drives CMHIP	9,051	2011
EM-734	Repair Broken Water Main Building 121	22,456	2011
IHJA101	Bottle Fillers (Bldg. 115,116,121,129, & 140)	300,000	Construction
Operational	Bldg. 121 Ceilings and Restrooms	494,635	Construction
Operational	Bldg. 121 Doors & Hardware	76,240	Construction
Operational	Bldg. 106 Doors and Hardware	84,025	Construction
Operational	Bldg. 106 Sinks	89,140	Construction
Operational	Bldg. 129 Sinks	64,206	Construction
1331 Supplemental	Bldg. 140, 106, 115, 116, 121, 129, & 137 Suicide Mitigation	4,113,216	Awaiting Funding

F. CONSEQUENCES IF NOT FUNDED:

If the request is not funded, the CMHIP will continue to provide inpatient mental health treatment services in buildings and program areas ill-equipped to meet the complex needs of the patient population. As the acuity of mental illness increases, the likelihood a patient will attempt suicide increases.

The mitigation of identified patient suicide and/or self-harm risks will provide a safer living and treatment environment at CMHIP. Suicide risk for the patients on these units will be reduced, thereby creating a more safe and secure environment for patients preparing for community reintegration.

The Institutes may also lose their certification status with the Centers for Medicaid and Medicare and their accreditation status with the Joint Commission if citations are not resolved. In addition, funding from the CMS may be affected as well as increase the potential for future citations from both regulatory agencies.

Since the last Joint Commission survey in 2018, a limited amount of mitigation work has been undertaken utilizing CMHIP operational funds, as and when available (operational funds are not traditionally used for facility and capital improvements and are thus a limited resource). The next tri-anneal JC survey will occur sometime in summer of 2021. As part of the Joint Commission survey, when citations are indicated, CMHIP must develop plans of corrections for critical findings and subsequently report progress of resolution to the Joint Commission each month until they are resolved, which is normally before the next survey process. Therefore, this project is requested to be funded as a single phase project.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

The entire project scope constitutes renovation and upgrades to existing buildings. The only life cycle costs associated with the renovations, since no new FTE will be added, will include the installation of new building components which will slightly lessen the maintenance needs associated with replacing, repairing items such as locking systems, plumbing fixture systems and ceiling damages. The new restroom faucets and shower valves will lower water consumptions and add some energy-efficiency of the building, resulting in lower utility costs, which cannot be quantified at this stage, but can be tracked post construction by comparing new utility bills with past bills. In addition not all bldgs. are sub-metered, thus posing additional challenges to true cost tracking,

There is no alternative to accomplishing these types of needed ongoing facility improvements and upgrade activities as the resources and funding do not exist, without capital funding.

H. ASSUMPTIONS FOR CALCULATIONS:

Cost estimates were provided by a professional estimator for specific suicide mitigation items at CMHIP which included a breakdown of construction costs, professional services and project contingency. The Department obtained the cost estimate for the suicide mitigation items in 2018 and these values have been inflated to current construction costs.

I. SUSTAINABILITY:

The project scope pertains to safety upgrades at CMHIP. This project and associated scope of work does not lend itself to any High Performance Certification Program (HPCP) and sustainability measures which are primarily energy, materials and site oriented to help conserve resources. This project does not plan to pursue HPCP and other sustainability goals.

J. OPERATING BUDGET IMPACT:

This request will not materially impact operating expenses or FTE. To date, CDHS has not realized increased operating expenses associated with Suicide Risk Mitigation. It is anticipated that, as the current suicide mitigation fixtures age (5-10 years), a decision item will be requested for ongoing replacement and repair.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	July 1, 2022	October 1, 2022
Design	October 2022	May 2023
Construction	June 2023	December 2024
FF&E/Other		
Occupancy		

Phase ___ of ___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

Phase ___ of ___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

L. ADDITIONAL INFORMATION:

This CC request has been updated since the July 2021 version to reflect the revised scope of work in light of the recently approved (Sept 2021) 1331 which also addresses suicide risk mitigation items at CMHIP. The scope of work proposed in this request and the 1331 are separate with no duplication.

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		N/A	**#:**
Statutory reference to Cash Fund:		N/A	
Describe how revenue accrues to the fund:		N/A	
Describe any changes in revenue collections that will be necessary to fund this project:		N/A	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		N/A	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$N/A	**$N/A**	**$N/A**	**$N/A**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Continuation of Institute Suicide Risk Mitigation
B	(1) Agency:	Department of Human Services

Ligature Point on Door Closure

Ligature Point on Door Handle

Typical door in Bldg. 140

Drop Ceilings were cited in the last Joint Commission Survey

Typical hallway in Bldg. 140

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23
9/29/2021

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	DYS Transition Housing
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	Phase 1 of TBD
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2022-23	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ 150,000	$ -	**$ 150,000**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 5,000	$ -	**$ 5,000**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 48,025	$ -	**$ 48,025**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 9,000	$ -	**$ 9,000**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 2,000	$ -	**$ 2,000**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 214,025	$ -	**$ 214,025**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ 31,500	$ -	**$ 31,500**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 315,000	$ -	**$ 315,000**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 17,325	$ -	**$ 17,325**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 36,383	$ -	**$ 36,383**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**10.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 400,208	$ -	$ 400,208	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ 250,000	$ -	**$ 250,000**	$ -	$ -	$ -	$ -
(32)	Communications	$ 16,300	$ -	**$ 16,300**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ 26,630	$ -	**$ 26,630**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**10.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 292,930**	**$ -**	$ 292,930	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 907,162**	**$ -**	$ 907,162	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 90,716	$ -	**$ 90,716**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 90,716	$ -	**$ 90,716**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 997,879**	**$ -**	$ 997,879	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ -**	**$ -**	$ -	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	DYS Transitional Housing, Phase 1 of TBD			
B	(1) Agency:	Department of Human Services		(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Funds		(2) DPA's Risk Management ID#. If a new building list N/A:	NA
D	(1) Project Phase (Phase _of_):	Phase 1 of TBD		(2) State Controller Project # (if a continuation):	NA
E	(1) Project Type:	x	Capital Construction (CC)	(2) Principal Representative Signature:	07/06/21
			Capital Renewal (CR)		
F	(1) First Year Requested:	FY 2022-23		(2) OSA Review Signature:	Date
G	(1) Priority Number:	_7__ of _12__		(2) Revision Date:	Date
H	(1) Total Project Cost:	TBD		(2) Current Phase Cost:	$997,879

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes x No ____ Date Approved: 2019

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes ____ No NA Date Approved: ____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: ____ Projected FCI: ____

B. PROJECT SUMMARY/STATUS:

The Department of Human Services (DHS, Department) requests $997,879 capital construction funds/General Fund in FY 2022-23 for the first phase of a multi-phased project for transitional housing for youth within the Division of Youth Services (DYS) system. The first phase includes monies to study and define the need/capacity for transition housing for the continuum of care for youth within DYS, analyze service gaps, explore options and make recommendations to fill those gaps. This request also includes monies for capital improvements related to a proposed pilot program to be established at an owned DHS facility in the proximity of one of the five commitment facilities operated by DYS. It is proposed that the pilot program be established based on the outcomes of the study. The costs for the pilot program (both operational and capital) will not be completely known until the study is complete. The request used a recently completed internal cost analysis by DHS to renovate one of the group homes for the Office of Behavioral Health program transitional needs as the basis since the pilot program is proposed to be established as part of phase one of this request. The future number of phases and monies needed will be identified after the study is completed in phase one.

The Division of Youth Services (DYS) recently completed a system-wide facility master plan (FMP) in 2019. The FMP was based on the Operational Master Plan (OMP) that identified their vision for the future and facilities holistically. Both of these planning documents were based on the conditions and data available in 2019. The FMP does reference transition housing in the continuum of care for juveniles, but since the Department/Division has traditionally relied on community placements for this need, the facility component of this service was not specifically addressed in the FMP. Subsequent to the completion of the FMP, and the onset of the pandemic, DYS has experienced a decreasing census and Average Daily Population (ADP) across the system. Community placement residential options available for youths to help them transition back into the community have also declined, highlighting the need for the State to explore and provide options to fill this gap.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$TBD	$0	**$997,879**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0

(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$TBD	$0	**$997,879**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

The Division of Youth Services (DYS) provides for the care and supervision of youth committed by the District Court to the custody of DHS. DYS is charged with promoting public safety by engaging delinquent youth in programs and services, including secure custody, that seek to modify and eliminate delinquent behavior and rehabilitating youthful behavior so that youth gain the skills needed to become successful and productive members of the community. DYS operates twelve secure youth centers that serve youth between the ages of 10-21 who are pre-adjudicated or committed. DYS provides residential treatment (assessment, education, health services, jobs training, social and personal skills training, and therapy, among others) for committed youth in a variety of settings, including state-operated secure facilities, privately operated secure programs and community-based residential facilities. In addition to residential programming, DYS administers juvenile parole services throughout Colorado for all counties (64), and judicial districts (22). DYS divides the State into four management regions so that services can be tailored to the special needs of Colorado's diverse mix of urban, suburban and rural communities. DYS provides a continuum of services in Colorado, from the point of arrest to placement in DYS programs and facilities. Detention and commitment facilities operated and/or contracted by DYS serve youth that have advanced to the highest level of consequences in the juvenile justice system.

The Division of Youth Services was created and operates under Colorado Revised Statutes Title 19 – Children's Code, CO Rev Stat § 19-2-203 The purpose of the Division is to:

- Increase public safety by providing rehabilitative treatment to help youths in the Division's care make lasting behavioral changes to prepare themselves for successful transition back to the community;
- Promote the physical safety of youths and staff within the Division;
- Promote a seamless continuum of care from the time of detention or commitment to discharge, in which youths' needs are met in a safe, structured environment with well-trained, caring staff who help youths identify and address their issues, hold youths accountable for their actions, and help youths accept responsibility for their actions;
- Enable youths to develop healthy, supportive relationships with peers, adults, family, and members of their neighborhoods and communities; and,
- Provide youths with the tools necessary to become law-abiding, contributing members of the community upon their release.

Further, the DHS and the Colorado General Assembly find and support that:

- Youths committed to the care of the Division deserve to be treated with respect and dignity, using a therapeutic approach delivered in a treatment setting where social-emotional competencies are learned and practiced by youths and staff;
- Because many youths committed to the care of the Division have experienced trauma, which may include physical and sexual abuse, abandonment, violence in their homes or in their communities, or the loss of a family member at a young age, the experience of a safe, humane, and nurturing environment is necessary for youths to develop coping skills and the ability to trust and form healthy relationships;
- Almost all youths committed to the Division will return to the community;
- Youths in the Division's care need treatment and tools that prepare them to safely rejoin our communities;
- The environment in the Division should be safe, secure, and nonviolent to promote building trust and healthy relationships between youths and staff and to allow youths to grow and mature responsibly.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

Colorado's current approach to providing services to youth encompasses all programs, detention, commitment, parole supervision, and aftercare services. The purpose of the Division of Youth Services as previously noted, is to enable youths to develop healthy, supportive relationships with peers, adults, family, and members of their neighborhoods and communities; and, provide youths with the tools necessary to become law-abiding, contributing members of the community upon their release. Almost all youths committed to the Division will return to the community.

The 2019 FMP completed by DLR, was comprehensive and was based on the operational needs of DYS. Some of the findings of the study/system assessment as pertinent to transitional placements and housing needs for youths were:

- Compliance with statutory requirements falls short on the following: providing rehabilitative treatment and lasting behavioral changes; seamless continuum of care; using a therapeutic approach delivered in a treatment setting; and providing a safe, humane and nurturing environment for youth to develop coping skills.
- While all other indicators are dropping, secure commitments and length of stay in secure commitment are increasing; one potential reason could be that readmission for violations are significantly impacting the committed populations, and a potential solution could be to place youth into treatment at staff secure facilities that fits in with the overall long-term strategic mission of DYS;
- Youths in the Division's care need treatment and tools that prepare them to safely rejoin our communities;

- While overall the youth population under the supervision of DYS is decreasing, secure commitments are in fact increasing while staff supervised and community placements decreased by 37% combined between FY 2013-14 and FY 2017-18. Contracted community placement capacity was reduced by 43% between FY 2013-14 and FY 2017-18.

DYS has five commitment facility campuses located throughout the four DYS regions across the State – Summit Youth Services Center, Aspire Youth Services Center and Golden Peak Youth Services Center at the Campus at Lookout Mountain (CALM in Golden), the Mount View Youth Services Center in Denver, Platte Valley Youth Services Center in Greeley, Grand Mesa Youth Services Center in Grand Junction and Spring Creek Youth Services Center in Colorado Springs. Community collaboration through placements and the development of programs in and near the families and communities that youth come from and will return to has traditionally been a key strategy utilized to help committed youth within the DYS system as a means to successfully reintegrate/transition back into the community. When this transitional tool is absent, youth often regress back into the DYS staff-secure facilities. The capacity needed for transitional housing beds is approximately eighty statewide.

Over the past several years, a significant number of the privately contracted staff secure and community programs available as options for youth in transition to "step-down" into for treatment and care following their placement in maximum security facilities have closed their doors due to a variety of market factors. News media recently noted that "since 2007, more than 40 Colorado [private youth treatment] centers have closed their doors — either because they were shut down by the state or because they couldn't afford to stay open. Many supplement the state funding they receive... depending on the severity of the child's issues, by asking for donations." (Brown, Jennifer. "The deadly consequences when kids run away from Colorado residential treatment centers" Colorado Sun, 17 May 2021) The ones that remain often find the complex issues of the DYS most high-end youth difficult to treat successfully -- another reason youth regress into maximum secure custody.

In light of these findings, the overall reduction in commitment census combined with the increasing length of stay, and the dearth of appropriate community transitional residential placement facilities, the Department proposes to fill this gap by providing state owned and operated transitional housing to enable DYS youth to safely transition back into the community. This would align with its overall mission to provide a seamless continuum of care. The Department proposes to do this in a strategic fashion by conducting a study to identify and analyze the service gap, the reasons for that gap, and exploring options to fill the gap. A pilot program for transitional housing is proposed to ensure the recommendations are explored for success on a limited basis using available State resources and facilities in close proximity to one of the five commitment Youth Services Centers, prior to committing large fiscal amounts to any major capital project should the study outcomes recommend that need.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

There are currently no transitional housing facilities owned and operated by CDHS and DYS.

Project No.	Project Title	Project Cost $	Completion Date or Status
	NA		

F. CONSEQUENCES IF NOT FUNDED:

Should this request not be funded, the DYS will continue to have diminishing options to enable youth committed to DYS a safe, secure and optimal path to transition back into the community. This will result in youth regressing back into state owned secure facilities, which will continue to compromise the ability of the DHS and DYS to meet their mission, and goals, and fulfill their statutory obligation as outlined, and may potentially have long-term fiscal and quality of life impacts on the citizens of Colorado.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Life-Cycle Cost Analysis (LCCA) is a method for assessing the total cost of facility ownership. It takes into account all costs of acquiring, owning, and disposing of a building or building system. LCCA balances initial monetary investment with the long-term expense of owning and operating the building. While the primary goal of the analysis is to quantify the economics, there is consideration given to the non-monetary benefits of the proposed alternative, especially if said benefit is crucial to the mission, vision, and goals of the program and Department.

Some of the factors that has led the DHS and DYS to believe that transitional housing may need to be a service brought under the aegis of the Department/Division to ensure a continuum of service for the youths are as follows: lack of adequate capacity for transitional housing for youth in community placements, high numbers of regression accounting for new commitments, and the lack of success in helping youth transition back into the community.

The DHS believes that funds expended judiciously based on empirical data and its analysis with an incremental means to implement recommendations and outcomes of a study would be the most holistic and fiscally responsible approach. For the study/planning portion of this initiative, there is no way to quantify the economics prior to the completion of the study, but the many non-quantifiable LCCA benefits of the planning portion are outlined as follows:

- Align proposed recommendations with the DHS and DYS mission, vision, and goals for a continuum of services;
- Enable a coordinated and a holistic approach towards solution for the Program success, thus avoiding duplication of efforts, subtle overlaps of services, overlooked complementary programs, and wasted valuable resources;

- Provide for efficiencies and economies of scale, and promote cross collaboration while enabling a thoughtful and defensible Plan for capital construction for future phases; and
- Ensure adherence with statutes, collaboration with the Office of the State Architect, and the continuation of required program capital planning as mandated by 24-1-136.5, C.R.S.

There is no real alternative to accomplishing these types of program critical activities as the resources and funding do not exist lacking a Capital Construction appropriation.

H. ASSUMPTIONS FOR CALCULATIONS:

The costs for the study portion of this request was based on an assumption of 80,000 gross square foot (GSF) in the scope of the study using a $1.25/GSF for planning studies with an allowance of $50,000 for any associated site analysis. (80,000x1.25= $100,00+450,000 = $150,000 for the study portion) This cost is based on the DHS planning studies completed in 2018 and 2019. The costs for the facilities improvements portion of this request are based on the costs computed by DHS internally for improvements to department owned vacant group homes for OBH transition housing. The group home improvements costs were developed using recently completed CDHS projects for improvements and knowledge of the facilities conditions.

I. SUSTAINABILITY:

This request is for a planning study and minimal capital improvements associated with the proposed pilot program; thus there are no allocations for the High Performance Certification Program (HPCP). Any future capital construction projects based on the recommendations of the study will have allocations for the HPCP, or LEED Certification and the Governor's executive orders pertinent to the Greening of State Government if they are applicable, appropriate, and fiscally possible. They will be referenced in the study as a goal for any future proposed phase/capital construction project.

J. OPERATING BUDGET IMPACT:

While it will be difficult to quantify operating budget impact outcomes that may result from this type of undertaking, the outcomes of the completed study may affect the operating budget, since this would be a new service provided by DYS. This project may thus lead to future operating expenditures, but will not affect operating budgets at this time. The parameters for operating expenses will be based on operational recommendations for the physical facilities which may be the outcomes of the study completed in phase 1. These parameters are unavailable until this request is funded and completed.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase _1__ of__TBD_	**Start Date**	**Completion Date**
Pre-Design	July 2022	Dec 2022
Design	Jan 2023	April 2023
Construction	May 2023	Oct 2023
FF&E/Other	Oct 2023	Dec 2023
Occupancy	Jan 2024	

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design	**Unknown**	
Design		
Construction		
FF&E/Other		
Occupancy		

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

L. ADDITIONAL INFORMATION:

NA

M. CASH FUND PROJECTIONS:

Cash Fund name and number:	NA	#:
Statutory reference to Cash Fund:	NA	
Describe how revenue accrues to the fund:	NA	
Describe any changes in revenue collections that will be necessary to fund this project:	NA	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when	NA	

the agency/institution plans to go to market, and the expected average annual payment (As applicable):			
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Grand Mesa and Platte Valley Separation of Use
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	1 of 3
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 22-23	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ 112,125	$ -	**$ 112,125**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 2,242,500	$ -	**$ 1,794,000**	$ 172,500	$ 276,000	$ -	$ -
(8)	Code Review/Inspection	$ 224,250	$ -	**$ 224,250**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 560,625	$ -	**$ -**	$ 215,625	$ 345,000	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 538,200	$ -	**$ 426,075**	$ 43,125	$ 69,000	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**20.00%**	20.00%	20.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 3,677,700	$ -	**$ 2,556,450**	$ 431,250	$ 690,000	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ 22,425,000	$ -	**$ -**	$ 8,625,000	$ 13,800,000	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 1,121,250	$ -	**$ -**	$ 431,250	$ 690,000	$ -	$ -
(27)	Inflation for Construction	$ 4,709,250	$ -	**$ -**	$ 1,811,250	$ 2,898,000	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**0.00%**	20.00%	20.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 28,255,500	$ -	$ -	$ 10,867,500	$ 17,388,000	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ 336,375	$ -	**$ -**	$ 129,375	$ 207,000	$ -	$ -
(31)	Furnishings	$ 672,750	$ -	**$ -**	$ 258,750	$ 414,000	$ -	$ -
(32)	Communications	$ 336,375	$ -	**$ -**	$ 129,375	$ 207,000	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ 269,100	$ -	**$ -**	$ 103,500	$ 165,600	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	20.00%	20.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 1,614,600**	**$ -**	**$ -**	**$ 621,000**	**$ 993,600**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ 10,868	$ 17,388	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 28,256	$ -	**$ -**	$ 10,868	$ 17,388	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 33,576,056**	**$ -**	**$ 2,556,450**	**$ 11,930,618**	**$ 19,088,988**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 3,357,606	$ -	**$ 255,645**	$ 1,193,062	$ 1,908,899	$ -	$ -
(45)	***Total Contingency***	$ 3,357,606	$ -	**$ 255,645**	$ 1,193,062	$ 1,908,899	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 36,933,661**	**$ -**	**$ 2,812,095**	**$ 13,123,679**	**$ 20,997,887**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 36,933,661	$ -	**$ 2,812,095**	$ 13,123,679	$ 20,997,887	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 36,933,661**	**$ -**	**$ 2,812,095**	**$ 13,123,679**	**$ 20,997,887**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Grand Mesa and Platte Valley Separation of Use			
B	(1) Agency:	Department of Human Services		(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund		(2) DPA's Risk Management ID#. If a new building list N/A:	HSGM2198, HSGM2199, and HSYS8160
D	(1) Project Phase (Phase _of_):	Phase 1 of 3		(2) State Controller Project # (if a continuation):	N/A
E	(1) Project Type:	X	Capital Construction (CC)	(2) Principal Representative Signature:	07/06/2021
			Capital Renewal (CR)		
F	(1) First Year Requested:	FY 22-23		(2) OSA Review Signature:	Date
G	(1) Priority Number:	_8__ of _12__		(2) Revision Date:	Date
H	(1) Total Project Cost:	$36,933,661		(2) Current Phase Cost:	$2,812,095

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes X No ____ Date Approved: 2019

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: ** FCI audits exist for the facilities, but the separation would create new programmed spaces and thus the FCIs are not noted Yes ____ No X Date Approved: ____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: NA Projected FCI: NA

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (DHS, Department), Division of Youth Services (DYS) requests capital construction funds of $2,812,095 in FY 2022-23 to execute the first phase of a 3-phased project for the Separation of Use project at Grand Mesa and Platte Valley Youth Services Center's . The first phase includes monies for space programming, design and other professional services, and the future phases will include construction at both facilities. This is the first phase; no prior phases have been submitted.

