



COLORADO JUDICIAL DEPARTMENT

Chief Justice Brian D. Boatright

Steven Vasconcellos
State Court Administrator

FY 23 Information Request

November 1, 2021

Request Title: *FY2021 Controlled Maintenance Fund*
Program: *Ralph L. Carr Colorado Judicial Center*
Statutory Authority: *SB18-267 Carr Building Maintenance Plan 13-32-101(d)(IV)*

Request Summary:

The Judicial Department is required to provide the Joint Budget Committee an annual report for SB18-267, concerning the creation of the Justice Center Maintenance Fund, with the budget submission each November 1st.



STATE OF COLORADO
COLORADO JUDICIAL DEPARTMENT
OFFICE OF THE STATE COURT ADMINISTRATOR

10/25/2021

Controlled Maintenance Project Request - Five Year Plan FY 2023 to FY 2027 (CM-5P)

(A) Agency/Institution:				(B) Agency/Institution Signature Approval:							Date	
(C) OSA Delegate Signature:				Date							(D) OSA Review Signature:	NA
(E) OSA Delegate Email:	john.gossett@judicial.state.co.us											

(1) Agency / Institution Priority #	(2) Project M # (if applicable)	(3) CM Category	(4) Project Title - # of Phases	(5) Total Project Cost	(6) Prior Appropriation	(7) FY23 Budget Request	(8) FY24 Budget Request	(9) FY25 Budget Request	(10) FY26 Budget Request	(11) FY27 Budget Request
1	NA	EL	Exterior lighting	\$450,000	\$ 450,000					
2	NA	MISC	AV Replacement - Phase 1 of 1	\$571,505	\$ 571,505					
3	NA	EL	Replace Distribution Antenna System - Phase 1 of 1	\$750,000	\$ -	\$750,000				
4	NA	EL	Clean and Torque Switch Gear	\$150,000	\$ -		\$150,000			
5	NA	ST	Test Roof Davits	\$42,163	\$ -		\$42,163			
6	NA	EL	Lighting Control System	\$36,165	\$ -		\$36,165			
7	NA	FS	UPS Battery Replacement	\$106,003	\$ -			\$106,003		
8	NA	EL	Replacement of Heat Trace - Phase 1 of 2	\$220,840	\$ -			\$220,840		
9	NA	EL	Replace Building Network Servers	\$180,824	\$ -				\$180,824	
10	NA	MISC	Replace Carpet in Courts - Phase 1 of 2	\$750,856	\$ -				\$750,856	
11	NA	MISC	Replace Carpet in Office Tower - Phase 1 of 2	\$927,588	\$ -					\$927,588
12	NA	MISC	Replace Carpet in Office Tower - Phase 2 of 2	\$949,386	\$ -					\$949,386
(12) Totals for each Fiscal Year				\$ 1,021,505		\$750,000	\$228,328	\$326,843	\$931,680	\$1,876,974
(13) Grand Total of the Five Year Plan						\$4,113,825				

Ralph L. Carr Judicial Center

FY 2022-23 CONTROLLED MAINTENANCE PROJECT REQUEST - NARRATIVE

Colorado Judicial Department

Agency: Judicial Department
Project Title: Ralph Carr Judicial Center Exterior Lighting Replacement and Retrofit
Project Phasing: Phase 1 of 1
Agency/Institution Priority: 1 of 12

FACILITY PROFILE:

Facility Type: Building – Ralph L. Carr Judicial Center
Facility Location: 1300 Broadway, and 2 E. 14th Ave, Denver, CO 80203
Facility Area/Age: 694,063, GSF – Date Built 2012
Facility Functional Use/Occupancy: B-Office, A-3 Courtroom and Conference Rooms,
S-2 – Parking and Storage
Facility Construction Type: Type 1A
Facility Physical Condition and FCI: Due to its relatively new age, a Facility Condition Index (FCI) number has not been established. The process to establish this number is currently underway, and should be completed in 2022
Facility – Intensity of use: M-F 7:00am to 6:00pm
Facility – Current Replacement Value: \$250,000,000
Facility Status: Useful life is more than five (5) years.
History of Appropriated Projects: Ralph Carr Judicial Center was completed in 2012, and has not been appropriated any funds for Controlled Maintenance. The Judicial Department is requesting the legislature to approve a Controlled Maintenance Fund allocation beginning in FY19/20.

Narrative Description of CM Problem:

This project is a single-phase controlled maintenance project to complete two distinctly different exterior lighting projects at the Ralph Carr Judicial Center. The first project will replace a portion of the court's exterior architectural lighting system that has failed, and is now obsolete, and incapable of being repaired at a reasonable cost. The second of these two projects is to install security lighting around the perimeter of the building and throughout the one-block site.

Architectural Lighting:

The Ralph L. Carr Judicial Center is situated on the southern edge of Lincoln Park within the Civic Center District and holds an important part in holding the edge of the Civic Center and Lincoln Park. The Judicial Center is one of three civic buildings that held define the Civic Center area, including the Colorado State Capitol, and the Denver City and County Building.