The Division of Youth Services (DYS) has recently completed a system-wide facility master plan (FMP). The FMP is based on the Operational Master Plan (OMP), which identified their vision for the future and facilities holistically. In addition, in 2018, the Division completed Operational Program Plans that were the basis of Facility Program Plans (OPPs and FPPs) for Grand Mesa, PLatte Valley and Zeb Pike Youth Services Centers (YSC).

One of the key issues identified during these planning studies for Grand Mesa YSC and Platte Valley YSC facilities was the need to separate the detention and committed populations – both in housing by 'right-size' housing and programs/services offered. Primarily this is to allow for more effective and appropriate treatment programming for both detention and committed populations. Detention populations typically have short average lengths of stay and introducing them into programs with committed youth who typically have longer lengths of stay can be disruptive. Both campuses at Grand Mesa, and Platte Valley – currently house both detention and commitment youth.

While ideally detention and commitment populations would be housed at separate facilities, it was recognized that it would be both difficult to find and acquire new sites to separate the populations and costlier to operate separate facilities at the two identified locations. As a result, it was determined to focus on developing separate housing, education and multi-purpose program areas for the two populations at these facilities while allowing support facilities (food service, gymnasium, medical etc.) to be shared for operational efficiency.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$36,933,661	$0	**$2,812,095**	$13,123,679	$20,997,887	$0	$0

(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$36,933,661	$0	**$2,812,095**	$13,123,679	$20,997,887	$0	$0

D. PROGRAM INFORMATION:

The Division of Youth Services (Division, DYS) provides for the care and supervision of youth committed by the District Court to the custody of DHS. DYS operates twelve secure youth centers that serve youth between the ages of 10-21 who are pre-adjudicated or committed. DYS is charged with promoting public safety by engaging delinquent youth in programs and services, including secure custody, that seek to modify and eliminate delinquent behavior and to rehabilitate youth in committed care so that they gain the skills needed to become successful and productive members of the community. DYS provides residential treatment (assessment, education, health services, jobs training, social and personal skills training, and therapy, among others) for committed youth in a variety of settings, including state-operated secure facilities, privately operated secure programs and community-based residential facilities. In addition to residential programming, DYS administers juvenile parole services throughout Colorado.

In 2019, an Operational Master Plan (OMP) was undertaken by DYS. Within the OMP, the need for dedicated facility use was determined as a key issue. Per the OMP, some facilities originally intended for pre-trial detention began to serve, at least in part, committed youth, with the result that some housing units were assigned for short-term detention and others for long-term commitment care. The problem the Division is faced with is that the facilities were never designed to support discrete populations, so youth may mix for educational programming and other services, and movements and activities throughout existing facilities have to be constantly and tightly coordinated to keep these populations separate. The youth are also housed in large residential units. As per the FMP, "Experience has proven that smaller living units, with higher staff to youth ratios result in safer environments and an atmosphere more conducive to treatment." This has been proven in the DYS facilities with better staff to youth rations (1:5) where the Division has experienced and documented an improvement in culture, reduction of incidents of youth aggression, and a positive impact on better quality assurance outcomes. In order to best serve the youth, specific care needs to be provided to each population in 'right-sized' facilities.

Both Grand Mesa and Platte Valley were identified as facilities needing to 'right size' and separate detention and committed populations – both in housing and in programs and services.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

Grand Mesa Youth Services Center (GMYSC) is a co-ed secure, multipurpose facility operated by the Division located in Grand Junction. GMYSC was initially completed and occupied in 1987. The facility was planned and designed to serve a detention population and to accommodate short-term (sixty to ninety day) transition of committed youth to more centralized longer-term care facilities. In 1996, an addition was constructed not only to expand capacity, but more importantly to implement DYS's version of regionalized services that would allow committed youth to remain in their community in closer proximity to family and support networks. In 2020, DeNier YSC located in southwest Colorado closed its doors, making Grand Mesa the only Youth Service Center DHS has in the western part of the State.

While GMYSC has the required room capacity -- it currently has three twenty bed units -- the size does not align with the DYS's best practices. Not only are larger units not consistent with the Division's therapeutic trauma responsive treatment model, but also within the detention and commitment populations, they limit the ability to classify and house youth based upon assessment of behavioral and risk needs. Due to the limited size of the female population, both populations rely on co-educational housing which not only places additional management pressure on staff, it also results in a tense situation for youth themselves. With a need for a rated capacity of approximately eighty beds – thirty for detention and fifty for commitment-- seven to eight smaller units would be more appropriate to meet classification and treatment needs.

Platte Valley Youth Service Center is one of three prototypical facilities designed and constructed in the mid-1990s. Platte Valley YSC is located in Greely and serves the northeast region for youth – ages 10 to 17 and committed 12 to 10; both male and female. Platte Valley was planned and designed as a 120-bed facility housing both detention and committed youth. There are a total of six twenty bed units (two tiered). Platte Valley will continue functioning as a multi-purpose campus serving the northeast region to the greatest extent feasible. Due to its remote location, and serving both male and female populations – 'right-size' housing is increasingly important. Currently due to the size of the units and the relatively limited size of the female population, all females, detention and committed, are housed in a single unit. Without the provision of additional smaller housing units operationally, this is likely to continue which does not reflect juvenile justice best practices or the Division's commitment to separating the detention and commitment populations.

Additionally, detention education has been negatively impacted as it currently operates as a combined program for detained and committed youth while best practices suggest and DYS prefers separation of the two populations in housing and general program activities.

In order to provide the right-sized separation of detention and commitment, the FMP recommends multiple smaller housing units for both detention and commitment to facilitate classification and smaller group treatment, which has been proven in practice to be more effective.

This request includes the construction of four - twelve bed housing units along with classrooms, a satellite dining room and support offices (approx. 24,000 sf). This would then allow the existing residential facilities to be used solely for committed youth. This proposed arrangement would provide a balanced solution for the separation of detention and commitment facilities and the realistic utilization of existing resources.

Phase1: Scope for this phase will include design for GMYSC and PVYSC to accomplish the recommendations from the FMP.

Phase 2: Construction based on the design developed in Phase 1 for GMYSC.

Phase 3: Construction based on the design developed in Phase 1 for PVYSC.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
M10006	Upgrade Electronic Security Systems Ph. 2 of 5	385,964	Completed
M12021	R/R Fire Sprinkler Systems Ph. 3 of 3	546,946	Completed
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Ph. 1	90,050	Completed
2011-098M15	Replace emergency Power Systems & Controls DYS	287,298	Completed
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Ph. 3	1,130,250	Completed
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Ph. 5	944,764	In progress
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Ph. 6	353,505	In progress
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Supplemental	1,097,783	In progress
EM616	Replace Failed pre-action Valves Fire Suppression System	13,009	2010
EM945	Gail Line Failure	11,996	2013
EM1800	Replace Two Roof Top Units (RTU's) at DHS GMYSC	21,130	2017
EM19XX	Failed RTU #7	Not Submitted	2018
EM19XX	Fire Damper Failure	Not Submitted	2018
EM2129	Sewer Line Failure, GMYS	31,017.69	2019
2019-085M21	Replace HVAC Systems, PVYSC & MFWYSC	685,036	Funded

F. CONSEQUENCES IF NOT FUNDED:

Without funding, staff will continue to operate within the problematic constraints posed by the existing physical plants, continue to attempt reconciliation between the existing physical constraints, the overall DYS vision and best practices and make compromises that affect program outcomes. Youth in the western and northeast regions will not have the best services the DYS system is committed to offering.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Life-cycle cost analysis (LCCA) is a method for assessing the total cost of facility ownership. It takes into account all costs of acquiring, owning, and disposing of a building or building system. Sometimes known as "whole cost accounting" or "total cost of ownership," LCCA balances initial monetary investment with the long-term expense of owning and operating the building. While the primary goal of this analysis is to quantify the economics, there is also consideration given to the non-monetary benefits of a proposed alternative, especially if said benefit is crucial to the mission, vision and goals of the program and Department. The Department will complete one LCC calculation for this request. This option assumes funding as described previously.

H. ASSUMPTIONS FOR CALCULATIONS:

Estimated cost calculations are based on the DYS FMP completed in 2019 which in turn was based on gross square feet at both facilities. Escalation and prevailing wage percentages were added to the 2019 costs in the associated cost sheet for this request. Design for both facilities will require approximately 2.8 million based on the FMP while construction costs will over 13 million.

I. SUSTAINABILITY:

The project will participate in the Office of the State Architect (OSA) High Performance Certification Program (HPCP) tracking process, per 24-30-1305 C.R.S. The project will also aim to achieve OSA's Sustainable Priorities and comply with Executive Order D2015-013, Greening of State Government.

J. OPERATING BUDGET IMPACT:

As with any major renovation or addition to a facility, there will be associated operational costs: these include costs associated with staff to both operate and administer the program, and to operate the building itself providing periodic and preventative maintenance, seasonal grounds care, and daily custodial services. It is anticipated that as the project moves forward, the Department will submit a complementary operating request detailing the justification for any additional operating funds.

K. PROJECT SCHEDULE:

Phase _1__ of_3__	Start Date	Completion Date
Pre-Design	July 2022	October 2022
Design	October 2022	June 2023
Construction		
FF&E/Other		
Occupancy		

Phase _2__ of_3__	Start Date	Completion Date
Pre-Design	July 2023	October 2023
Design	October 2023	June 2024
Construction	July 2024	July 2025
FF&E/Other	October 2025	December 2025
Occupancy	January 2026	

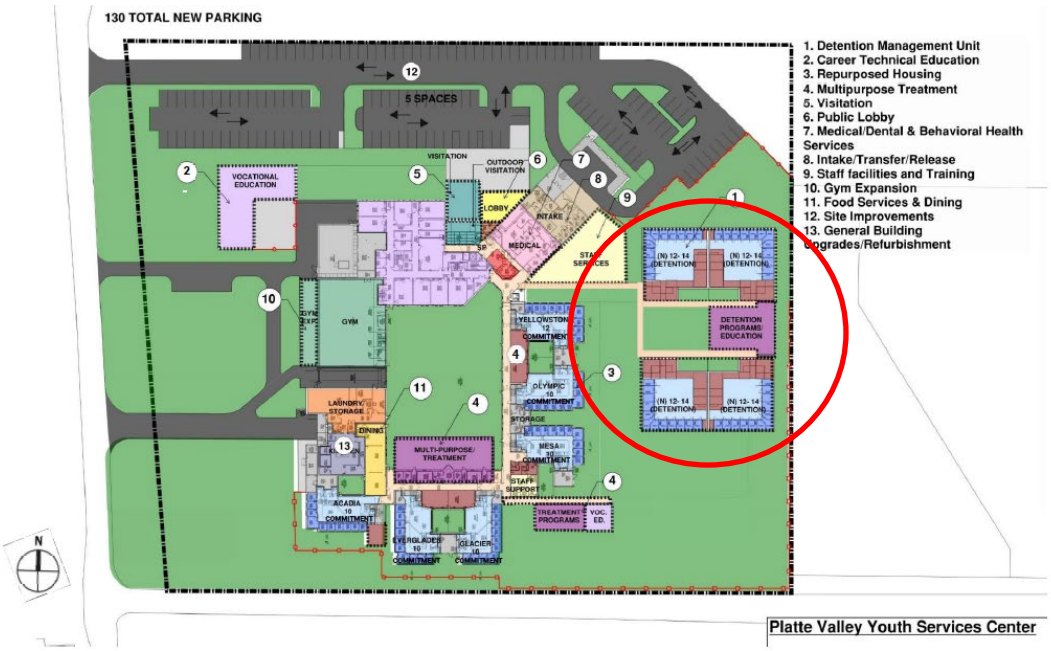
Phase _3__ of_3__	Start Date	Completion Date
Pre-Design	July 2024	October 2024
Design	October 2024	June 2025
Construction	July 2025	July 2026
FF&E/Other	July 2026	December 2026
Occupancy	January 2027	

L. ADDITIONAL INFORMATION:
N/A

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		NA	#:
Statutory reference to Cash Fund:		NA	
Describe how revenue accrues to the fund:		NA	
Describe any changes in revenue collections that will be necessary to fund this project:		NA	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		NA	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$NA	**$NA**	**$NA**	**$NA**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Grand Mesa and Platte Valley Separation of Use
B	(1) Agency:	Department of Human Services



Platte Valley Proposed Map with Separation of Use

Grand Mesa Proposed Map with Separation of Use

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*				
(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	DYS Career Technical Education
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	1 of 3
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 19-20	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ 119,121	$ -	**$ 39,425**	$ 38,641	$ 41,055	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 2,382,420	$ -	**$ 788,500**	$ 772,820	$ 821,100	$ -	$ -
(8)	Code Review/Inspection	$ 235,242	$ -	**$ 75,850**	$ 77,282	$ 82,110	$ -	$ -
(9)	Construction Management	$ 590,797	$ -	**$ 192,317**	$ 193,205	$ 205,275	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 189,032	$ -	**$ 61,518.40**	$ 61,825.60	$ 65,688.00	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**20.00%**	20.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 3,516,612	$ -	**$ 1,157,610**	$ 1,143,774	$ 1,215,228	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ 23,189,200	$ -	**$ 7,250,000**	$ 7,728,200	$ 8,211,000	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 135,000	$ -	**$ 135,000**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 1,166,210	$ -	**$ 369,250**	$ 386,410	**$ 410,550**	$ -	$ -
(27)	Inflation for Construction	$ 4,898,082	$ -	**$ 1,550,850**	$ 1,622,922	**$ 1,724,310**	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**20.00%**	20.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 29,388,492	$ -	$ 9,305,100	$ 9,737,532	$ 10,345,860	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ 357,363	$ -	**$ 118,275**	$ 115,923	$ 123,165	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ 357,363	$ -	**$ 118,275**	$ 115,923	$ 123,165	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ 142,945	$ -	**$ 47,310**	$ 46,369	$ 49,266	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**20.00%**	20.00%	20.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 857,671**	**$ -**	**$ 283,860**	**$ 278,215**	**$ 295,596**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ 7,885**	$ 7,728	$ 8,211	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 23,824	$ -	**$ 7,885**	$ 7,728	$ 8,211	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 33,786,599**	**$ -**	**$ 10,754,455**	**$ 11,167,249**	**$ 11,864,895**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 3,378,660	$ -	**$ 1,075,446**	$ 1,116,725	$ 1,186,490	$ -	$ -
(45)	***Total Contingency***	$ 3,378,660	$ -	**$ 1,075,446**	$ 1,116,725	$ 1,186,490	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 37,165,259**	**$ -**	**$ 11,829,901**	**$ 12,283,974**	**$ 13,051,385**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 37,286,689	$ -	**$ 11,951,330**	$ 12,283,974	$ 13,051,385	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 37,286,689**	**$ -**	**$ 11,951,330**	**$ 12,283,974**	**$ 13,051,385**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	DYS Career Technical Education		
B	(1) Agency:	Department of Human Services	(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:	Locations are on campuses, so no specific bldg. / RM ID #.
D	(1) Project Phase (Phase _of_):	1 of 3	(2) State Controller Project # (if a continuation):	NA
E	(1) Project Type:	X Capital Construction (CC) / Capital Renewal (CR)	(2) Principal Representative Signature:	07/20/21
F	(1) First Year Requested:	FY 19-20	(2) OSA Review Signature:	Date
G	(1) Priority Number:	_9__ of _12__	(2) Revision Date:	Date
H	(1) Total Project Cost:	$37,286,689	(2) Current Phase Cost:	$11,951,330

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes X No ____ Date Approved: 2019

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes ____ No X Date Approved: ____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: NA Projected FCI: NA

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (DHS, Department), Division of Youth Services (DYS, Division) requests $11,951,330 capital construction funds/General Fund in FY 2022-23 to execute the first phase of a three-phased project to expand and create new career tech spaces at the five commitment facilities. The first phase requests funding for the professional services and construction cost to expand and build a new career technical facility at the Campus at Lookout Mountain (CALM). Phase 2 will address design and construction at Platte Valley Youth Services Center (YSC) and Grand Mesa YSC with the third phase at Spring Creek YSC and Mount View YSC.

In 2019, DYS executed an Operational Program Plan (OMP) and a Facility Master Plan (FMP). In both of these documents a critical deficiency at commitment facilities was the need for technical career training for youth. As stated in the FMP, "A growing portion of the committed population has already completed secondary education. As a result, the demand for post-secondary educational opportunities including Career Technical Education (CTS) is growing. The Master Plan addresses the need for expanded CTS programs and facilities at all YSCs housing committed populations."

Finally, another critical need/deficiency noted within the system is the lack of vocational education programming/space, especially given the prevalence of older post-secondary youth who would benefit from these programs. In keeping with its overall vision, the Division is seeking funds to expand the existing educational space to provide appropriate and adequate vocational education space in the existing CALM facility in a multi-year phased project.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$37,286,689	$0	**$11,951,330**	$12,283,974	$13,051,385	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0

(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$37,286,689	$0	**$11,951,330**	$12,283,974	$13,051,385	$0	$0

D. PROGRAM INFORMATION:

The Division of Youth Services (DYS) provides for the care and supervision of youth committed by the District Court to the custody of DHS. DYS operates twelve secure youth centers that serve youth between the ages of 10-21 who are pre-adjudicated or committed. The Division of Youth Services (DYS) is charged with promoting public safety by engaging delinquent youth in programs and services, including secure custody, that seek to modify and eliminate delinquent behavior and rehabilitating youthful behavior in committed care so that youth gain the skills needed to become successful and productive members of the community. DYS provides residential treatment (assessment, education, health services, jobs training, social and personal skills training, and therapy, among others) for committed youth in a variety of settings, including state-operated secure facilities, privately operated secure programs and community-based residential facilities. In addition to residential programming, DYS administers juvenile parole services throughout Colorado.

One of the findings of the recently completed Division of Youth Services (DYS) Facility Master Plan is that there is a high need for Career Technical Education (CTE) at the DYS facilities in all regions. An evolving population as well as limited space at current multi-purpose facilities dictates that postsecondary and CTE is almost exclusively computer-based, and hands-on or real world training using current equipment and materials is non-existent.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The Division of Youth Services completed a Facilities Master Plan (FMP) that included recommendations for programmatic spaces required to address the deficiencies identified within the DYS Operational Master Plan (OMP). A critical need/deficiency noted within the system is the lack of vocational education programming/space, especially given the prevalence of older post-secondary youth who would benefit from these programs. In keeping with its overall vision, the Division is seeking funds to expand the existing educational space to provide appropriate and adequate vocational education space in all the existing commitment facilities in a multi-year phased project.

In 2018, DYS had completed a Facility Program Plans and Operational Program Plans for Grand Mesa, PLatte Valley, and Zeb Pike Youth Services Centers findings of which were revisited and integrated into the 2019 DYS FMP. Within the FMP from 2019, DYS leadership identified several design elements they would like to include in state-operated facilities. A critical deficiencies and thus need is noted below:

- New CTE spaces at all the commitment facilities.

Per the DYS Operational Program Plans completed in 2018 and 2019:

> Vocational programs should be robust and include both physical trades and technical trades. These diverse needs, coupled with the inherent importance of the education program […], particularly for vocational education programs. Space is either insufficient or lacking to provide robust vocational programs.
>
> 'While academic education is provided for both detained and committed youth, the vocational program is reserved almost exclusively for the committed youth. The goal of vocational education is to prepare youth for employment in the community.

As noted in the DYS FMP:
"Construct an addition to the existing CTE Building to provide modern flexible space that can be adapted based on work/career opportunities available in the community; construct as an additional to the existing building respecting historical character but integrate as a single operating CTS Center; includes accessibilities improvement and relocation of fence to provide outdoor CTS yard."

If funded, the project will be a three-phased project. Funds will include planning, design fees, survey/geotech/testing, Furniture, Fixture, Equipment (FFE), Equipment, construction fees and contingencies. Overall size of the CTE expansion will be revisited during the design phase.

Phase 1 - will include professional services and construction associated with CTE program needs at CALM. Scope at CALM includes:

- Career Technical Education – Expansion approximately 10,000 sf.
- Career Technical Education – Renovation approximately 500 sf.
- Fence Relocation – approximately 10,000 sf.

Phase 2 – will include design and construction of new CTE facilities at Platte Valley YSC and Grand Mesa YSC.

Phase 3 – will include design and construction of new CTE facilities at Spring Creek YSC and Mount View YSC.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	**Project Title**	**Project Cost $**	**Completion Date or Status**

M10006	Upgrade Electronic Security Systems 3 of 5	1,194,194	Complete
M10006	Upgrade Electronic Security Systems 4 of 6	772,065	Complete
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization – Ph1	364,498	Complete
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization – Ph. 4	2,394,938	Complete
2019-035M19	R/R Fire Protection Systems Ph. 2 Gilliam YSC & Lookout Mountain YSC	1,343,338	Construction
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization – Ph. 6	662,872	Construction
EM-659	LMYSC, Repair 4 Broken Water Main	$16,362	Completed

F. CONSEQUENCES IF NOT FUNDED:

If this request is not funded, committed youth will not receive the proper training to succeed as contributing citizens. Many youth will not achieve lasting behavioral changes that prepare them for a successful transition back to the community, resulting in a possible return to secure care. This lack of appropriate programming can contribute to increased recidivism, risk to communities, and additional expenditures associated with long-term behavioral treatment.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Life-cycle cost analysis (LCCA) is a method for assessing the total cost of facility ownership. It takes into account all costs of acquiring, owning, and disposing of a building or building system. Sometimes known as “whole cost accounting” or “total cost of ownership,” LCCA balances initial monetary investment with the long-term expense of owning and operating the building. While the primary goal of this analysis is to quantify the economics, there is also consideration given to the non-monetary benefits of a proposed alternative, especially if said benefit is crucial to the mission, vision and goals of the program and Department. The Department will complete one LCC calculation for this request. This option assumes funding as described previously.

H. ASSUMPTIONS FOR CALCULATIONS:

Calculations for the project are based on costs proposed in the DYS FMP from 2019. Escalation costs have been added to the midpoint of construction.

I. SUSTAINABILITY:

The project will participate in the Office of the State Architect (OSA) High Performance Certification Program (HPCP) tracking process, per 24-30-1305 C.R.S. (2017). The project will also aim to achieve OSA's Sustainable Priorities and comply with Executive Order D2015-013, Greening of State Government.

J. OPERATING BUDGET IMPACT:

Per the DYS FMP, when it was executed in 2019, it was expected to result in the need for foru to six additional instructors either as State employees or via contract with a local Community College.

K. PROJECT SCHEDULE:

Phase _1__ of__3_	**Start Date**	**Completion Date**
Pre-Design	July 2022	October 2022
Design	October 2022	June 2023
Construction	July 2023	July 2024
FF&E/Other	July 2024	October 2024
Occupancy	November 2024	

Phase _2__ of__3_	**Start Date**	**Completion Date**
Pre-Design	July 2023	October 2023
Design	October 2023	June 2024
Construction	July 2024	July 2025
FF&E/Other	July 2025	October 2025
Occupancy	November 2025	

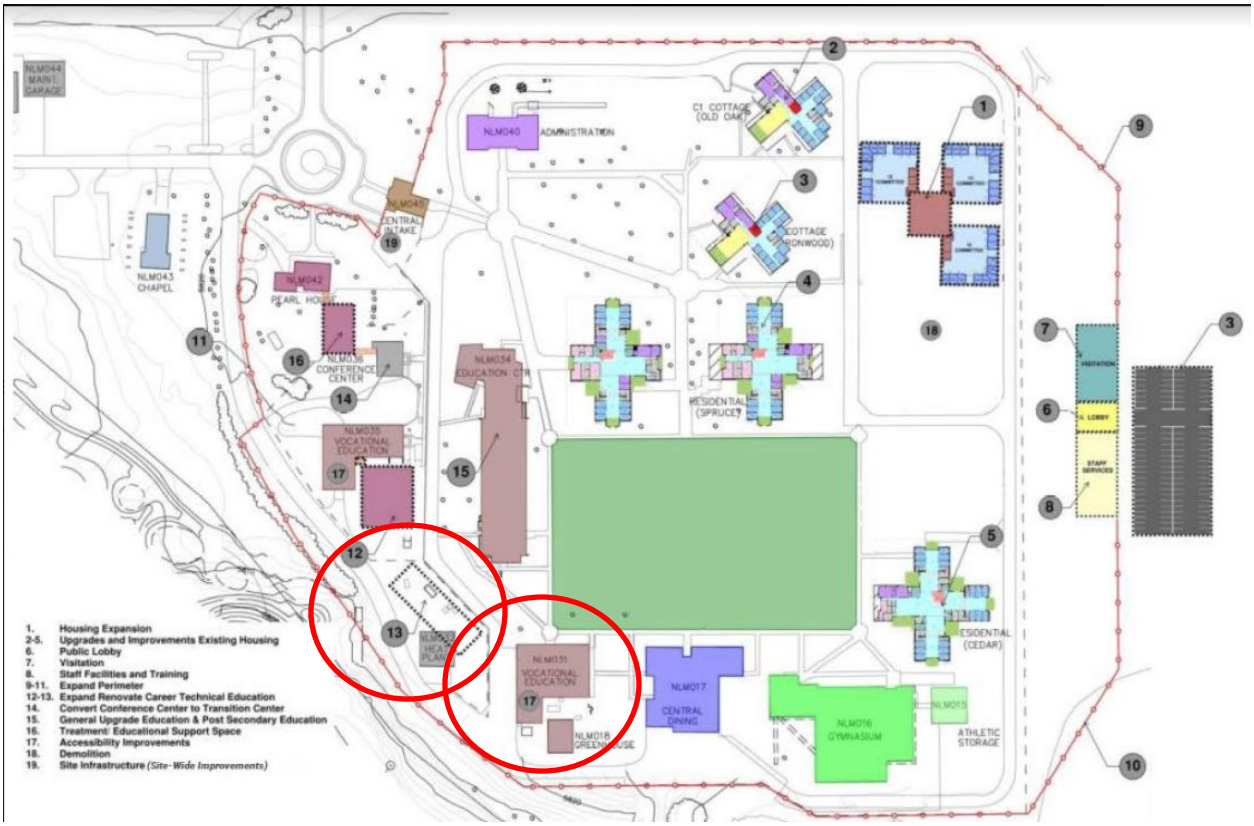
Phase _3__ of_3__	**Start Date**	**Completion Date**
Pre-Design	July 2024	October 2024
Design	October 2024	June 2025
Construction	July 2025	July 2026
FF&E/Other	July 2026	October 2026
Occupancy	November 2026	

L. ADDITIONAL INFORMATION:
NA

M. CASH FUND PROJECTIONS:

Cash Fund name and number:		NA	#:
Statutory reference to Cash Fund:		NA	
Describe how revenue accrues to the fund:		NA	
Describe any changes in revenue collections that will be necessary to fund this project:		NA	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		NA	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$NA	**$NA**	**$NA**	**$NA**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	DYS Career Technical Education
B	(1) Agency:	Department of Human Services



Lookout Mountain Proposed Map with Career Tech

Grand Mesa Proposed Map with Career Tech

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*				
(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Visitation Centers at Three DYS Campuses
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	Phase 1 of 1
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2022-23	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 10,000	$ -	**$ 10,000**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 208,225	$ -	**$ 208,225**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 7,860	$ -	**$ 7,860**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ 600	$ -	**$ 600**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 45,337	$ -	**$ 45,337**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**20.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 272,022	$ -	**$ 272,022**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ 2,082,250	$ -	**$ 2,082,250**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ 104,113	$ -	**$ 104,113**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages	$ 109,318	$ -	**$ 109,318**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 459,136	$ -	**$ 459,136**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**20.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 2,754,817	$ -	**$ 2,754,817**	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ 56,000	$ -	**$ 56,000**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 56,000**	**$ -**	**$ 56,000**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ 2,755**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 2,755	$ -	**$ 2,755**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 3,085,594**	**$ -**	**$ 3,085,594**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ 154,280	$ -	**$ 154,280**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 154,280	$ -	**$ 154,280**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 3,239,873**	**$ -**	**$ 3,239,873**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 3,239,873	$ -	**$ 3,239,873**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 3,239,873**	**$ -**	**$ 3,239,873**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Visitation Centers at Three Division of Youth Services Campuses		
B	(1) Agency:	Department of Human Services	(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund/Capital Construction Funds	(2) DPA's Risk Management ID#. If a new building list N/A:	Locations are on campuses, so no specific bldg. / RM ID #.
D	(1) Project Phase (Phase _of_):	Phase 1 of 1	(2) State Controller Project # (if a continuation):	
E	(1) Project Type:	X Capital Construction (CC) Capital Renewal (CR)	(2) Principal Representative Signature:	07/06/2021
F	(1) First Year Requested:	FY 2022-23	(2) OSA Review Signature:	Date
G	(1) Priority Number:	_10__ of _12__	(2) Revision Date:	Date
H	(1) Total Project Cost:	$3,239,873	(2) Current Phase Cost:	$3,239,873

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes x No ____ Date Approved: 2019

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: FCI audits exist for the facilities, but this project would create new programmed spaces and thus the FCIs are not noted Yes ____ No x Date Approved: ____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: ____ Projected FCI: ____

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (DHS, Department), Division of Youth Services (DYS, Division) requests capital construction funds of $3,239,873 in FY 2022-23 to provide homelike visitation centers at three Youth Service Centers (Campus at Lookout Mountain (CALM), Mount View, and Grand Mesa Youth Services Centers) consistent with the vision and mandates of House Bill 17-1329 and the DYS mission and strategic plan.

C. SUMMARY OF PROJECT FUNDING REQUEST:

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$3,239,873	$0	**$3,239,873**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$3,239,873	$0	**$3,239,873**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

The Division of Youth Services (DYS) provides for the care and supervision of youth committed by the District Court to the custody of DHS. The Division is charged with promoting public safety by engaging delinquent youth in programs and services, including secure custody, that seek to modify and eliminate delinquent behavior and to rehabilitate youth in committed care so that they gain the skills needed to become successful

and productive members of the community. DYS provides residential treatment (assessment, education, health services, jobs training, social and personal skills training, and therapy, among others) for committed youth in a variety of settings, including state-operated secure facilities, privately operated secure programs and community-based residential facilities. In addition to residential programming, DYS administers juvenile parole services throughout Colorado.

The Division of Youth Services operates twelve (12) secure youth centers located throughout the State that serve youth between the ages of 10-21. These facilities range in age from 20 to 100 years old, and house youth who are either committed to the Department or who are detained pre-adjudication. The detention population has a short length of stay averaging approximately 22 days, while the commitment population has a longer length of stay. Facilities experience a very high volume of youth with nearly 5,300 new youth admissions annually.

Detention facilities operated in conditions of extreme overcrowding in the 1980s and 1990s. Later, economic stress compelled the facilities to operate at a commitment capacity up to 120 percent higher than designed. This over-utilization has taken its toll on the facilities. Facilities demonstrate wear and tear on housing units, day room areas, classrooms, and dining halls, as well as general strain on central systems such as kitchen facilities, heating, cooling, and plumbing. In recent years both detention and commitment capacities have trended downwards throughout the State.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

One of the key tenets of DYS is its commitment to the broader initiative of the Department of Human Services related to total family services and wrap-around therapy for all the youth under its care. For secure youth facilities, this not only involves youth and their parents, but in many instances the youth themselves are parents of young children. Adequate and appropriate visiting space is needed to support the Two Generation (2-Gen) initiative across all facilities. 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. Historically, most visitations at these facilities have taken place directly on living units, compromising both confidentiality and safety. Visitations at the Lookout Mountain Campus take place in significantly aged buildings on the opposite side of the campus from the Gatehouse (visitor's entrance). These require professionals and/or family members to come into the secure perimeters on both campuses. This places these people at some risk. It also increases the potential for contraband to be brought onto the campus. Grand Mesa YSC has no visitation rooms. It is critical to the mission of the Department and DYS to provide quality family and professional visitation areas at these Youth Service Centers.

In June 2019, DYS completed an Operational Master Plan/Facility Master Plan (OMP/FMP) that identified the need for family visitation centers to be located at or near the entrances to these three campuses. The OMP/FMP recommended that each of the new visitation centers at Mount View and Lookout Mountain YSCs be approximately 2,800 square feet in size, include spaces for meeting and interacting with family and professionals, and include a full kitchen and dining area for preparing and eating food together. At Grand Mesa YSC, the OMP/FMP recommended that dedicated new space including three visiting rooms totaling 950 gross square feet (GSF) be an addition to the facility to the south of the waiting area.

This single phase request includes the design and construction of visitation centers at all three campuses at or near the gatehouse entrances. The visitation centers will be designed and constructed with a homelike environment for whole-family visitation, incorporating the tenets of the 2-Gen approach to provide space for multi-resource representatives such as economic, education, and community support assets to meet with the entire family at once in a therapeutic setting. 2-Gen youth who have children themselves will have a homelike/normative area to visit in, parent, and interact with their children using age-appropriate materials, toys, and literature.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
M10006	Upgrade Electronic Security Systems Ph 2 of 5	385,964	Completed
M12021	R/R Fire Sprinkler Systems Ph. 3 of 3	546,946	Completed
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Ph 1	90,050	Completed
2011-098M15	Replace emergency Power Systems & Controls DYS	287,298	Completed
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Ph 3	1,130,250	Completed
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Ph 5	944,764	In progress
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Ph 6	353,505	In progress
2015-031P14	DYS Refurb for Safety, Risk Mitigation & Modernization Supplemental	1,097,783	In progress
EM616	Replace Failed pre-action Valves Fire Suppression System	13,009	2010
EM945	Gail Line Failure	11,996	2013
EM1800	Replace Two RTU's at DHS GMYSC	21,130	2017
EM19XX	Failed RTU #7	Not Submitted	2018
EM19XX	Fire Damper Failure	Not Submitted	2018
EM2129	Sewer Line Failure, GMYS	31,017.69	2019

F. CONSEQUENCES IF NOT FUNDED:

Without funding, these three DYS facilities will continue to utilize inappropriate, non-confidential, and unsafe spaces for professional and family visitations, which are inadequate and antiquated with none of the needed and appropriate amenities. Lack of appropriate spaces ensures that visitations will continue to be problematic. It is critical to the mission of the Department and DYS to provide quality family and professional visitation areas at these Youth Service Centers.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Initiating the programming, design and construction of new visitation centers at three DYS campuses will include the following outcomes:

- Secure family and professional visitation centers will protect the safety and confidentiality of the youth.
- Quality visitation centers will promote stability of the youth experiences consistent with the DYS approach to treatment philosophies, allowing youth to build relationships with family and others.
- New visitor centers will enhance the reintegration into society by offering youths opportunities to interact with family and promoting ties to their communities.

The Department will complete one LCC calculation for this request once a consultant is on board during the pre-design phase. This option assumes funding as described previously.

H. ASSUMPTIONS FOR CALCULATIONS:

Costs are based on estimates prepared by DLR in 2019 in the OMP/FMP for two 2,800 GSF visitation centers at the Campus at Lookout Mountain and Mount View YSC, and one visiting area of 950 GSF intended as an addition to Grand Mesa YSC [see Table 1]. All estimates have been escalated 5% per year for four years [to the midpoint of construction]. The size of the larger visitation centers is predicated on the need for group activity spaces, visitation rooms, kitchens, dining areas, and ancillary spaces as noted above.

Table 1: Estimated Cost for DYS Visitation Centers	**Amounts**
Site Surveys, Investigations, Reports	$10,000
Architectural/Engineering Services	$208,225
Code Review, Inspections, Advertisements	$8,460
Construction	$2,295,681
Furnishings, Fixtures, and Equipment (FFE)	$56,000
Art in Public Places (0.1%)	$2,755
Contingency (5%)	$154,280
Escalation (20%)	$504,472
Total	**$3,239,873**

I. SUSTAINABILITY:

The project will participate in the Office of the State Architect's (OSA) High Performance Certification Program (HPCP) tracking process, per 24-30-1305.5 and per 24-30-1305 C.R.S. The project will also aim to achieve OSA's Sustainable Priorities and comply with Executive Order D2015-013, Greening of State Government.

J. OPERATING BUDGET IMPACT:

As with any major renovation or addition to a facility, there is the potential for associated operational costs. It is anticipated that as the project moves forward, the Department will submit a complementary operating request, if necessary, detailing the justification for any additional operating funds.

K. PROJECT SCHEDULE:

This project would consist of a single phase initiated by A/E design, followed by construction.

Phase 1 of 1	**Start Date**	**Completion Date**
Pre-Design	July 2022	November 2022
Design	November 2022	June 2023
Construction	July 2023	July 2024
FF&E/Other	July 2024	August 2024
Occupancy	September 2024	

L. ADDITIONAL INFORMATION:

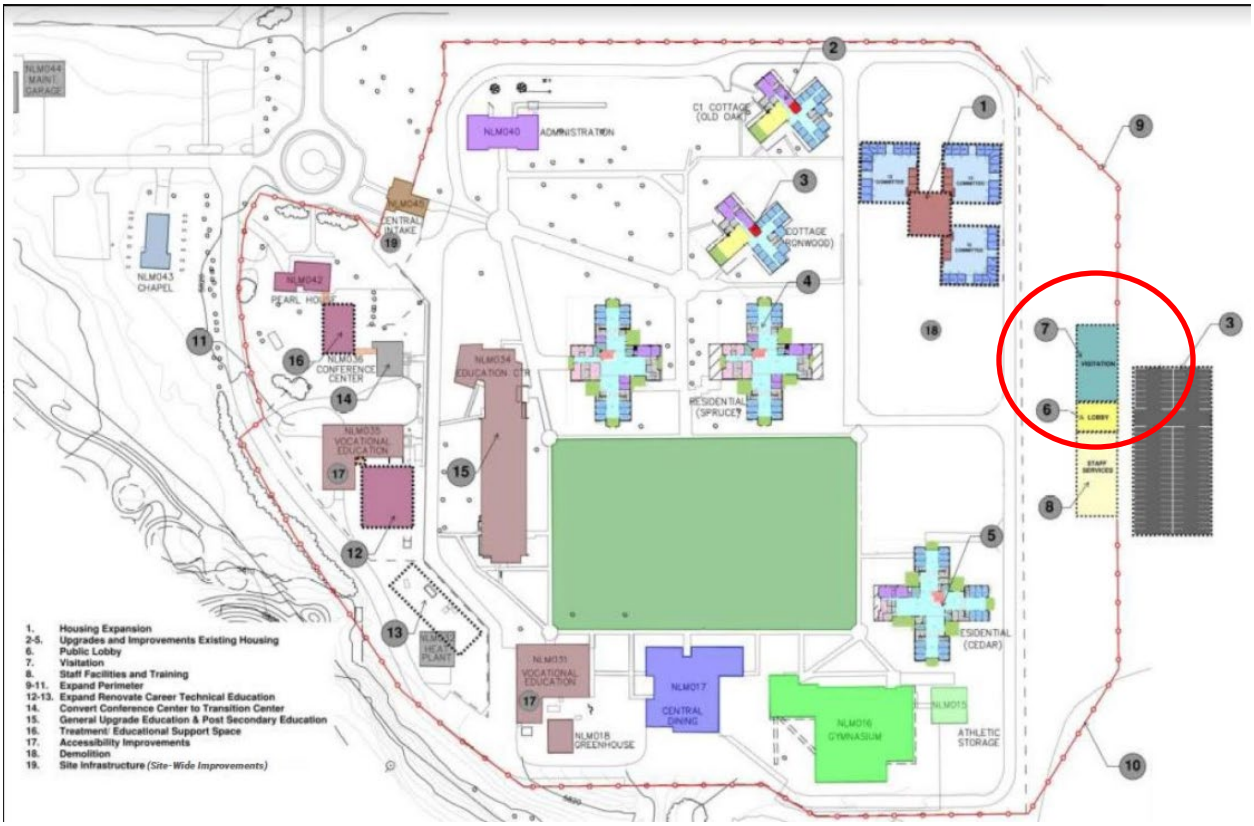
NA

M. CASH FUND PROJECTIONS:

Cash Fund name and number:	NA	#:
Statutory reference to Cash Fund:	NA	
Describe how revenue accrues to the fund:	NA	
Describe any changes in revenue collections that will be necessary to fund this project:	NA	