Lighting the exterior of these significant civic buildings is essential to capture the civic essence of this area, and the three prominent civic structures. It is essential to continue to illuminate this building as it was originally intended to capture the essence and dignity of the courts and the Judicial Branch.

Although the Ralph L. Carr Judicial Center is relatively new, the existing lighting system located at the top portion of the Courts building has failed, and is cost prohibitive to replace due to a lack of the availability of parts. Newer, more energy efficient lighting systems are now available, and would be more cost effective to install.

Security Lighting:

The Colorado Judicial Department is seeking qualified bidders to provide lighting design and construction services for the installation and or retrofit of exterior security lighting around the Judicial Center. The design objective of this project is to improve lighting levels sufficiently enough to act as a deterrent as well as improve video quality of nighttime viewing and recording of exterior cameras.

Generally, these lighting levels should range from approximately 10fc adjacent to the building and dissipate to approximately 1-2fc at the sidewalk. The security lighting design should provide the security levels desired without adversely affecting the existing architectural lighting of the building.

Total Project Cost: \$450,000.00

Consequences of NOT funding and justifying this specific project request:

If this Controlled Maintenance Project Request were not funded, it would greatly impair the ability of the courts to repair/replace the existing lighting system along the top portion, or cornice of the building. The civic nature of this building is articulated in the architecture, and the lighting which helps define the Neo-Classically inspired courthouse which houses the Colorado Supreme and Appellate Courts. Secondly, it would greatly impair the Judicial Department's ability to increase the exterior lighting levels around the Complex which would act both as a significant deterrent to crime and vandalism as well as increase the nighttime clarity of our security cameras which are continuously monitored by the Colorado State Patrol.

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

Replacing the existing obsolete exterior lighting system used to illuminate the upper portion, or cornice of the Ralph L. Carr Judicial Center is essential as a means to convey the architecture and civic prominence of the Courthouse and the surrounding Civic Center. Adding exterior security lighting will provide a significant improvement to the overall exterior lighting levels and provide a significant improvement to the overall passive and active security measures throughout the Judicial Center.

Ralph L. Carr Judicial Center

FY 2022-23 CONTROLLED MAINTENANCE PROJECT REQUEST - IMAGES

Colorado Judicial Department

These images depict the exterior lighting fully functioning. The current exterior lighting has failed in numerous areas, and now requires repair and replacement to bring it back to the original design intent. These lighting deficiencies have created significant security and safety concerns for the occupants and users of the Judicial Center.





Existing LED lighting fixtures at Court's parapet that have failed and require replacement.



Ralph L. Carr Judicial Center

FY 2022-23 CONTROLLED MAINTENANCE PROJECT REQUEST - NARRATIVE

Colorado Judicial Department

Agency: Judicial Department
Project Title: Replace Existing Audio-Visual Equipment (AV)
Project Phasing: Phase 1 of 1
Agency/Institution Priority: 2 of 12

FACILITY PROFILE:

Facility Type: Building – Ralph L. Carr Judicial Center
Facility Location: 1300 Broadway, and 2 E. 14th Ave, Denver, CO 80203
Facility Area/Age: 694,063, GSF – Date Built 2012
Facility Functional Use/Occupancy: B-Office, A-3 Courtroom and Conference Rooms, S-2 – Parking and Storage
Facility Construction Type: Type 1A
Facility Physical Condition and FCI: Due to its relatively new age, a Facility Condition Index (FCI) number has not been established. The process to establish this number is currently underway and should be completed in 2022.
Facility – Intensity of use: M-F 7:00am to 6:00pm
Facility – Current Replacement Value: \$250,000,000
Facility Status: Useful life is more than five (5) years.
History of Appropriated Projects: Ralph Carr Judicial Center was completed in 2012, and has not been appropriated any funds for Controlled Maintenance. The Judicial Department is requesting the legislature to approve a Controlled Maintenance Fund allocation beginning in FY19/20.

Narrative Description of CM Problem:

This project is the first phase of a 2-phase project to replace the existing Audio-Visual Systems within the shared Conference Rooms within the Ralph L. Carr Judicial Center. The existing AV systems have a useful life of approximately 8 years. The RLC Judicial Center opened in 2012, and the existing Audio-Visual systems were installed during the original construction and should begin replacement in 2021. These systems are critical in the functionality of the Judicial Center as they provide critical AV infrastructure to the conference rooms which are a highly used area within the Ralph Carr Judicial Center. The recent COVID-19 Pandemic has further emphasized the importance of AV integration into today's facilities, and the higher demand on these systems has stretched their useful lifespan beyond their original intent of 7-9 years.

The current AV Systems are utilized within the shared Conference Rooms that provide AV support for the various tenants, including the Colorado Judicial Department and the associated Colorado Courts, Attorney Regulation, the Department of Law, the State Public Defender, the Office of the Childs Representative, the Office of the Alternate Defense Council, Office of Respondent Parent Council, the State Internet Portal Authority, and members of the public to conduct business on a regular basis.