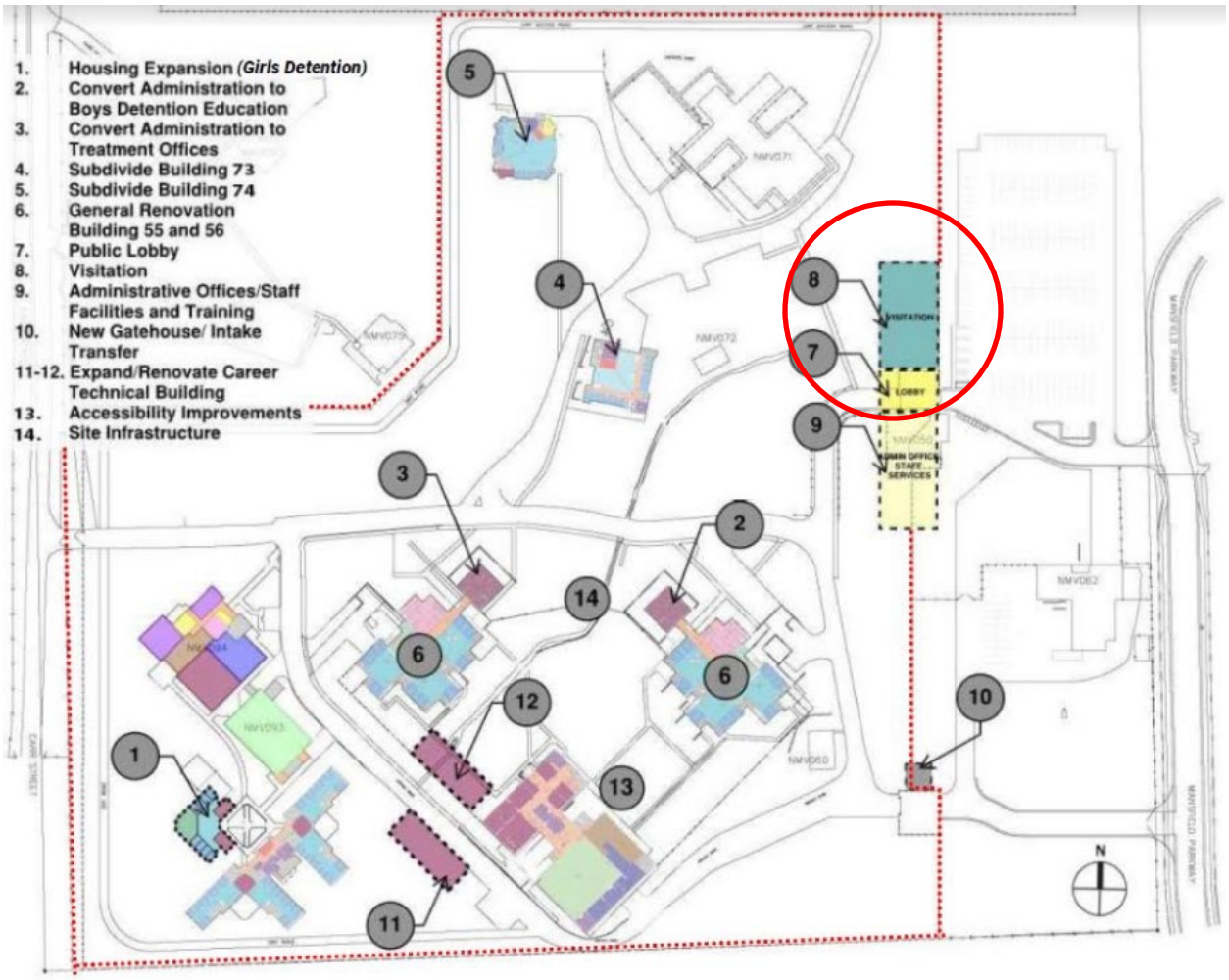
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		NA	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$	**$**	**$**	**$**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Visitation Centers at Three Division of Youth Services Campuses
B	(1) Agency:	Department of Human Services



Lookout Mountain Proposed Map with Visitation Center

Grand Mesa Proposed Map with Visitation Center



Mount View Proposed Map with Visitation Center

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23
9/29/2021

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*

(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Mental Health Institutes - Facility Modernization
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	Phase 1 of 3
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2018-19	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 525,000	$ -	**$ 525,000**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 48,643,891	$ -	**$ 19,457,557**	$ 29,186,334	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 638,731	$ -	**$ 638,731**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ 13,008,148	$ -	**$ 1,300,815**	$ 1,951,222	$ 9,756,111	$ -	$ -
(10)	Advertisements	$ 20,000	$ -	**$ 2,000**	$ 18,000	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 17,516,413	$ -	**$ 5,261,785**	$ 9,035,111	$ 3,219,517	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**24.00%**	29.00%	33.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 80,352,183	$ -	**$ 27,185,888**	$ 40,190,667	$ 12,975,628	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ 23,254,870	$ -	**$ -**	$ 930,195	$ 22,324,675	$ -	$ -
(16)	Infrastructure Site Improvements	$ 16,266,656	$ -	**$ -**	$ 650,666	$ 15,615,990	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ 445,781,475	$ -	**$ -**	$ 17,831,259	$ 427,950,216	$ -	$ -
(19)	New at $_____ X __828,							
(20)	Cost for Renovation (GSF):	$ 12,527,009	$ -	**$ -**	$ -	$ 12,527,009	$ -	$ -
(21)	Renovation at $_____ X __151,							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify) Demolition	$ 7,561,003	$ -	**$ -**	$ 302,440	$ 7,258,563	$ -	$ -
(25)	High Performance Certification Program	$ 14,934,900	$ -	**$ -**	$ 597,396	$ 14,337,504	$ -	$ -
(26)	Prevailing Wages	$ 26,016,296	$ -	**$ -**	$ 1,015,598	$ 25,000,698	$ -	$ -
(27)	Inflation for Construction	$ 213,073,461	$ -	**$ -**	$ 8,317,746	$ 204,755,715	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**0.00%**	39.00%	39.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 759,415,670	$ -	$ -	$ 29,645,300	$ 729,770,370	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ 3,800,000	$ -	**$ -**	$ -	$ 3,800,000	$ -	$ -
(31)	Furnishings	$ 7,600,000	$ -	**$ -**	$ -	$ 7,600,000	$ -	$ -
(32)	Communications	$ 2,500,000	$ -	**$ -**	$ -	$ 2,500,000	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ 5,421,000	$ -	**$ -**	$ -	$ 5,421,000	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	39.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 19,321,000**	**$ -**	**$ -**	**$ -**	**$ 19,321,000**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ 7,594,157	$ -	$ -
(37)	Relocation Costs	$ 250,000	$ -	**$ -**	$ -	$ 250,000	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 7,844,157	$ -	**$ -**	$ -	$ 7,844,157	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 866,933,009**	**$ -**	**$ 27,185,888**	**$ 69,835,967**	**$ 769,911,155**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ 42,342,250	$ -	**$ 1,359,294**	$ 3,476,676	$ 37,506,279	$ -	$ -
(44)	10% for Renovation	$ 2,008,801	$ -	**$ -**	$ 30,244	$ 1,978,557	$ -	$ -
(45)	***Total Contingency***	$ 44,351,051	$ -	**$ 1,359,294**	$ 3,506,920	$ 39,484,836	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 911,284,060**	**$ -**	**$ 28,545,182**	**$ 73,342,887**	**$ 809,395,991**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Mental Health Institutes – Facility Modernization, Phase 1 of 3		
B	(1) Agency:	Department of Human Services	(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund	(2) DPA's Risk Management ID#. If a new building list N/A:	NA
D	(1) Project Phase (Phase _of_):	1 of 3	(2) State Controller Project # (if a continuation):	NA
E	(1) Project Type:	x Capital Construction (CC) Capital Renewal (CR)	(2) Principal Representative Signature:	07/06/2021
F	(1) First Year Requested:	FY 2018-19	(2) OSA Review Signature:	Date
G	(1) Priority Number:	_11__ of _12__	(2) Revision Date:	Date
H	(1) Total Project Cost:	$911,284,060	(2) Current Phase Cost:	$28,545,182

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes x No ____ Date Approved: 2017
2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes ____ No NA Date Approved: ____
3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: ____ Projected FCI: ____

B. PROJECT SUMMARY/STATUS:

The Department of Human Services (DHS, Department) requests $28,545,182 Capital Construction Funds for the first phase of the Mental Health Institutes facility modernization at the Colorado Mental Health Institute at Fort Logan (CMHIFL) and Pueblo (CMHIP). In previous iterations, this request was presented as phase 2 of an original request from FY 2014-15 for the Institute modernization. The previously appropriated planning phase was completed in 2017; it has been more than five years since the planning funding was approved; thus the Department is presenting this as a new request rather than the continuation of the prior request.

Phase I of the original appropriation of $815,000 (FY 2014-15) was utilized to develop Facility Program Plans/Site Master Plans (FPP/SMP) for the two Mental Health Institutes. In October 2016, the Department completed an Operational Program Plan (OPP) for the Institutes detailing the programmatic needs for the Institutes into the foreseeable future. The OPP as well as the Facility Program Plans (FPP) and Site Master Plans (SMP) are based on data from the April 2015 Western Interstate Commission for Higher Education (WICHE) study – a system-wide needs analysis and projection of future bed needs commissioned by the Department's Office of Behavioral (OBH). The April 2015 WICHE study identified a need for a significant increase in the number of beds for mental health treatment in Colorado, as noted in all three of the planning studies/reports and discussed in more detail later in this request. The outcomes of the FPPs indicate a need to replace and significantly expand bed capacity at the Colorado Mental Health Institute at Fort Logan (CMHIFL), and to add a smaller number of beds, and replace and update the majority of the beds and other facilities at the Colorado Mental Health Institute at Pueblo (CMHIP).

The findings of the WICHE study, the OPP and the FPPs/SMPs for CMHIFL and CMHIP including the addendum provide the basis of this funding request. The recently completed Behavioral Health Task force findings,also support the findings of the past studies - a deficiency in behavioral health bed capacity Statewide.

Funding for this new Phase I (Design Phase) will provide for 40% professional services and will include pre-design due diligence items such as soils and environmental evaluations, evaluation of building locations and site planning, and design services (primarily schematic design and design development phases with small portions of construction documents). This information will allow the Department to efficiently and effectively plan for the current and future needs of the Mental Health Institutes.

Due to the fiscal size of the initiative to modernize the State's Mental Health Institutes in Pueblo and at Fort Logan, the Department recommends the General Assembly consider funding the construction of the projects through issuance of Certificates of Participation (COPs). Due to the size of each hospital project, it is likely that the State's available capital construction funding would not be sufficient to complete a stand-alone phase each year. Additionally, inflation of 5% or more in capital construction costs for each year the project is delayed could add as much as 40% to the project if financed and constructed over ten years. The use of COPs for a project of this size will enable the project to be completed more expediently,

saving costs of inflation and more quickly realizing the benefits of the added bed capacity. Alternately, another option could be to fund phase 1 one through the General Fund and the balance through the issuance of COPs.

The total cost of both projects, as estimated by RNL Design in the FPP/SMP documents in 2017 dollars was $641,628,816, which has been updated to include escalation as well as prevailing wages as mandated legislatively and the current projected total project cost is $911,284,060 for 456 beds. This includes escalation from 2017 through the midpoint of construction projected to 2025 for a total escalation of 39% as well as 5% added for prevailing wage costs. These additional costs of approximately $500M will continue to increase the longer this project is delayed. The original cost of approximately $1.4M/bed has since increased to $2.0M/bed.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$911,284,060	$0	**$28,545,182**	$73,342,887	$809,395,991	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$911,284,060	$0	**$28,545,182**	$73,342,887	$809,395,991	$0	$0

D. PROGRAM INFORMATION:

CMHIP operates 516 inpatient psychiatric beds providing mental health treatment for adolescent, adult and geriatric civil patients and forensic patients. Most of the patients treated at CMHIP are court-ordered for evaluation or treatment. CMHIFL operates 94 inpatient psychiatric beds for adults with a serious mental illness. Most of the patients treated at CMHIFL are referred by community mental health centers and are on civil commitments. There is a current project underway to add 44 new forensic beds at the Fort Logan campus, which is anticipated to be completed in 2022. Both Mental Health Institutes are licensed by the Colorado Department of Public Health and Environment; certified for Medicaid and Medicare participation by the federal Centers for Medicare and Medicaid Services; and accredited by the Joint Commission. Accreditation by the Joint Commission is recognized nationwide as a symbol of quality that reflects an organization's commitment to meeting performance standards and continuous quality improvement.

This funding request is in part the result of an on-going review of the Department's current resources, data on court ordered referrals, and requirements of the Consent Decree entered in the Center for Legal Advocacy d/b/a Disability Law Colorado v. Michelle Barnes and Jill Marshall federal district court lawsuit. The rate of referrals continues to grow at a rate higher than originally anticipated, and failure to comply with the Consent Decree may result in further legal action, including a possible contempt of court judgment or reopening the original court case, which would potentially result in excess costs to the State.

By statute, DHS is responsible for providing court-ordered competency evaluations and restoration services for criminal defendants ordered to its custody by the courts. DHS has struggled to meet an influx of people needing these services. Since 2000, the number of orders to complete inpatient competency evaluations has grown by 483 percent, and the number of orders to provide inpatient restoration services has grown by 1,251 percent. Despite varied efforts to increase capacity, DHS has been unable to keep up with the demand for these inpatient services.

Table 2: Orders for Colorado Department of Human Services Evaluations:

Court Referrals for CDHS Forensic Evaluations (sanity, competency, mental condition, etc.) and Competency (ITP) Restorations per Fiscal Year											
	Total Evaluations				Restorations (ITPs)					% Change from FY 2000-01	
Fiscal Year	In Pt	Out Pt	Total	% Increase	In Pt	RISE	Out Pt	Total	% Increase	Exams	ITPs
2000-01	236	193	429		87	0	0	87			
2001-02	169	271	440	2.6%	98	0	0	98	12.6%	2.6%	12.6%
2002-03	82	344	426	-3.2%	111	0	0	111	13.3%	-0.7%	27.6%
2003-04	90	415	505	18.5%	109	0	2	111	0.0%	17.7%	27.6%
2004-05	102	441	543	7.5%	135	0	1	136	22.5%	26.6%	56.3%
2005-06	190	630	820	51.0%	167	0	3	170	25.0%	91.1%	95.4%
2006-07	223	618	841	2.6%	224	0	23	247	45.3%	96.0%	183.9%
2007-08	264	650	914	8.7%	219	0	15	234	-5.3%	113.1%	169.0%
2008-09	329	626	955	4.5%	170	0	18	188	-19.7%	122.6%	116.1%
2009-10	356	646	1,002	4.9%	212	0	22	234	24.5%	133.6%	169.0%
2010-11	345	747	1,092	9.0%	213	0	18	231	-1.3%	154.5%	165.5%
2011-12	355	828	1,183	8.3%	268	1	44	313	35.5%	175.8%	259.8%
2012-13	445	797	1,242	5.0%	270	4	42	316	1.0%	189.5%	263.2%
2013-14	461	1,005	1,466	18.0%	277	65	47	389	23.1%	241.7%	347.1%
2014-15	490	1,194	1,684	14.9%	368	94	109	571	46.8%	292.5%	556.3%
2015-16	374	1,497	1,871	11.1%	430	120	121	671	17.5%	336.1%	671.3%
2016-17	378	1,899	2,277	21.7%	534	177	186	897	33.7%	430.8%	931.0%
2017-18	315	2,186	2,501	9.8%	631	234	310	1,175	31.0%	483.0%	1250.6%
2018-19 projected	*285*	*2,129*	*2,414*	*6.0%*	*745*	*248*	*529*	*1,522*	*69.7%*	*462.8%*	*1649.5%*
2019-20 projected	*267*	*2,245*	*2,511*	*4.0%*	*851*	*283*	*701*	*1,835*	*20.5%*	*485.3%*	*2008.7%*
2020-21 projected	*249*	*2,360*	*2,609*	*3.9%*	*957*	*319*	*872*	*2,148*	*17.1%*	*508.1%*	*2369.1%*
2021-22 projected	*234*	*2,475*	*2,709*	*3.8%*	*1,063*	*354*	*1,044*	*2,461*	*14.5%*	*531.4%*	*2728.4%*
2022-23 projected	*221*	*2,590*	*2,812*	*3.8%*	*1,170*	*389*	*1,215*	*2,774*	*12.7%*	*555.4%*	*3088.8%*
2023-24 projected	*208*	*2,705*	*2,913*	*3.6%*	*1,275*	*425*	*1,387*	*3,087*	*11.3%*	*579.1%*	*3448.0%*
As of 5/3/2019											

Note: The number of referred inpatient exams and Incompetent to Proceed (ITPs) includes those awaiting admission.

The increase in evaluation and restoration orders is not within the Department's control but is a result of a number of factors including the judicial system practices and the increase in the overall state population.

The Department provides the following services for pretrial detainees referred by the courts:

- Competency evaluations and evaluations to determine if a defendant has been restored to competency for both inpatient and outpatient referrals; and
- Access to inpatient beds for competency evaluations and restoration to competency treatment for inpatient referrals.

As the number of referrals from the courts increases, the Department is challenged in the following areas:

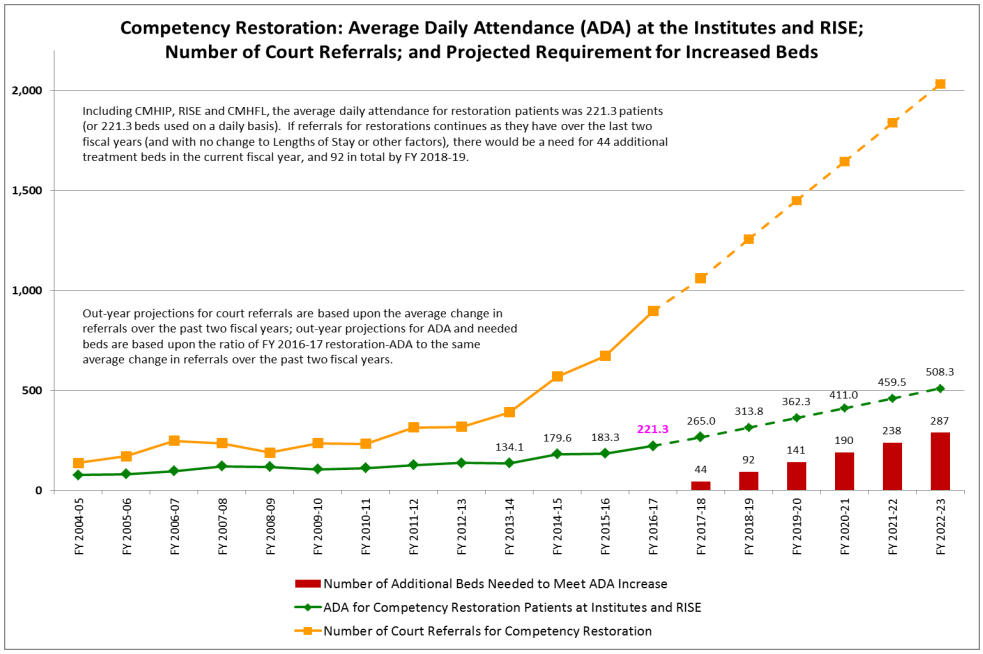
- To have sufficient psychologist and administrative personnel to provide competency evaluations and the required written reports for both inpatient and outpatient referrals; and,
- To have sufficient bed space to provide competency evaluations and restoration to competency treatment for inpatient referrals.

The Department is challenged in meeting the bed space needs for forensic and civil patients. Failure to expand the capacity to meet the increasing demand for court-ordered inpatient competency evaluations and restoration services could place the Department at risk for further legal action due to longer waits for hospital admissions.

Under current statute, the Department cannot control the number of inpatient evaluations and restorations that are ordered by the courts, but is responsible for conducting the evaluations and restorations within the terms of the Consent Decree. The increase in the number of court-ordered evaluations and restorations is not unique to Colorado, as nationwide there have been reported increases. For example, a Joint Legislative Audit and Review Committee in Washington State found that the number of court referrals for competency evaluations increased by 82 percent from calendar year 2001 to 2011.

Figure 1 identifies the projected number of additional beds needed to meet the average daily attendance (ADA) increase as well as the ADA for competency restoration patients at the Mental Health Institutes and the current RISE program, in conjunction with the projected number of court referrals for competency restoration. The RISE Program (Restoring Individuals Safely and Effectively) is a jail-based competency restoration program established through a collaboration between CDHS , OBH and Local law enforcement. The RISE Program embraces recovery-oriented, trauma-informed care for all patients. The recovery model promotes patient choice and tailors treatment to meet individual needs based on the assessments of a multidisciplinary treatment team. As displayed in the graph, the projections far exceed the current capacity of the Department.

Figure 1: Projected number of additional beds needed based on average daily attendance and referral increases



E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The majority of the MHI facilities on both campuses are of an age and condition that they do not adequately support current safety, patient care, and treatment standards. Additionally, the availability of psychiatric hospital beds has shrunk in proportion to the Colorado population and the acuity of the problems of the MHI patients has continually increased. The combination of decades-old buildings designed for different patient populations that do not meet current safety and security needs, unsafe conditions that do not meet current code requirements, and increasing judicial and community referrals contributes to assaults, seclusion and restraint, staff injuries, and increased length-of-stays within the MHI system.

Most facilities within the two Mental Health Institutes (MHI) are no longer able to support staff safety and the patient care requirements (15 CMHIFL campus buildings: A, B, C, D, E H, F1, F2, F3, 15, 22, 25, 55, 91 and 155; 10 CMHIP buildings: 16, 106, 107, 115, 116, 121, 127, 131, 132 and 137 were in the scope of the FPPs for the MHIs which is the basis of this request). The acuity of the MHI patients continues to escalate as statewide bed capacity has shrunk in comparison to the State's population. In particular, patients are more likely to experience substance use disorders, histories of violence and trauma, severe mental illness, significant developmental disabilities, autism, histories of violence including sex offenses, and traumatic brain injury. This higher acuity and concomitant issues render the existing antiquated treatment spaces are inadequate to meet complex and changing needs of the behavioral health patient population.

The patient units at CMHIFL were originally constructed in the early 1960s, with the exception of F1 Cottage, which was remodeled in 2012, and the ongoing project to renovate cottages F2 and F3 to add 44 forensic beds at CMHIFL. The patient units at CMHIP vary in age, being built between 1939 and 1982 with the exception of the High Security Forensics Institute (HSFI), which was completed in 2009, and the Adolescent Behavioral Treatment Unit (ABTU), built in 2006. A 22-bed unit was recently added to the HSFI/Hawkins building and 42 beds were added to the CMHIP capacity in 2019. The average age of the buildings included in this project is approximately fifty years. While some building modifications have been made over the years in an effort to reduce risk and improve patient, client, and staff safety, replacement facilities are needed to incorporate modern safety, code, and health standards with features to support program needs and accelerate treatment, care and rehabilitation so that patients and clients may reintegrate into the community sooner when possible and live safely in the cases where they require long-term care.

The Department, through the State procurement process, commissioned the WICHE to conduct a needs analysis and projection of future bed needs of the State's behavioral health system, which was completed in April 2015. The WICHE Study described multiple scenarios which the State might pursue to meet deficiencies in the delivery of mental health services and to address future needs. The various scenarios were analyzed by the Department and it was determined that two capital initiatives would be needed to address the projected need, one for each of the institutes. This was a continuum of findings/recommendations to those from the 1997 CMHIP campus Master Plan. At CMHIFL, the Department anticipates the need for an expansion of 150 beds in combination with replacement of the existing 94 beds. This is in addition to the anticipated 44 beds to be added in 2022 through the ongoing F cottages project. The additional beds are also critical to the Department's requirement pursuant to the Consent Decreesthat "the Department shall offer admission to pretrial detainees to the hospital for restorative treatment or inpatient competency evaluations no later than 28 days after the pretrial detainee is ready for admission."

Over the past five years, the Department has taken a multi-faceted approach to addressing the increased demand for inpatient psychiatric care for both the forensic and civil populations. The Department requested and was granted funding for a Jail Based Restoration Programs (RISE); for a total of 114 funded jail-based beds. The RISE program is operating at or near full capacity each month. The Department has participated in proactive discussions with the Judicial Department and the Joint Budget Committee regarding the referral process for inpatient examinations. During the 2016 Legislative Session, the Department worked with the Judicial Department and the Joint Budget Committee to introduce legislation that would limit inpatient court-ordered competency evaluations to only those cases for which inpatient evaluation was necessary. The Department has also

reviewed referral projections, and as described has added capacity through the L2 unit expansion to HSFI, 42-bed expansion at CMHIP and the anticipated 44 bed new forensics beds at CMHIFL, to address the need for increased hospital beds at the Colorado Mental Health Institutes.

All the noted planning study findings and recommendations were part of a proactive plan determining this request for the modernization and strategic replacement of facilities. The request also aligns with the Department's performance for "Reduction in the Use of Seclusion," "Reduction in the Use of Restraint," minimizing wait-times for court-ordered competency evaluations and restorations, and the reduction in the number of injuries and assaults resulting from patient/patient and patient/staff events. The 2017 SMPs and FPPs established building space and site area requirements, building and site concepts (layouts), and provided a preliminary total project cost model. This system-wide analysis provided direction for long-term facility needs based upon program goals and objectives as outlined in the agency strategic operating plan. These analyses also provided an overall projection of the inpatient mental health needs of the state of Colorado, and provided direction for the facility and programmatic needs for the future.

The Department identifies the following items as justification for this request:

- The vast majority of the treatment units and administrative buildings are between 45 and 75 years old.
- Patient units and treatment areas are antiquated and have inadequate or wholly absent life-safety systems such as fire sprinklers, smoke evacuation systems, egress systems, public address systems, and duress systems.
- Individuals within the care of the State and employees providing the programs are at risk for serious injury and/or death due to buildings that are challenged to meet current building and fire codes, Americans with Disability Act requirements, and other safety standards.
- Aging elevators, mechanical, plumbing, and electrical systems will continue to increase the difficulty and expense of maintenance and repair of existing facilities. In certain cases, existing systems must be replaced when replacement parts are no longer available to perform critical maintenance repairs.
- With declining suitability of the environment of care, the risk that either CMHIFL or CMHIP may lose their accreditation as a psychiatric hospital grows each year.
- The combination of outdated building design that does not meet the safety and security needs of existing patient populations, minimal suicide risk reduction modifications, units with more patients and limited space than optimal for treatment, and increasing patient acuity levels contributes to risk for assaults, seclusion and restraint use, staff injuries, and increased patient lengths-of-stay.
- Existing facility limitations significantly contribute to increased risk for critical incidents associated with staff and patient assaults and suicide attempts, and resulting program liability.
- Maintaining accreditation by the Joint Commission, and certification of the Centers for Medicare and Medicaid Services (CMS), and Life Safety standards and guidelines is challenging within aging facilities. Some of these are outlined in the JC's Planning, Design and Construction of Health Care Facilities guidelines, the National Fire Protection Association (NFPA) standards for all life safety requirements, National Electrical Code requirements and American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards.
- The larger community is faced with risks of increased recidivism and incarceration if facilities are not adequate to effectively treat individuals with mental illness and associated criminal risk.
- The costs associated with ongoing controlled maintenance of the aged and substandard facilities have reached its zenith with regard to both sustainability and prudent fiscal investment.

As previously mentioned, the majority of the Department's facilities at the MHIs (fifteen CMHIFL campus buildings and ten CMHIP buildings) do not adequately support today's patient treatment needs and staff and patient safety requirements. Both MHIs are facing constant challenges in providing optimal services as a result of aging and inadequate facilities. The combination of decades-old buildings designed for different patient populations that do not meet safety and security needs of existing populations, unsafe conditions due to code deficiencies or 'grandfathered' exceptions to current code requirements (though they are not compliant with any of the current applicable building codes, the existing facilities were code compliant when they were built and have been continuously occupied since then for the same use, and are considered compliant for occupancy), contributes to risk for assaults, seclusion and restraint, staff injuries, and increased length-of-stays within the MHI system.

Additionally, the WICHE study and the OPP identified the need for additional bed capacity based on historical demand and ratios of state hospital beds to state population used as benchmarks in other western states. Without funding, the Department will be unable to improve facilities at the Mental Health Institutes. Improved facilities will provide for better security for patients and staff, meet current building codes, fire codes and safety standards, and provide program and treatment spaces able to meet the complex needs of people with complex mental health conditions. Additional bed space will allow the Department to meet the current and projected demand for inpatient psychiatric care with improved programmatic and technological efficiency, and decrease waiting periods for admissions.

Phase 1 (Design Phase) will provide for 40% professional services and will include pre-design due diligence items. Phase 2 would fund the balance of design and some construction and demolition work. Phase 3 would fund the balance of construction through completion and occupancy.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

In the last 15 years, the Department has spent over $100M on MHI facilities. This includes costs for HSFI, the L2 unit Addition, the ongoing F cottages improvements, the ongoing FL campus infrastructure improvements, and many CM and 267 funded projects on both campuses. Since this request is for new/replacement facilities, this table has not been filled in with specific projects as the request will fund new build.

Project No.	Project Title	Project Cost $	Completion Date or Status

F. CONSEQUENCES IF NOT FUNDED:

If the request is not funded, individuals with mental illness within the care of the State of Colorado and staff providing their care are at risk for serious injury or death due to buildings that do not meet current building codes, fire codes, and/or safety standards. The Department will continue to provide treatment at facilities and program areas ill-equipped to meet the complex needs of the adults and adolescents with serious mental health conditions. Existing facility limitations contribute to increased risk for serious critical incidents such as assaults and suicide attempts resulting in increased liability to the State. Ultimately, these factors contribute to increased recidivism, risk to communities, and additional expenditures associated with long-term incarceration or treatment. Additionally the continued shortfall in bed capacity will hamper the ability of the Department to meet the terms of the Consent Decree. The gap between available beds and the needs will continue to be further exacerbated based on the projected needs per the WICHE study. Furthermore, the aging hospitals are at risk of additional Joint Commission penalties for not upgrading facilities to meet the growing strictness for suicide mitigation standards.

The positive outcomes of garnering funding are also noted: improved facilities will provide for better security for patients and staff, meet current building codes, fire codes and safety standards, and provide treatment spaces better able to meet the complex needs of mentally ill populations. Additional bed space will allow the Department to meet the current and projected demand for inpatient psychiatric care with improved and additional programmatic and technological efficiency.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

The 2017 Facility Program Plans looked at alternatives to replacing the existing facilities for the Mental Health Institutes , which were determined to be sub-optimal. In the final analysis, the State must replace the antiquated existing facilities for optimal program delivery. Both campuses also have aging infrastructure that is more than fifty years in age and long past its useful life. For years, the Department has submitted capital renewal funding requests for infrastructure upgrades on the two MHI campuses for the long-term viability of the campuses. Phase 1 of the infrastructure upgrades at Fort Logan was approved for FY 2018-19.

Cost-Benefit Analysis and Project Alternatives

Replacement of the inadequate MHI facilities will provide patients a therapeutic and safe environment with enhanced safety and security, fully integrated to meet all applicable codes, American Disability Act (ADA) requirements, and life safety standards. The new facilities will also provide improved programming, and recreational opportunities. Outcomes that shall be measured include C-Stat performance measures related to community-transitions, decreased wait periods, injuries to patients and staff, and other safety and supervision measures such as fights and assaults. The Department can also anticipate a marked reduction in facility maintenance and repair costs associated with the new facilities, once the old facilities are off-line.

While the primary goal of a Life-Cycle Cost Analysis (LCCA) is to quantify the economics, there is also consideration given to the non-monetary benefits of a proposed alternative, especially if the benefit is crucial to the mission, vision and goals of the program and Department. Viewed over a thirty year period, initial building costs (in current dollars) account for less than ten percent of the total, while building operations, maintenance and utility costs equal about 6 percent, and program personnel costs account for over eighty percent. These costs came out of the 2017 FPP/SMP reports and are based on industry standards. The purpose of an LCCA is to estimate the overall costs of project alternatives and to select the design that ensures the facility will provide the lowest overall cost of ownership consistent with its quality and function. LCCA will be given further consideration and analysis during the design phase.

H. ASSUMPTIONS FOR CALCULATIONS:

All project costs were developed by RNL Design and are presented in the 2017 FPPs/SMPs for the CMHIP and CMHIFL. Cost estimates provided by RNL were based on industry standards for renovation and new construction of similar type facilities. Detailed cost estimates are broken out in detail in the 2017 FPP/SMP for each of the facilities. Escalation (5% per year, with 8% in 2018-19 and 6% in 2019-20, as provided by the professional estimator) was added to costs developed in 2017. The escalation cost for all construction was projected to the anticipated mid-point of construction through 2025. Thus, escalation percentages ranging from 24% to 39% were added to the 2017 FPP noted costs. Prevailing wage costs (5% based on OSA direction) were also added to the original costs per legislative mandates subsequent to the FPP completion.

I. SUSTAINABILITY:

The MHI facility modernization project, once funded, will integrate sustainable design, energy efficiency and renewable energy principles from design through construction to meet the requirements of the U.S. Green Building Council's (USGBC) LEED (Leadership in Energy and Environmental Design) program for New Construction. The goal is to achieve a Gold rating as required by the High Performance Certification Program (HPCP) per 24-30-1305 C.R.S. The project will participate in the OSA HPCP tracking process and will register with LEED online. The Project will also aim to achieve OSA's Sustainable Priorities and comply with the Governor's Executive Orders pertinent to the Greening of State Government.

J. OPERATING BUDGET IMPACT:

As with any new facility, there will be associated operational costs. These include costs associated with staff to both operate and administer the program, and to operate the building itself providing periodic and preventative maintenance, seasonal grounds care, and daily custodial services. In the aggregate, the cost of operations far exceeds the initial investment in the project's construction. It is anticipated that as the project moves forward, the Department will submit a complementary operating request detailing the justification for any additional operating funds. The OPP and FPP briefly touch on those.

K. PROJECT SCHEDULE:

Phase 1 of 3	Start Date	Completion Date
Pre-Design	NA	
Design	July 2022	July 2023
Construction	July 2023	July 2025
FF&E/Other	NA	
Occupancy	NA	

Phase 2 of 3	Start Date	Completion Date
Pre-Design	NA	
Design	July 2023	July 2024
Construction	July 2024	July 2026
FF&E/Other	NA	
Occupancy		

Phase 3 of 3	Start Date	Completion Date
Pre-Design	NA	
Design	NA	
Construction	July 2024	Dec 2029
FF&E/Other	Jan 2030	June 2030
Occupancy	July 2030	

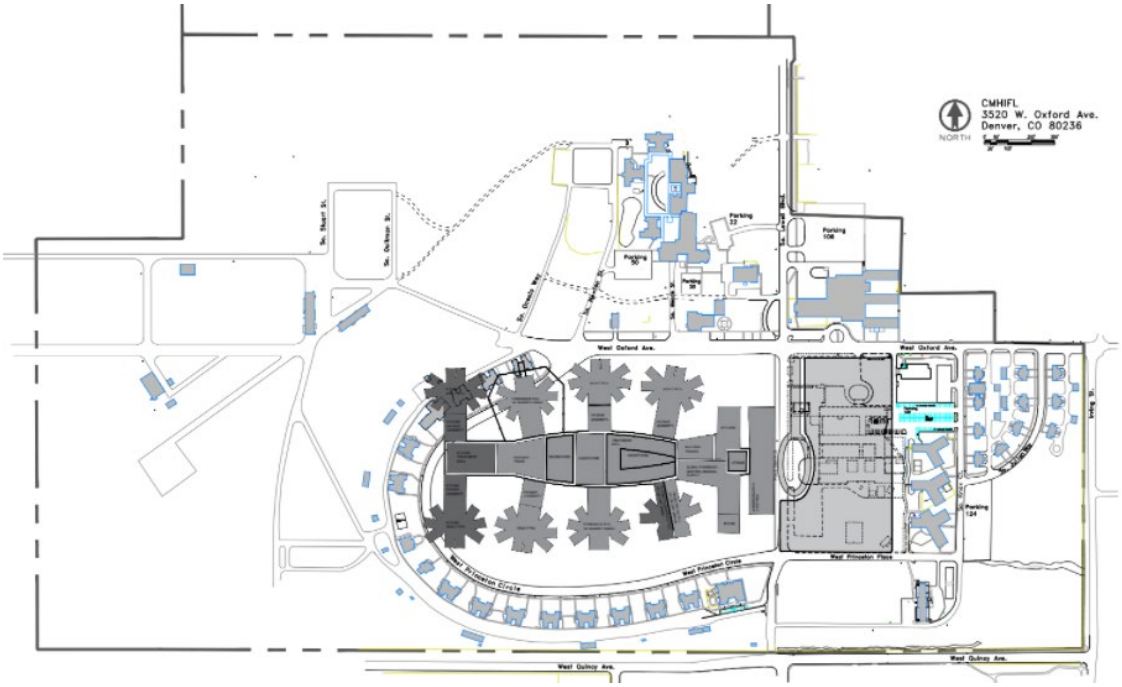
L. ADDITIONAL INFORMATION:

The new metro Denver MHI has been envisioned as a contiguous/singular building. If the new MHI is located on the Fort Logan campus, the 3rd phase of the ongoing Infrastructure Upgrades project would be integrated closely with the plans of the MHI. However, regardless of whether this proposal is approved, and where the MHI is ultimately located, the necessity to upgrade utility infrastructure at both the CMHIP and CMHIFL campuses is still profound, as the existing infrastructure is long past its life expectancy.

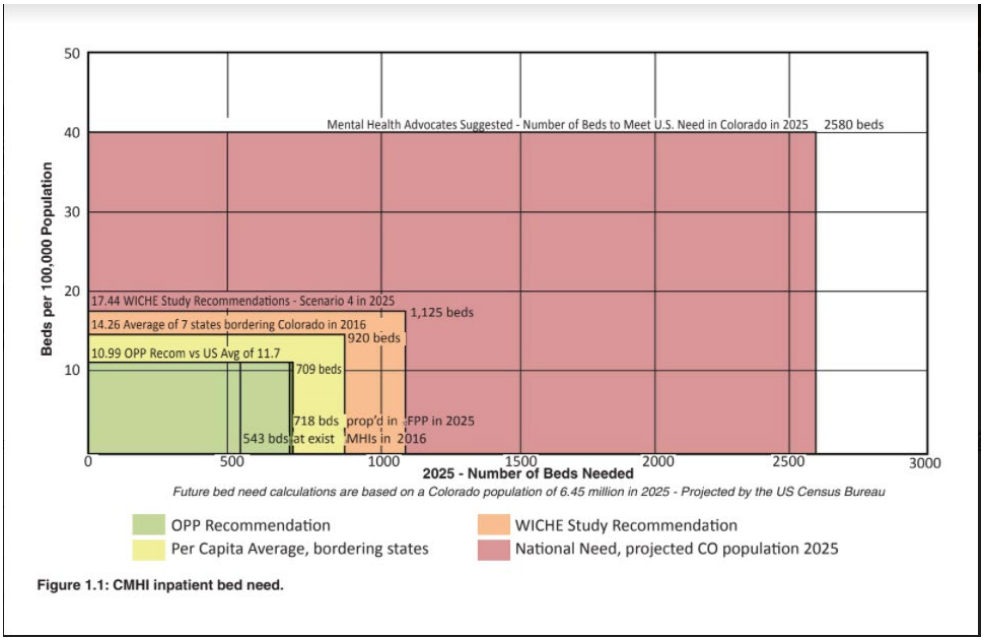
M. CASH FUND PROJECTIONS:

Cash Fund name and number:		NA	**#:**
Statutory reference to Cash Fund:		NA	
Describe how revenue accrues to the fund:		NA	
Describe any changes in revenue collections that will be necessary to fund this project:		NA	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):		NA	
Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$NA	$NA	$NA	$NA

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Mental Health Institutes – Facility Modernization, Phase 1 of 3
B	(1) Agency:	Department of Human Services



Example of a proposed location for a new hospital at the Colorado Mental Health Institute at Fort Logan



CMHIP Inpatient Bed Need Graph

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*				
(A)	(1) Funding Type:	**General Funded**	(2) Project Title:	Gilliam Youth Services Center Replacement and DYS Training Center
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	1 of 3
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2019/20	(2) State Controller Project #:	
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ 40,200	$ -	**$ 40,200**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 4,898,037	$ -	**$ 2,059,145**	$ 2,838,891	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 85,500	$ -	**$ 37,500**	$ 48,000	$ -	$ -	$ -
(9)	Construction Material Testing	$ 141,945	$ -	**$ -**	$ -	$ 141,945	$ -	$ -
(10)	Advertisements	$ 1,000	$ -	**$ -**	$ -	$ 1,000	$ -	$ -
(11)	Other (Enhanced Commissioning)	$ 80,000	$ -	**$ -**	$ -	$ 80,000	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 524,668	$ -	**$ 213,685**	$ 288,689	$ 22,294	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**10.00%**	10.00%	10.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 5,771,349	$ -	**$ 2,350,530**	$ 3,175,581	$ 245,239	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ 6,605,900	$ -		$ -	$ 6,605,900	$ -	$ -
(16)	Infrastructure Site Improvements	$ 120,000	$ -	**$ 120,000**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ 28,327,400	$ -	**$ 1,280,000**		$ 27,047,400	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ 1,051,599	$ -	**$ 42,000**	$ -	$ 1,009,599	$ -	$ -
(26)	Prevailing Wages	$ 1,805,245	$ -	$ 72,100	$ -	$ 1,733,145	$ -	$ -
(27)	Inflation for Construction	$ 11,070,223	$ -	$ 151,410	$ -	$ 10,918,813	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**10.00%**	0.00%	30.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 48,980,367	$ -	$ 1,665,510	$ -	$ 47,314,857	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ 202,000	$ -	**$ 12,000**		$ 190,000	$ -	$ -
(31)	Furnishings	$ 724,000	$ -	**$ 24,000**	$ -	$ 700,000	$ -	$ -
(32)	Communications	$ 100,000	$ -	**$ -**	$ -	$ 100,000	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ 300,600	$ -	**$ 3,600**	$ -	$ 297,000	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**10.00%**	0.00%	30.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 1,326,600**	**$ -**	**$ 39,600**	**$ -**	**$ 1,287,000**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	$ 1,666	$ -	$ 47,315	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Dry Utilities	$ 40,000	$ -	**$ 40,000**	$ -		$ -	$ -
(39)	Development Fees	$ 500,000	$ -	**$ 500,000**	$ -		$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 588,980	$ -	**$ 541,666**	$ -	$ 47,315	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 56,667,297**	**$ -**	**$ 4,597,305**	**$ 3,175,581**	**$ 48,894,411**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ 2,833,365	$ -	**$ 229,865**	$ 158,779	$ 2,444,721	$ -	$ -
(44)	10% for Renovation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 2,833,365	$ -	**$ 229,865**	$ 158,779	$ 2,444,721	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 59,500,662**	**$ -**	**$ 4,827,171**	**$ 3,334,360**	**$ 51,339,131**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Gilliam Youth Services Center Replacement and DYS Training Center			
B	(1) Agency:	CDHS DYS		(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	General Fund		(2) DPA's Risk Management ID#. If a new building list N/A:	N/A
D	(1) Project Phase (Phase _of_):	Phase 1 of 3		(2) State Controller Project # (if a continuation):	N/A
E	(1) Project Type:	X	Capital Construction (CC)	(2) Principal Representative Signature:	07/06/2021
			Capital Renewal (CR)		
F	(1) First Year Requested:	FY 2019-20		(2) OSA Review Signature:	Date
G	(1) Priority Number:	12 of 12		(2) Revision Date:	Date
H	(1) Total Project Cost:	$59,500,662		(2) Current Phase Cost:	$4,827,171

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes X No ____ Date Approved: 5/31/19

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: N/A – New Building Yes ____ No ____ Date Approved: ____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: N/A Reported FCI: ____ Projected FCI: ____

B. PROJECT SUMMARY/STATUS:

The Colorado Department of Human Services (DHS, Department), Division of Youth Services (DYS, Division) requests capital construction funds of $4,827,171 in FY 2022-23 to execute the first phase of 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 117 year old facility was expanded in 1967 and occupies one city block in a busy neighborhood of Denver. Phase 1 will include the costs of professional services associated with site acquisition and 40% of professional design services for the replacement facility. Additionally, this request includes a new training center for the Division of Youth Services at the future acquired replacement site, to be fully funded in Phase 1 to include professional design services and construction.

Gilliam Youth Services Center (GYSC) is the juvenile detention facility in the DYS central region that serves the 2nd Judicial District (City and County of Denver). The need for a replacement facility was identified in the 1990s, but the lack of a viable site was a deterrent. C.R.S. 19-2-403.5 "Legislative declaration – eminent domain – detention facility site" speaks to the longstanding need for a new youth detention facility within the City and County of Denver and the efforts that have been made since the 1994 legislative session to acquire a suitable site from the City and County of Denver. The statute grants the Department of Human Services the power of eminent domain to acquire any real property that is already devoted to a public use for purposes of the needed detention center, with the exception of non-consensual acquisition of property owned by the federal government. Subsequent to the failure of a viable site acquisition in the 1990s, operations at the existing facility have continued to function in a less-than-adequate physical plant for many decades, and they present a persistent challenge to fulfill program needs and maintenance of the physical plant:

1. Inadequate and poorly configured program space, family visitation areas, and living units;
2. Poor security and life safety conditions exist inside the facility and around its perimeter; and
3. Poor physical condition of the existing facility due to constant 24/7 use.

The existing site has no room for expansion and the physical constraints limit outdoor and indoor programmatic space. Elopement and contraband issues are also paramount due to the proximity of the light rail and the location of the facility on a city block, with the perimeter being the walls of the facility; in addition, the needs of the youth served by the DYS system have changed significantly as have the treatment philosophies since this facility was originally built. These challenges were identified previously, but due to the unsuccessful site search, the replacement project has not occurred to date.

The treatment and management of DYS youth requires an appropriate physical plant that supports program objectives within a trauma-responsive environment that addresses life safety issues. Each newly detained youth represents a potential behavioral management challenge in the areas of self-harm risk or violence, life-threatening and/or infectious medical conditions, drug dependence, serious mental illness, and/or sexual aggression. Each youth must be managed with the expectation that these potential problems may arise. For example, many detained youth experience periods of extreme depression and may harm themselves or attempt suicide.

Populations that present such serious life safety risks are very challenging in older facilities not designed to address these risks. Development of a physical plant that is designed to ameliorate critical life safety risks is paramount to establishing a solid treatment foundation.

The Department's Division of Facilities Management (DFM) maintains the existing facility. The existing facility is 117 years old and occupies one city block in a busy neighborhood of Denver. The last recorded facility condition index (FCI) for this facility (2018) is .689 for the Support Building(s), .705 for the Main Housing Building, and .689 for the Maintenance Building. Many of the buildings' systems are in need of total replacement, not just routine maintenance, and many of the facility's infrastructure components are significantly beyond their useful life.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$59,500,662	$0	**$4,827,171**	$3,334,360	$51,339,131	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0
(52) Total Funds (TF):	$59,500,662	$0	**$4,827,171**	$3,334,360	$51,339,131	$0	$0

D. PROGRAM INFORMATION:

The DHS Division of Youth Services provides for the care and supervision of youth committed by the District Court to the custody of DHS. DYS is charged with promoting public safety by engaging delinquent youth in programs and services, including secure custody, that seek to modify and eliminate delinquent behavior and rehabilitating youthful behavior so that youth gain the skills needed to become successful and productive members of the community. DYS provides residential treatment (assessment, education, health services, jobs training, social and personal skills training, and therapy, among others) for committed youth in a variety of settings, including state-operated secure facilities, privately operated secure programs and community-based residential facilities. In addition to residential programming, DYS administers juvenile parole services throughout Colorado for 64 counties, and 22 Judicial Districts. DYS divides the State into four management regions so that services can be tailored to the special needs of Colorado's diverse mix of urban, suburban, and rural communities. DYS provides a continuum of services in Colorado, from the point of arrest to placement in DYS programs and facilities. Detention and commitment facilities operated and/or contracted by DYS serve youth that have advanced to the highest level of consequences in the juvenile justice system.

DYS operates twelve secure youth services facilities located throughout the State. These facilities range in age from 23 to over a hundred years old, and house youth who are either committed to DHS or who are detained pre-adjudication. The detention population has a short length of stay (averaging approximately two-and-one-half weeks), thus detention facilities experience a very high volume of youth with nearly 5,400 new youth admissions annually. Detention facilities operated in conditions of extreme overcrowding in the 1980s and 1990s. For a number of years economic and capacity stress compelled the facilities to operate at 120% of capacity. It is also important to note that these facilities operate 24 hours per day, seven days per week, and given the type of residents, see a higher volume of wear and tear on the physical plan. In ten years the plant experiences the equivalent of 25 to 30 years of use. This over-utilization has taken its toll on the facilities. Facilities within the system demonstrate wear and tear on housing units, day room areas, classrooms and dining halls, as well as general strain on central systems such as kitchen facilities, heating, cooling and plumbing. Legislation was enacted that mandated a limit on the number of youth who could be detained; effective July 1, 2021, by recent action of the General Assembly, the statewide detention cap will be reduced from 327 to 215.

Per HB 17-1329, DYS has been charged with improving public safety by providing rehabilitative treatment to help youth in the DYS's care make lasting behavioral changes to prepare themselves for successful transitions back to the community. Further, DYS is tasked to keep youth and staff safe by promoting a seamless continuum of care in a safe, structured environment with well-trained, caring staff, who enable youth to be held accountable while developing healthy, supportive relationships with peers, adults, family and members of the community.

HB 17-1329 mandated the development of a pilot program, for which Lookout Mountain's Cypress unit was chosen. According to HB 17-1329, the pilot program was to aid in the establishment of a Division-wide therapeutic and rehabilitative culture with a group treatment approach in a trauma-responsive, homelike environment, all tenets of best practices in the treatment of juveniles nationwide.

Additionally, DHS/DYS recently completed construction of the Prairie Vista Youth Services Center (YSC) in Brighton (the Adams Youth Services Center Replacement facility). DYS staff and youth occupied the new facility starting on May 10, 2021. The project was be completed this year, on time and under budget. This new Prairie Vista YSC facility is the first DYS facility to be Sanctuary Certified and will be the first LEED Gold Certified DYS facility in the State. Using the success of the Adams YSC Replacement project as the model, CDHS/DYS with this request, will design and construct a state-of-the art, energy efficient LEED Certified Facility to replace the existing Gilliam YSC.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The Department is poised to proceed with design, site identification and development of a replacement facility for Gilliam YSC. The existing facility is located near the Five Points neighborhood of Denver that could offer a prime development opportunity to the City and County of Denver.

The requested funds would be used for site acquisition, a two-phased design process, followed by a 3rd phase construction of a 40-bed, 57,514 GSF replacement facility located in the City and County of Denver with state-of-the-art physical plant and program space.

Regarding a new training facility, DYS proposes to design and build within a single phase, a dedicated and approximately 4,000 square feet training center with a number of smaller classrooms (up to ten student capacity), a dedicated gymnasium space (half the typical size), and a large training room (for up to 75 capacity), along with the needed ancillary amenities such as a break room, restrooms, and parking. This training center will be co-located with the GYSC Replacement facility.

C.R.S. 19-2-403.5 "Legislative declaration – eminent domain – detention facility site" speaks to the need for a new facility within the city and county of Denver and grants the Department of Human Services the power of eminent domain to acquire real estate property, with certain restrictions.

As the first step to replace the Gilliam YSC, much has already been accomplished by the Department towards this goal, beginning with an Operational Program Plan (OPP) for the replacement completed in October 2018, followed by the Facility Program Plan (FPP) completed in June 2019. The FPP establishes building space requirements and site requirements and provides a preliminary cost model. The FPP in short describes the proposed replacement facility in words and diagrams, as well as justifies the need after an analysis and vetting of all options. The completed FPP is the basis for this request.

The project includes three phases. 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. The two-phased design will allow time and enable the Department to work with the county on site acquisition. Site acquisition costs are anticipated to be borne by the county as has been done historically. Additionally, Phase 1 will include a new training center for the Division at the future acquired replacement site, which would be fully funded in Phase 1 to include professional design services and construction. This need was identified in the OMP and a new site in metro Denver for the Gilliam replacement is the optimal location for the DYS Training Center, as noted in the OMP from 2018:

> At present, staff training takes place in "antique" facilities located on the Mount View YSC campus. These facilities were considered outdated in the mid-1980s when the first prototype facilities were being planned. Consideration was given to demolishing them at that time, but the additional space they provided for other functions left them standing. Despite crumbling interiors (weeds grow from mortar joints…inside the building) and unending maintenance difficulties, they are today used for initial and ongoing training purposes.
>
> These buildings have small spaces and can only support two 25 – 30 person training sessions per month with great difficulty. These spaces are constantly occupied, there is no space for role playing, no dedicated computer lab, and there is no possibility of adding needed training activities. Training has become ever more important with the introduction of trauma-based care, a reversal of former DYS culture, and the need for better support of staff on the line given the prevailing "hot" job market.
>
> Ideally, DYS will be able to develop a new training facility at one of our campuses that will include classrooms and staff offices for multiple training groups at one time, with dedicated space for computer training, physical training, role playing, TRAILS (record management) training and large group assembly. DYS hopes that sufficient space can be developed so that it can be made available for training our partners (educators, law enforcement and others) regarding the most current practices and approaches. To further support training needs, DYS envisions developing a mobile training team using an appropriately equipped van to carry training programs to staff in the field at youth centers sited statewide.

The new detention replacement facility will be designed according to principles and goals established by the Department and Division and as noted in the FPP, and constructed with a capacity of 40 beds (see section L). This is in line with the continuing decline in the State's detention population in the custody of the Department. This project will therefore not add beds to the current statewide detention cap of 215 beds.

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 concurrent 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) for the GYSC Replacement.

The need for a replacement facility has long been identified by the Department and has also been highlighted as a priority by the recently completed Division of Youth Services (DYS) Facility Master Plan as well as the DYS Operational Roadmap. The existing Gilliam YSC is less than adequate, and siting constraints have proven challenging to incorporate more than any minimal upgrades. The physical plant is inadequate with poorly configured program space, family visitation areas, living units and recreational areas. Poor security and life safety conditions exist inside the

facility and around its perimeter which has proved vulnerable to the introduction of drugs and weapons. The need for a replacement facility was first identified in the 1990's when attempts were made with the City of Denver, but no viable site could be identified.

The need for a training center is also great. DYS direct care staff has increased in recent years due to compliance with the Prison Rape Elimination Act (PREA) standards (1:8 staff-youth ratio mandated during waking hours), National Commission for Correctional Health Care (NCCHC) for juveniles standards, as well as new medical and treatment mandates, and trauma-informed care philosophies adopted by the DYS for better outcomes.

Additional FTE/new staff has resulted in the need for more ongoing and more comprehensive training for better outcomes and higher staff retention. Given the type of population of the DYS facilities, the mission of the program to treat youth for reintegration into the community, trauma-responsive care philosophy and the sensitivity required of any staff interacting with the youth in the DYS custody, it is critical that the staff are properly trained for best outcomes. Training would require instruction and sensitivity to all the ongoing DYS initiatives, a buy-in to the overall mission and vision, and the incorporation of trauma-responsive philosophy and tools with a view to safety and security of both youth and staff. Appropriate training for all DYS staff-- especially direct care and security staff-- would require space for both classroom and physical instruction.

Current facilities available for training are limited and inadequate for the purposes served. The facilities use their conference rooms and gymnasiums to train staff, none of which were built to accommodate the kind of training needed, and since they also function as program space, they are not always available. The only dedicated training space available on any of the campuses is on the Mount View Youth Services Center campus, and the space is old and inadequate, and does not allow for multiple concurrent training sessions.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

N/A – New building request

Project No.	Project Title	Project Cost $	Completion Date or Status

F. CONSEQUENCES IF NOT FUNDED:

Without funding, staff will continue to have programmatic and operational difficulties such as supervising youth, limiting contraband concerns, and providing programming per best practices. The existing facility will continue to be a drain on limited resources due to all the listed deficiencies and constraints, despite recent upgrades such as electronic security upgrades and ligature-risk fixtures in bathrooms and sleeping rooms. Youth in the DYS central region will not have the opportunity for best outcomes when returning to the community with the skills to be safe, productive, contributing citizens who no longer threaten public safety. Many youth will not achieve lasting behavioral changes that prepare them for a successful transition back to the community, resulting in a possible return to secure care. Existing facility limitations will continue to contribute to increased risk for serious critical incidents such as assaults and suicide attempts resulting in increased liability to the State. These factors contribute to increased recidivism, risk to communities, and additional expenditures associated with long-term behavioral treatment. Ultimately, due to further program delivery challenges posed by the existing facility, youth from the Denver Metro area may need to be housed elsewhere. This would add burden to law enforcement, judicial, and other community partners, and would separate youth from their support network.

Alternatives to constructing a replacement for the existing Gilliam Youth Services Center were explored and not considered optimal. These have been described in section 6 of the FPP.

A New Gilliam replacement facility provides for better security for youth and for staff, meets current building codes, fire codes and safety standards, and provides treatment spaces better able to meet complex needs of juvenile populations. Additionally, the requested DYS training center would allow for appropriate training for all DYS staff especially direct care and security staff by providing adequate space for both classroom and physical instruction.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

Life-cycle cost analysis (LCCA) is a method for assessing the total cost of facility ownership. It takes into account all costs of acquiring, owning, and disposing of a building or building system. Sometimes known as "whole cost accounting" or "total cost of ownership," LCCA balances initial monetary investment with the long-term expense of owning and operating the building. While the primary goal of this analysis is to quantify the economics, there is also consideration given to the non-monetary benefits of a proposed alternative, especially if said benefit is crucial to the mission, vision and goals of the program and Department. As part of the 2019 FPP, the team reviewed many alternatives to determine the best option for the GYSC Replacement Facility. The options considered included:

- Remain at the current location/remodel the existing facility;
- Utilize existing capacity in other geographic areas of the State; or
- Contract for Detention Services.

These alternatives were deemed not viable for a variety of reasons further explained in the FPP (Section 6F). In the final analysis the recommended option was to acquire a site and build a replacement facility for optimal service delivery.

H. ASSUMPTIONS FOR CALCULATIONS:

Phase 1 costs: 40% Design of Gilliam Replacement and 100% Design and Construction of DYS Training Center. 100% Construction Cost of the DYS Training Center based on the estimate prepared by Johan Kemp Estimating Services, Inc. in 2019 Site acquisition costs are anticipated to be borne by the City and County of Denver. However, professional services associated with site acquisition will be the State's responsibility, calculated based on standard cost expectations for site surveys, geotechnical reports, utilities inspections, and numerous fees anticipated during the evaluation/negotiation/acquisition of real property for the purpose and use as a YSC replacement facility in the Denver Metro area. Prevailing wages of 5% of construction. Inflation of 10% for construction and equipment (2 years at 5%/year). Project contingency of 5% for new build.

Phase 2 costs: Remaining 60% Design of Gilliam Replacement. Professional services including design, code review and inflation of 10% for professional services (2 years at 5%/year). Project contingency of 5%.

Phase 3 costs: 100% construction costs based on the 2019 FPP Cost Estimate (Part 8) and adjusted for Prevailing Wage for construction costs (5%) , Inflation of 30% (6 years at 5%/year, to a July 2025 midpoint of construction). Project contingency of 5% for new build. Professional Services for phase 3 include Construction Materials Testing and Enhanced Commissioning.

I. SUSTAINABILITY:

One of the goals of State building projects is to integrate sustainable design, energy-efficiency, and renewable energy principles from design through construction to meet the requirements of the U.S. Green Building Council's (USGBC) LEED (Leadership in Energy and Environmental Design) program for new construction. The goal is to achieve a Gold rating as required by the High Performance Certification Program (HPCP), initiated by the Office of the State Architect (OSA), per 24-30-1305 C.R.S. The project will participate in the Office of the State Architect's (OSA) HPCP tracking process, and will register with LEED online. The Project will also aim to achieve OSA's Sustainable Priorities and comply with the Governor's Executive Orders, pertinent to Greening of State Government.

J. OPERATING BUDGET IMPACT:

As with any new facility there will be associated operational costs, these include costs associated with staff to both operate and administer the program, and to operate the building itself providing periodic and preventative maintenance, seasonal grounds care, and daily custodial services. In the aggregate, the cost of operations far exceeds the initial investment in the project's construction. It is anticipated that as the project moves forward, the Department will submit a complementary operating request detailing the justification for any additional operating funds. The OPP and FPP briefly touch on those.

K. PROJECT SCHEDULE:

Phase 1 of 3	**Start Date**	**Completion Date**
Gilliam YSC Replacement Design (40%)	July 2022	June 2023
Site Acquisition	July 2022	June 2023
DYS Training Center Design	July 2022	June 2023
DYS Training Center Construction	July 2023	June 2024

Phase 2 of 3	**Start Date**	**Completion Date**
Gilliam YSC Replacement Design (100%)	July 2023	June 2024

Phase 3 of 3	**Start Date**	**Completion Date**
Gilliam YSC Replacement Construction	July 2024	July 2026
FF&E /Other	July 2026	December 2026
Occupancy	January 2027	

L. ADDITIONAL INFORMATION:

The Gilliam YSC FPP completed in 2019 was based on a need for a sixty (60) bed capacity detention center. Subsequently, the pandemic and decreasing census within the DYS system has resulted in a modified request as presented this year for a forty (40) bed capacity detention center.

M. CASH FUND PROJECTIONS:

Cash Fund name and number:	N/A	#:
Statutory reference to Cash Fund:	N/A	
Describe how revenue accrues to the fund:	N/A	
Describe any changes in revenue collections that will be necessary to fund this project:	N/A	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):	N/A	

Prior Year Actual Ending Fund Balance	Current Year Projected Ending Fund Balance	Year 2 Projected Ending Fund Balance with Project Approval	Year 3 Projected Ending Fund Balance with Project Approval
$	$	$	$

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Gilliam Youth Services Center Replacement and DYS Training Center
B	(1) Agency:	Department of Human Services

Current Site Map of Gilliam Youth Service Center

Interior Images of Gilliam Youth Service Center

COLORADO
Office of the State Architect
Department of Personnel & Administration

9/29/2021

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - COST SUMMARY (CCCR CS)*				
(A)	(1) Funding Type:	**Cash Funded**	(2) Project Title:	Depreciation Fund Capital Improvements
(B)	(1) Agency/Institution:	Dept. of Human Services	(2) Project Phase (__ of __):	Continuous
(C)	(1) OSA Delegate Name:	Stanford Lee	(2) Project Type:	Capital Construction (CC)
(D)	(1) Year First Requested:	FY 2015-16	(2) State Controller Project #:	2017-030P16
(E)	(1) Narrative Signature Date:	6-Jul-21	(2) Revision Date:	

(1)	(a) **Project Budget Cost Components and Funding Sources**	(b) **Total Project Costs**	(c) **Total Prior Year Appropriation(s)**	(d) **Current Request FY2022-23**	(e) **Year Two Request FY2023-24**	(f) **Year Three Request FY2024-25**	(g) **Year Four Request FY2025-26**	(h) **Year Five Request FY2026-27**
	Land /Building - Acquisition / Disposition							
(2)	Land Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition / Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic	$ 349,546	$ 314,465	**$ 35,081**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 31,314	$ 31,314	**$ -**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ 70,000	$ 70,000	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ 1,754	$ -	**$ 1,754**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**5.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 452,614	$ 415,779	**$ 36,835**	$ -	$ -	$ -	$ -
	Construction or Improvement (attached detailed cost estimate)							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	Structure/Systems/ Components							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	New at $_____ X _____GSF							
(20)	Cost for Renovation (GSF):	$ 3,394,258	$ 2,670,412	**$ 723,846**	$ -	$ -	$ -	$ -
(21)	Renovation at $_____ X _____GSF							
(22)	Cost for Capital Renewal (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(23)	Renewal at $_____ X _____GSF							
(24)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wages: 5%	$ 36,192	$ -	**$ 36,192**	$ -	$ -	$ -	$ -
(27)	Inflation for Construction	$ 36,192	$ -	**$ 36,192**	$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**5.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 3,466,643	$ 2,670,412	$ 796,231	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ 20,000	$ -	**$ 20,000**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ 20,000**	**$ -**	**$ 20,000**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ 8,048	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [unforseen costs]	$ 220,194	$ 130,194	**$ 90,000**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	***Total Misc. Costs***	$ 228,242	$ 138,242	**$ 90,000**	$ -	$ -	$ -	$ -
	Total Project Costs							
(42)	***Total Project Costs***	**$ 4,167,499**	**$ 3,224,433**	**$ 943,066**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(43)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(44)	10% for Renovation	$ 352,198	$ 257,891	**$ 94,307**	$ -	$ -	$ -	$ -
(45)	***Total Contingency***	$ 352,198	$ 257,891	**$ 94,307**	$ -	$ -	$ -	$ -
	Total Budget Request							
(46)	***Total Budget Request***	**$ 4,519,696**	**$ 3,482,324**	**$ 1,037,372**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(47)	Capital Construction Fund (CCF)	$ 4,519,696	$ 3,482,324	**$ 1,037,372**	$ -	$ -	$ -	$ -
(48)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(49)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Highway Users Tax Fund (HUTF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(52)	***Total Funds (TF)***	**$ 4,519,696**	**$ 3,482,324**	**$ 1,037,372**	**$ -**	**$ -**	**$ -**	**$ -**

**** Accompanies CCCR N Form***

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST - NARRATIVE (CCCR N)*

A	(1) Project Title:	Depreciation Fund Capital Improvements		
B	(1) Agency:	Department of Human Services	(2) OSA Delegate Signature:	07/06/2021
C	(1) Funding Type:	Cash Funds	(2) DPA's Risk Management ID#. If a new building list N/A:	14 buildings and some unknown
D	(1) Project Phase (Phase _of_):	Continuous	(2) State Controller Project # (if a continuation):	2017-030P16
E	(1) Project Type:	x Capital Construction (CC) Capital Renewal (CR)	(2) Principal Representative Signature:	07/06/2021
F	(1) First Year Requested:	FY 2015-2016	(2) OSA Review Signature:	Date
G	(1) Priority Number:	_1__ of __1_	(2) Revision Date:	Date
H	(1) Total Project Cost:	$4,428,726	(2) Current Phase Cost:	$1,037,372

*** Attach CCCR CS Form**

A. FACILITY PLANNING DOCUMENTATION:

1) OSA approved Facility Program Plan/Capital Construction? Yes _____ No __X__ Date Approved: _____

2) Facility Condition Audit or other approved Facility Management Plans/Capital Renewal: Yes _____ No __X__ Date Approved: _____

3) Enter Reported Facility Condition Audit Index Number (FCI) and Projected FCI: Reported FCI: _____ Projected FCI: _____

B. PROJECT SUMMARY/STATUS:

The Department of Human Services (DHS, Department) requests spending authority for $1,037,372 from the Regional Centers Depreciation Fund sub-account in FY 2022-23 for the ongoing annual request for capital improvements to address resident care environment upgrades and upkeep of the Intermediate Care Facilities for Intellectually and Developmentally Disabled People (ICF/IDD) and Home and Community-Based Services (HCBS) waiver group homes, and the development centers at the three State-owned Regional Centers in Colorado at Wheat Ridge, Pueblo and Grand Junction.

The General Assembly appropriated $979,884 in FY 2016-17; $1,002,925 in FY 2017-18, $757,405 in FY 2019-20 and $745,110 in FY 2020-21 for similar improvements from the Division of Regional Centers Operations (DRCO) earned depreciation funds sub-account created per House Bill 15-1333. Since the creation of the sub-account, the following capital projects were also approved and completed from these earnings: 2016-085P15/FY 2014-15: Heat Detection Fire Alarm systems ($594,750) and 2016-029P15/FY 2015-16: Kipling Village Secure Perimeter ($730,510). The FY 2022-23 spending authority will enable the Department to continue to address similar improvements. The Department requests that the spending authority be granted under a new project number every year to allow for better tracking and reporting.

C. SUMMARY OF PROJECT FUNDING REQUEST: *(from CCCR CS form, Rows 47 through 52)*

(a) **Funding Source**	(b) **Total Project Cost**	(c) **Total Prior Appropriation(s)**	(d) **Current Budget Year Request**	(e) **Year Two Request**	(f) **Year Three Request**	(g) **Year Four Request**	(h) **Year Five Request**
(47) Capital Const. Funds (CCF):	$4,522,696	$3,485,324	**$1,037,372**	$0	$0	$0	$0
(48) Cash Funds (CF):	$0	$0	**$0**	$0	$0	$0	$0
(49) Reappropriated Funds (RF):	$0	$0	**$0**	$0	$0	$0	$0
(50) Federal Funds (FF):	$0	$0	**$0**	$0	$0	$0	$0
(51) Highway Users Tax Fund (HUTF):	$0	$0	**$0**	$0	$0	$0	$0

(52) Total Funds (TF):	$4,522,696	$3,485,324	**$1,037,372**	$0	$0	$0	$0

D. PROGRAM INFORMATION:

The Department owns and operates three Regional Centers (RCs) located at Wheat Ridge, Pueblo, and Grand Junction that offer ICF (Intermediate Care Facility) and/or HCBS (Home and Community Based Services) waiver services to approximately 239 individuals. The Regional Centers provide 24-hour residential services, medical care, behavioral services and supports for daily living to Medicaid-eligible adults with severe intellectual and developmental disabilities; housing and treatment is provided either through on-campus residences or off-campus group homes (forty homes).

This request focuses on making capital improvements to the group homes that were built in the early 1980s and will improve the residents' quality of life and safety. Specifically, new funding would be used to address issues encountered in resident care environments (including safety and accessibility) due to the physical wear and tear, along with safety concerns in these facilities, as a consequence of higher acuity residents at all the facilities owned, operated and maintained by the State.

Regional Center Capital Investments FY 2014-15 to FY 2020-21

FY 2014-15: $594,750

- Heat Detection System at all three Districts

FY 2015-16: $730,510

Wheat Ridge

- Kipling Village secure perimeter fence

FY 2016-17: $979,884

Grand Junction

- Air Conditioner for the Developmental Center
- F ¼ House and 29 ¼ House – Emergency generator for the medically fragile

Pueblo

- Bellflower House – removal of line-of-sight obstructions, replacing flooring, living room improvements, replacing cooling systems, accessibility improvements, and window replacements
- 268 W Harmony, 272 W Harmony, Latimer, Hahns Peak - Emergency generators for the medically fragile

Wheat Ridge

- 49th House and 53rd House – removal of line-of-sight obstructions, replacing flooring, living room improvements, replacing cooling systems, accessibility improvements, and window replacements
- Iris, Zenon, Nelson, 53rd House, and 68th House - Emergency generators for the medically fragile

FY 2017-18: $1,002,925

Grand Junction

- Install Central A/C at B-Road, Cedar, Desert Court, Eastbrook, Elm, Florida, F ¼, 29 ¼ and 30 Road

Pueblo

- Latimer – update medication room, patient bathrooms, living room improvements, motion detection (6 bedrooms) and lighting upgrades.

Wheat Ridge

- Install Alarms on Doors and Windows at Depew, W 49th, Secret, W 59th, 67th, Lamar, and Perry.

FY 2018-19: $3,511,341

Grand Junction

- Funding to build two new six-bed group homes and renovate two existing group homes

FY 2019-20: $757,405

Grand Junction

- B Road House and Cedar House – eliminate island in the living space and redo the front area, medication room reconfiguration, living room upgrades, replace windows to mitigate elopement, window escape systems for elopement and repair/remodel three bathrooms (Cedar only)

Pueblo

- 330 E Hahns Peak – reconfigure the medication room and upgrade lighting
- Administration Building – New secure entrance doors with access control

Wheat Ridge

- 9th House – Kitchen cabinets/countertops, patch and paint the interior
- Administration Building – New secure entrance doors with access control

FY 2019-20: $757,405

Grand Junction

- B Road House and Cedar House – eliminate island in the living space and redo the front area, medication room reconfiguration, living room upgrades, replace windows to mitigate elopement, window escape systems for elopement and repair/remodel three bathrooms (Cedar only)

Pueblo

- 330 E Hahns Peak – reconfigure the medication room and upgrade lighting
- Administration Building – New secure entrance doors with access control

Wheat Ridge

- 59th House – Kitchen cabinets/countertops, patch and paint the interior
- Administration Building – New secure entrance doors with access control

FY 2020-21: $745,110

Grand Junction

- Cedar House – eliminate island in the living space and reconfigure the medication room.

Pueblo

- 330 E Hahns Peak – eliminate island in the living space and redo front area and install motion detectors to all bedrooms.

Wheat Ridge

- 59th House – install subfloors, new flooring through home, paint and patch throughout, door and wall protection, remodel front bathroom, dimmer switches and fixtures, new windows throughout, and remove close in living room

None of the improvements in this request were included in previously funded projects. Depreciation funds are traditionally spent on facility maintenance and upkeep items rather than controlled maintenance or capital construction needs.

E. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

The group homes under consideration for this request are over 35 years old and do not meet today's standards of care. Although some improvements have been made to the physical condition over the years, the homes are still burdened with old and deteriorated equipment, finishes and infrastructure which continue to impede resident care and safety, and impact staff efficiencies within the facility. As these homes continue to age, there are many safety, security and accessibility needs that continue to manifest themselves on an ongoing basis.

Planned improvements are indicated below:

Grand Junction

- Elm – Kitchen Update/Remodel, 30 Road – Kitchen remodel, Development Center – Kitchen and floor remodel & repair foundation issues/ uneven floors, Desert Ct – New whirlpool, refinish kitchen cabinets, Florida – Walk-in shower, remove old tub and 6 Homes – fencing new/repairs.

Pueblo

- No items are requested for homes at the PRC

Wheat Ridge

- Perry – Replace floors/subflooring, Amber & Garnet – delay egress on fire doors, Depew – Complete floor replacement, Lamar – Replace carpet in fireplace bedroom with linoleum, Secrest – refinish kitchen cabinets replace doors and hardware, KV – Remove rocks from courtyard, 59th – Bathroom floors fixed, and Iris – Fence needs to be repaired.

Unforeseen Needs/Addressing survey deficiencies - $90,000

The request has been prioritized based on the condition of the homes with respect to safety, security, accessibility and programmatic needs. The highest priority homes and needs are included in the upcoming year's request, with lower priority homes slated for improvements in the out-years from future earnings. The proposed improvements are mainly comprised of interior renovations, and some site improvements, and have therefore been itemized per home rather than specific tasks for each year's request. This will enable all the proposed work in each home to be accomplished at the same time thus minimizing disruption to the residents.

The facility improvements that will be realized at all of these homes will have an immediate impact on the environment of care for residents. It will enhance program effectiveness and efficiencies, which will permit a greater focus on program outcomes. While none of the improvements are specifically emergency type of health, life and safety issues (HSW) as categorized by the International Building codes, all of them address care environment and safety. In addition to meeting critical needs for aging building structures, finishes and equipment, the planned project will improve direct care of the residents by increasing security, safety and accessibility.

This request is an ongoing yearly request and as noted, the Department proposes that the spending authority be granted under a new project number every year to allow for better tracking and reporting. It does not impact other departments. The solution does not require a statutory change. The request is for spending authority from the sub-account created for the depreciation dollars earned by the Division via HB 15-1333. The exact amount earned will not be known until the end of the fiscal year. Since the scope of the funding request for any given fiscal year is submitted by the Department a year prior to the start of the fiscal year, the amount that will be available is an estimate that can be confirmed only two years later. The Division submits that the scope of work may need to be modified should the amount earned differ from the projections. Depreciation dollars traditionally are used for facility maintenance and upkeep, as part of ongoing operations, but per HB 15-1333, these monies will be used for ongoing capital improvements.

The Division proposes that approximately $90,000 be set aside annually for unforeseen facility needs that may arise given the age of the facilities and the changing care philosophies and/or to address any deficiencies noted during licensure surveys to allow continuing operations. The annual needs for the forty group homes in the State far exceed the depreciation amounts anticipated to be earned annually in the next few years. The Department anticipates approximately $500,000 earnings for the next couple of year's per projections. The funding request includes a list of anticipated improvements for FY 2022-23. The future year projects will need to be assessed annually to verify prioritized needs and available and projected earnings. Since the creation of the sub-account, the following appropriations have been approved:

- FY 2014-15: Heat Detection ($594,750)
- FY 2015-16: Kipling Village Secure Perimeter ($730,510)
- FY 2016-17: Annual CC Improvements ($979,884) - project locations and details as noted in the funding request for FY 2016-17.
- FY 2017-18: Annual CC Improvements ($1,002,925) - project locations and details as noted in the funding request for FY 2017-18.
- FY 2018-19: was requested but was not funded.
- FY 2019-20: Annual CC Improvements ($757,405) - project locations and details as noted in the funding request for FY 2019-20.
- FY 2020-21: Annual CC Improvements ($745,100) – project locations and details as noted in the funding request for FY 2020-21
- FY 2021-22: a request was not put forward.

History of Appropriated Projects funded with Controlled Maintenance, Capital Construction Capital Renewal, Emergency CM repairs, cash, or operational funds completed within the last fifteen (15) years or ongoing projects that can be associated with either this CCCR building or infrastructure request.

Project No.	Project Title	Project Cost $	Completion Date or Status
P0837	Remodel – Kipling Village	400,340	Complete
2016-085P15	Heat Detection Fire Alarm Systems	594,750	Complete
2016-029P15	Security Perimeter – Kipling Village	730,510	Complete
2017-030P16	Regional Center Capital Improvements	979,884	Complete
2017-030P16	Regional Center Capital Improvements	1,002,925	Complete
2017-030P16	RC Capital Improvements	757,405	In Progress
EM501	Secrest – Replace Asphalt Shingle Roof	12,988	Complete
EM1830	Roof Repair at DHS/GJRC Developmental Center	8,700	Complete

F. CONSEQUENCES IF NOT FUNDED:

Consequences of not funding this request are as follows:

- Resident care environments in the Regional Centers and waiver homes will continue to see a higher level of wear-and-tear and pose safety risks.
- The condition of the homes, constructed in the early 1980s, will continue to deteriorate and impact the quality of life of the residents.
- Patch and repair work will be done on an as-needed basis to ensure the facilities are maintained, leading to an inefficient use of limited resources and funding.

G. LIFE CYCLE COST (LCC)/COST BENEFIT COMPARATIVE ANALYSIS:

The primary goal of the LCC analysis is to quantify the economics; but there is also consideration given to the non-monetary benefits of a proposed alternative, especially if said benefit is crucial to the mission, vision and goals of the program. The entire project scope constitutes renovation and upgrades to existing buildings. The only life cycle costs associated with the renovations, since no new FTE or program beds will be added, will include the initial project costs, such as design and construction. No additional life cycle costs—such as those normally associated with increased resident census, added operational programs, building services, maintenance, regulatory cost increases, software maintenance or energy consumption—are anticipated as a result of the renovations and building system upgrades portion of the project.

There is no alternative to accomplishing these types of needed ongoing facility improvements and upgrade activities as the resources and funding do not exist lacking a funding appropriation.

H. ASSUMPTIONS FOR CALCULATIONS:

Costs are based on recently completed similar projects, and input from the Division of Facilities Management district managers.

I. SUSTAINABILITY:

The project scope pertains to upgrades and improvements primarily in the maintenance and upkeep area of operations. These upgrades, although classified as capital construction, do not lend themselves to any High Performance Certification Program (HPCP) and sustainability measures which are primarily energy, materials and site oriented to help conserve resources. Thus this project does not plan to pursue HPCP and other sustainability goals.

J. OPERATING BUDGET IMPACT:

This project will not affect operating budgets at this time. No new FTE or program beds will be added, thus no additional costs—such as those normally associated with increased resident census, added operational programs, building services, maintenance, regulatory cost increases, software maintenance or energy consumption—are anticipated as a result of the renovations and building system upgrades portion of the project. The Department does anticipate some operational cost decreases once the project is complete, due to increased staff efficiencies, and improved resident safety and security. However, these costs are difficult to quantify and are not represented in the life cycle cost analysis.

K. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design	July 2022	September 2022
Design	October 2022	December 2022
Construction	January 2023	June 2023
FF&E/Other	August 2023	September 2023
Occupancy	October 2023	

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

Phase ___ of___	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E/Other		
Occupancy		

L. ADDITIONAL INFORMATION:

Provide any other additional relevant information or requirements such as an encumbrance waiver or roll forward authority that may be required. See instructions for further detail.

M. CASH FUND PROJECTIONS:

Cash Fund name and number:	**Depreciation Fund**	**#: 4640**
Statutory reference to Cash Fund:	HB 15-1333	
Describe how revenue accrues to the fund:	The Regional Centers receive reappropriated funds from the daily reimbursement rates that include a portion that cover the costs of depreciation to the Regional Center facilities. This depreciation is transferred to the Regional Center Depreciation Fund (a Capital Construction Fund) each year, and then used to perform controlled maintenance and other capital projects, as approved by the Capital Development Committee.	
Describe any changes in revenue collections that will be necessary to fund this project:	NA	
If this project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency/institution plans to go to market, and the expected average annual payment (As applicable):	NA	

Prior Year Actual Ending Fund Balance	**Current Year Projected Ending Fund Balance**	**Year 2 Projected Ending Fund Balance with Project Approval**	**Year 3 Projected Ending Fund Balance with Project Approval**
$1,505,609.55	**$666,064.55**	**$1,166,064.55**	**$NA**

FY2022-23 CAPITAL CONSTRUCTION CAPITAL RENEWAL PROJECT REQUEST – PHOTOS (CCCR P)		
A	(1) Project Title:	Depreciation Fund Capital Improvements
B	(1) Agency:	Department of Human Services

Worn Doors

Deteriorated Flooring

Outdated Kitchen with deteriorated cabinetry

Worn kitchen counters

COLORADO
Office of the State Architect
Department of Personnel & Administration

FY22-23
9/29/2021

Capital Construction Capital Renewal Project Request - Five Year Plan FY2022-23 to FY2026-27 (CCCR 5P)

(A)	(1) **Agency:**	Dept. of Human Services	(2) **Principle Representative Signature:**		Date: 07/06/2021
(B)	(1) **OSA Delegate Name:**	Stanford Lee	(2) **Agency**		Date:

	GRAND TOTALS	***(b) Total Project Cost***	***(c) Total Prior Appropriation***	***(d) Current Year FY2022-23***	***(e) Year Two FY2023-24***	***(f) Year Three FY2024-25***	***(g) Year Four FY2025-26***	***(h) Year Five FY2026-27***
(C)	Capital Constr Funds (CCF)	**$1,385,061,559**	$21,131,287	$128,858,765	$182,694,424	$970,035,863	$35,416,060	$46,925,160
	Cash Funds (CF)	**$4,522,696**	$3,485,324	$1,037,372	$0	$0	$0	$0
	Reappropriated Funds (RF)	**$0**	$0	$0	$0	$0	$0	$0
	Federal Funds (FF)	**$0**	$0	$0	$0	$0	$0	$0
	Highway Users (HUTF)	**$0**	$0	$0	$0	$0	$0	$0
	Total Funds (TF)	**$1,389,584,255**	**$24,616,611**	**$129,896,137**	**$182,694,424**	**$970,035,863**	**$35,416,060**	**$46,925,160**

(1)	(a) **Project Title:**	**OBH Transitional Housing, Phase 1 of 1**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	Single-phased project to renovate (5) five existing CDHS residential buildings to support the Office of Behavioral Health's (OBH) Medicaid waiver system ultimately providing the operations of (48) new beds which will meet the need for the program's transitional – care treatment standards.						
(3)	**Impacted Programs:**	Office of Behavioral Health						
(4)	(a) **Priority Number:**	1	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	5 Bldgs
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$2,890,920	$0	**$2,890,920**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$2,890,920**	**$0**	**$2,890,920**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**CMHIP HVAC Replacements in Four MHI Buildings, Phase 2 of 3**					(b) **Phase:**	**2 of 3**
(2)	**Brief Description of Project:**	Three-phased Capital Renewal (CR) project to upgrade and replace old HVAC systems in four patient care Mental Health Facilities at CMHIP - Buildings 115, 116, 121, and 125.						
(3)	**Impacted Programs:**	Office of Behavioral Health - Colorado Mental Health Institute at Pueblo (CMHIP)						
(4)	(a) **Priority Number:**	2	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	354,257
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$56,495,550	$12,196,140	**$17,599,780**	$26,699,630	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$56,495,550**	**$12,196,140**	**$17,599,780**	**$26,699,630**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Campus Utility Infrastructure Upgrade, Colorado Mental Health Institute at Fort Logan, Phase**	(b) **Phase:**	**2 of 3**
(2)	**Brief Description of Project:**	Three-phased Capital Renewal (CR) project to replace infrastructure on the Colorado Mental Health Institute at Fort Logan (CMHIFL) campus.		
(3)	**Impacted Programs:**	CDHS Programs including Office of Behavioral health - the Office of Behavioral Health, Mental Health Institute; the Office of Children, Youth and Families, the Division of Child Welfare and the Division of Youth Corrections; and the Office of Administrative Solutions, Division of Accounting, and the Division of Facilities Management. In addition, three of the more significant programs on campus include: The Addiction Research and Treatment Services (ARTS) program operated by the Department of Psychiatry of the University of Colorado, and the Baby Haven facility, a residential substance abuse treatment program for the most disadvantaged pregnant women and mothers with infants. The campus also houses the CU Nursing School's Sheridan Health Clinic.		

(4)	(a) **Priority Number:**	3	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		NA
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$39,460,590	$8,935,147	**$19,114,483**	$11,410,960	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$39,460,590**	**$8,935,147**	**$19,114,483**	**$11,410,960**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**CMHIP Kitchen Improvements, Phase 1 of 1**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	The CMHIP campus Kitchen serves 1,828,270 meals annually to all CMHIP and CDOC patients and inmates housed on the campus. This Kitchen is 11,395 GSF and has not seen any upgrades (equipment or facility) in many years. In June 2020, CDHS and CDOC partnered and are completing an operational Study for the North Kitchen (bldg. 117) on the CMHIP campus. The findings of this study recommend long overdue and much needed upgrades to both the facility and the equipment to continue operations since the facility is inadequate and most equipment is past their life expectancy. The bulk of the production needs for the kitchen stem from the DOC population and this request will be a joint agency CC request.							
(3)	**Impacted Programs:**	CDHS Programs including Office of Behavioral health - Mental Health Institutes, Division of Youth Services; and several Department of Corrections programs, including the Parole Board and dedicated facilities for women, youthful offenders, and inmates with mental health needs.						
(4)	(a) **Priority Number:**	4	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		34,085
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$20,450,320	$0	**$20,450,320**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$20,450,320**	**$0**	**$20,450,320**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Campus Utility Infrastructure Upgrade, CO Mental Health Institute at Pueblo, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	Three-phased Capital Renewal (CR) project to replace infrastructure on the Colorado Mental Health Institute at Pueblo (CMHIP) campus.						
(3)	**Impacted Programs:**	CDHS Programs including Office of Behavioral health - Mental Health Institutes, Division of Youth Services, Office of Administrative Solutions, OIT; and several Department of Corrections programs, including the Parole Board and dedicated facilities for women, youthful offenders, and inmates with mental health needs.						
(4)	(a) **Priority Number:**	5	(b) **Project Type:**	Capital Renewal (CR)		(c) **Gross Square Feet:**		NA
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$42,331,495	$0	**$10,682,004**	$14,855,131	$16,794,360	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$42,331,495**	**$0**	**$10,682,004**	**$14,855,131**	**$16,794,360**	**$0**	**$0**

(1)	(a) **Project Title:**	**OBH Suicide Risk Mitigation, Phase 1 of 1**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	Continuing effort to mitigate suicide risks at the State-owned Mental Health Institutes in Pueblo per TJC findings and surveys.						
(3)	**Impacted Programs:**	Office of Behavioral Health						
(4)	(a) **Priority Number:**	6	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		Multiple Bldgs
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$5,747,728	$0	**$5,747,728**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0

(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$5,747,728**	**$0**	**$5,747,728**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**DYS Transitional Housing, Phase 1 of TBD**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	First phase of a multi-phased project for transitional housing for youth within the DYS system. The first phase includes monies to study and define the need / capacity for transition housing for the continuum of care for youth within the DYS system, analyze service gaps, explore options and make recommendations to fill those gaps. This request also includes monies for capital improvements related to a proposed pilot program to be established at an owned CDHS facility in the proximity of one of the five commitment facilities operated by DYS.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	7	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$997,879	$0	**$997,879**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$997,879**	**$0**	**$997,879**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Grand Mesa YSC and Platte Valley YSC Separation of Use, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	Phase 1 of a three-phased project for the Separation of Use project at Grand Mesa and Platte Valley Youth Services Centers. The goal is to separate the detention and committed populations – both in housing by 'right-size' housing and programs/services offered. Primarily this is to allow for more effective and appropriate treatment programming for both detention and committed populations. The first phase includes monies for space programming, design and other professional services, and the future phases will include construction at both facilities.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	8	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	2 Facilities
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$36,933,661	$0	**$2,812,095**	$13,123,679	$20,997,887	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$36,933,661**	**$0**	**$2,812,095**	**$13,123,679**	**$20,997,887**	**$0**	**$0**

(1)	(a) **Project Title:**	**Career Tech at DYS Commitment Facilities, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	First phase of a three-phased project to expand and create new career tech spaces at the five DYS commitment facilities. Phase 1 requests funding for the professional services and construction cost to expand and build a new career technical facility at the Campus at Lookout Mountain (CALM). Phase 2 will address design and construction at Platte Valley YSC and Grand Mesa YSC, with the third phase at Spring Creek YSC and Mount View YSC.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	9	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	5 Facilities
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$37,286,689	$0	**$11,951,330**	$12,283,974	$13,051,385	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$37,286,689**	**$0**	**$11,951,330**	**$12,283,974**	**$13,051,385**	**$0**	**$0**

(1)	(a) **Project Title:**	**Visitation Centers at Three DYS Campuses, Phase 1 of 1**	(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	Phase 1 of 1 to provide homelike visitation centers at three Youth Service Centers (Campus at Lookout Mountain (CALM), Mount View, and Grand Mesa YSCs) consistent with the vision and mandates of House Bill 17-1329 and the DYS mission and strategic plan.		
(3)	**Impacted Programs:**	Division of Youth Services		

(4)	(a) **Priority Number:**	10	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		6,550
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$3,239,873	$0	**$3,239,873**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,239,873**	**$0**	**$3,239,873**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Gilliam YSC Replacement and Training Center, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	First phase funds the costs for 40% architectural and engineering design services and site acquisition for a 60-bed replacement facility for Gilliam Youth Services Center (YSC) in the City and County of Denver. It also funds a new DYS Training Center on the newly acquired site.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	11	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		61,514
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$59,500,662	$0	**$4,827,171**	$3,334,360	$51,339,131	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$59,500,662**	**$0**	**$4,827,171**	**$3,334,360**	**$51,339,131**	**$0**	**$0**

(1)	(a) **Project Title:**	**Institute Facility Modernization, Denver Metro Area + CMHIP, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	First phase of three phases to complete the Mental Health Institutes facility modernization at the Colorado Mental Health Institute at Fort Logan (CMHIFL) and Pueblo (CMHIP). Phase 1 (Design Phase) will provide for 40% professional services and will include pre-design due diligence items. Phase 2 would fund the balance of design and some construction and demolition work. Phase 3 would fund the balance of construction through completion and occupancy.						
(3)	**Impacted Programs:**	Office of Behavioral Health						
(4)	(a) **Priority Number:**	12	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		TBD
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$911,284,060	$0	**$28,545,182**	$73,342,887	$809,395,991	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$911,284,060**	**$0**	**$28,545,182**	**$73,342,887**	**$809,395,991**	**$0**	**$0**

(1)	(a) **Project Title:**	**Renovation of Old Ft. Logan Geriatric Unit for Civil Bed Capacity, Phase 1 of 1**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	Single phase for the renovation of a current unoccupied geriatric unit on the Fort Logan campus in order to increase civil capacity.						
(3)	**Impacted Programs:**	Office of Behavioral Health						
(4)	(a) **Priority Number:**	13	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$4,844,394	$0	**$0**	$4,844,394	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$4,844,394**	**$0**	**$0**	**$4,844,394**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**CDHS Satellite Office building on the WRRC Campus, Phase 1 of 1**	(b) **Phase:**	**1 of 1**

(2)	**Brief Description of Project:**	Single phase to design and construct a new satellite office space of approximately 6,000 SF in a stand-alone building at the Wheat Ridge campus purely for visiting staff, along with associated site improvements. This request is based on the recommendations and findings of the recently completed first phase of the 3-phased Department-wide Facility Master Plan (FMP). Building this new office space will enable the Department to develop a hub model to create smaller satellite offices in the region to support critical adjacencies to other State functions and to support staff needs when they are not at their home office.						
(3)	**Impacted Programs:**	CDHS						
(4)	(a) **Priority Number:**	14	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	6,000
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$3,134,426	$0	**$0**	$3,134,426	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$3,134,426**	**$0**	**$0**	**$3,134,426**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Zebulon Pike Youth Service Center Site Improvements and Parking, Phase 1 of 1**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	Single phase to add parking to Zebulon Pike Youth Services Center. The ZPYSC facility has 37 general parking spaces and 2 ADA handicap parking positions. Parking will need to be increased an additional 35 parking spaces, along with site modifications, to accommodate these additional spaces and improve surface movement. This work would also include resurfacing all asphalt surfaces.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	15	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	NA
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$1,300,000	$0	**$0**	$1,300,000	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$1,300,000**	**$0**	**$0**	**$1,300,000**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Infrastructure Upgrades at Three DYS Facilities, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	Phase 1 of an anticipated two-phase Capital Renewal (CR) project to replace infrastructure on the campuses of Lookout, Mount View and Grand Mesa Youth Service Centers. Phase 1 will consist of professional services at all three campuses to include surveys, investigations, engineering design services, and code review. Phase 2 will include construction at both campuses.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	16	(b) **Project Type:**	Capital Renewal (CR)			(c) **Gross Square Feet:**	NA
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$45,739,093	$0	**$0**	$4,190,051	$41,549,042	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$45,739,093**	**$0**	**$0**	**$4,190,051**	**$41,549,042**	**$0**	**$0**

(1)	(a) **Project Title:**	**Veterans Community Living Centers, Facility Program Plan, Phase 1 of 1**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	A single-phased Facilities Master Plan (FMP) for the Colorado Veteran Community Living Center (CVCLC). The FMP will provide a comprehensive analysis of the CVCLC current facilities, programmatic needs, and provide direction for long-term facility development.						
(3)	**Impacted Programs:**	Veterans Community Living Centers						
(4)	(a) **Priority Number:**	17	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$740,000	$0	**$0**	$740,000	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0

(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$740,000**	**$0**	**$0**	**$740,000**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**DYS Trauma-Responsive Homelike Youth Centers Modernization, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	Three-phased homelike modernization at three of the ten State-operated secure DYS youth centers through refurbishment of the physical plants and furnishings, providing trauma-responsive homelike living and visiting areas consistent with the vision and mandates of House Bill 17-1329 and the DYS mission and strategic plan.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	18	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	950,423
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$29,434,932	$0	**$0**	$13,434,932	$12,000,000	$4,000,000	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$29,434,932**	**$0**	**$0**	**$13,434,932**	**$12,000,000**	**$4,000,000**	**$0**

(1)	(a) **Project Title:**	**DYS Grand Mesa Youth Services Center Upgrades, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	Implementation of the recommendations from the planning studies conducted for the combined detention/commitment facility at Grand Mesa YSC and the DYS FMP. FY 2023-24 includes professional fees, and the remaining phases include construction and occupancy for the facility.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	19	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	~50,000
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$49,048,814	$0	**$0**	$0	$4,908,067	$23,249,114	$20,891,633
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$49,048,814**	**$0**	**$0**	**$0**	**$4,908,067**	**$23,249,114**	**$20,891,633**

(1)	(a) **Project Title:**	**DYS Platte Valley Youth Services Center Upgrades, Phase 1 of 3**					(b) **Phase:**	**1 of 3**
(2)	**Brief Description of Project:**	Implementation of the recommendations from the planning studies conducted for the combined detention/commitment facility at Platte Valley YSC and the DYS FMP. FY 2025-26 includes professional fees, and the remaining phases include construction and occupancy for the facility. There will be a 3rd phase in FY27-28.						
(3)	**Impacted Programs:**	Division of Youth Services						
(4)	(a) **Priority Number:**	20	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	75,000
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$26,169,748	$0	**$0**	$0	$0	$6,236,221	$19,933,527
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$26,169,748**	**$0**	**$0**	**$0**	**$0**	**$6,236,221**	**$19,933,527**

(1)	(a) **Project Title:**	**Ridge View Conversion FPP, Phase 1 of TBD**					(b) **Phase:**	
(2)	**Brief Description of Project:**	Complete a Facilities Program Plan (FPP) to explore the potential of utilizing and converting Ridge View Academy to a mental health facility.						
(3)	**Impacted Programs:**	Office of Behavioral Health						
(4)	(a) **Priority Number:**	21	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	243,575
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**

(6)	Capital Constr Funds (CCF)	$730,725	$0	**$0**	$0	$0	$730,725	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$730,725**	**$0**	**$0**	**$0**	**$0**	**$730,725**	**$0**

(1)	(a) **Project Title:**	**VCLC Fitzsimons/Homelake/McCandless/Rifle, Phase 1 of TBD**					(b) **Phase:**	
(2)	**Brief Description of Project:**	Implementation of the recommendations from the needs assessment and other planning for the VCLCs. The first-year funding request will cover professional services, and the future years will cover construction expenses. Costs are speculative and will change once the planning studies are completed. Phases anticipated to extend beyond FY 26-27. GSF noted is the existing GSF.						
(3)	**Impacted Programs:**	Veterans Community Living Centers						
(4)	(a) **Priority Number:**	22	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	350,000
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$6,200,000	$0	**$0**	$0	$0	$1,200,000	$5,000,000
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$6,200,000**	**$0**	**$0**	**$0**	**$0**	**$1,200,000**	**$5,000,000**

(1)	(a) **Project Title:**	**DRCO Capital Improvements, Phase 1 of TBD**					(b) **Phase:**	
(2)	**Brief Description of Project:**	Implementation of the recommendations from the Department-wide FMP for the DRCO facilities excluding the GJRC campus. The first year funding request will cover professional services and the future years will cover construction expenses. Costs are speculative and will change once the planning studies are completed. Phases anticipated to extend beyond FY 26-27. GSF noted is the existing GSF.						
(3)	**Impacted Programs:**	Division of Regional Center Operations						
(4)	(a) **Priority Number:**	23	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	350,000
(5)	(a) **Funding Source**	**(b) Total Project Cost**	**(c) Total Prior Appropriation**	**(d) Current Year FY2022-23**	**(e) Year Two FY2023-24**	**(f) Year Three FY2024-25**	**(g) Year Four FY2025-26**	**(h) Year Five FY2026-27**
(6)	Capital Constr Funds (CCF)	$1,100,000	$0	**$0**	$0	$0	$0	$1,100,000
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$1,100,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,100,000**

(1)	(a) **Project Title:**	**DRCO Depreciation Funded Capital Improvements**					(b) **Phase:**	**1 of 1**
(2)	**Brief Description of Project:**	Ongoing annual request for capital improvements to address resident care environment upgrades and upkeep of the Intermediate Care Facilities for Intellectually and Developmentally Disabled People (ICF/IDD) and Home and Community-Based Services (HCBS) waiver group homes, and the development centers at the three State-owned Regional Centers in Colorado at Wheat Ridge, Pueblo and Grand Junction.						
(3)	**Impacted Programs:**	Division of Regional Center Operations						
(4)	(a) **Priority Number:**	24	(b) **Project Type:**	Capital Construction (CC)			(c) **Gross Square Feet:**	Multiple Facilities
(5)	(a) **Funding Source**	**(b) Total Project**	**(c) Total Prior**	**(d) Current Year**	**(e) Year Two**	**(f) Year Three**	**(g) Year Four**	**(h) Year Five**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$4,522,696	$3,485,324	**$1,037,372**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$4,522,696**	**$3,485,324**	**$1,037,372**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Fitzsimons VCLC Facility Upgrades (FY 2023-24 - Ongoing)**	(b) **Phase:**	
(2)	**Brief Description of Project:**	VCLC cash funds to upgrade or replace facilities at Fitzsimons Veterans Community Living Center. - Amounts TBD		
(3)	**Impacted Programs:**	Colorado Veterans Community Living Centers - Fitzsimons		

(4)	(a) **Priority Number:**	25	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		
(5)	(a) **Funding Source**	**(b) Total Project**	**(c) Total Prior**	**(d) Current Year**	**(e) Year Two**	**(f) Year Three**	**(g) Year Four**	**(h) Year Five**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Homelake VCLC Facility Upgrades (FY 2023-24 - Ongoing)**					(b) **Phase:**	
(2)	**Brief Description of Project:**	VCLC cash funds to upgrade or replace facilities at Homelake Veterans Community Living Center. - Amounts TBD						
(3)	**Impacted Programs:**	Colorado Veterans Community Living Centers - Homelake						
(4)	(a) **Priority Number:**	26	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		
(5)	(a) **Funding Source**	**(b) Total Project**	**(c) Total Prior**	**(d) Current Year**	**(e) Year Two**	**(f) Year Three**	**(g) Year Four**	**(h) Year Five**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**Rifle VCLC Facility Upgrades (FY 2023-24 - Ongoing)**					(b) **Phase:**	
(2)	**Brief Description of Project:**	VCLC cash funds to upgrade or replace facilities at Rifle Veterans Community Living Center. - Amounts TBD						
(3)	**Impacted Programs:**	Colorado Veterans Community Living Centers - Rifle						
(4)	(a) **Priority Number:**	27	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		
(5)	(a) **Funding Source**	**(b) Total Project**	**(c) Total Prior**	**(d) Current Year**	**(e) Year Two**	**(f) Year Three**	**(g) Year Four**	**(h) Year Five**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

(1)	(a) **Project Title:**	**McCandless VCLC Facility Upgrades (FY 2023-24 - Ongoing)**					(b) **Phase:**	
(2)	**Brief Description of Project:**	VCLC cash funds to upgrade or replace facilities at McCandless Veterans Community Living Center. - Amounts TBD						
(3)	**Impacted Programs:**	Colorado Veterans Community Living Centers - McCandless						
(4)	(a) **Priority Number:**	28	(b) **Project Type:**	Capital Construction (CC)		(c) **Gross Square Feet:**		
(5)	(a) **Funding Source**	**(b) Total Project**	**(c) Total Prior**	**(d) Current Year**	**(e) Year Two**	**(f) Year Three**	**(g) Year Four**	**(h) Year Five**
(6)	Capital Constr Funds (CCF)	$0	$0	**$0**	$0	$0	$0	$0
(7)	Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
(8)	Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
(9)	Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
(10)	Highway Users (HUTF)	$0	$0	**$0**	$0	$0	$0	$0
(11)	***Total Funds (TF)***	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**