Total Project Cost:

\$571,505.00

Consequences of NOT funding and justifying this specific project request:

If this Controlled Maintenance Project Request were not funded, it would greatly impair the ability of the courts and tenants to conduct their normal means of business. Thus, it is imperative to provide the necessary Audio-Visual Equipment required to host and capture today's AV intensive meetings. In addition, the ever-increasing use of live-streaming court proceedings to allow members of the public to view the oral arguments from anywhere has become an expectation, rather than a luxury.

Finally, the use of Audio\Visual equipment within the shared Conference Rooms is critical in the ability of the Tenants to conduct business with other legally, and law enforcement related tenants and members of the public. These Conference Rooms seat between 30 to 300 people, and allow the Tenants to utilize Audio and Visual technologies to conduct meeting and presentations which can incorporate both Audio and Video Conference capabilities. This functionality can greatly reduce the cost to the State as it allows for interested parties to join into the meeting without having to actually be on site – saving tremendously in travel related expenses.

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

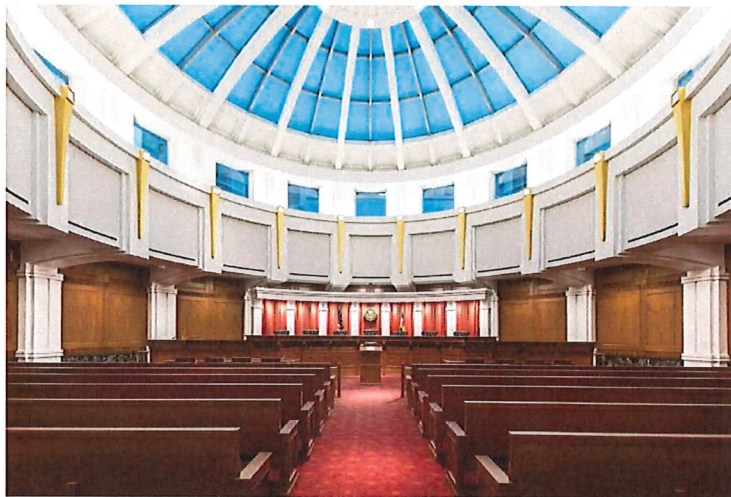
Replacing and upgrading the Audio-Visual Systems will help ensure that the Ralph L. Carr Judicial Center provides the means to capture the proceedings utilizing both Audio and Visual Systems. It will also ensure that the AV Systems will ensure that the Tenants and members of the Public will have the ability to interact and communicate utilizing appropriate technology to conduct their business.

Ralph L. Carr Judicial Center

FY 2022-23 CONTROLLED MAINTENANCE PROJECT REQUEST - IMAGES

Colorado Judicial Department

The Ralph L. Carr Judicial Center contains numerous public gathering areas including the Supreme Court Courtroom and two Court of Appeals Courtrooms. In addition, the facility provides 8 conference rooms that are shared amongst the 1200 tenants. Each of these areas have significant AV systems to provide adequate audio and visual presentations.



The Supreme Court Courtroom



Conference Room "D".

Ralph L. Carr Judicial Center

FY 2022-23 CONTROLLED MAINTENANCE PROJECT REQUEST - NARRATIVE

Colorado Judicial Department

Agency: Judicial Department
Project Title: Replace Distributive Antenna System (DAS)
Project Phasing: Phase 1 of 1
Agency/Institution Priority: 3 of 12

FACILITY PROFILE:

Facility Type: Building – Ralph L. Carr Judicial Center
Facility Location: 1300 Broadway, and 2 E. 14th Ave, Denver, CO 80203
Facility Area/Age: 694,063, GSF – Date Built 2012
Facility Functional Use/Occupancy: B-Office, A-3 Courtroom and Conference Rooms, S-2 – Parking and Storage
Facility Construction Type: Type 1A
Facility Physical Condition and FCI: Due to its relatively new age, a Facility Condition Index (FCI) number has not been established. The process to establish this number is currently underway, and should be completed in 2019.
Facility – Intensity of use: M-F 7:00am to 6:00pm
Facility – Current Replacement Value: \$250,000,000
Facility Status: Useful life is more than five (5) years.
History of Appropriated Projects: Ralph Carr Judicial Center was completed in 2012, and has not been appropriated any funds for Controlled Maintenance. The Judicial Department is requesting the legislature to approve a Controlled Maintenance Fund allocation beginning in FY19/20.

Narrative Description of CM Problem:

This project replaces the existing Distribution Antenna System (DAS) within the Ralph L. Carr Judicial Center. This existing system has a useful life of approximately 8 years. The RLC Judicial Center opened in 2012, and the DAS was installed during the original construction and should be replaced in 2020. This system is essential to the functionality of cell phones within the RLC Judicial Center as it boost the normal cell phone signal significantly, allowing users to access their cellular devices throughout the Center. This is a critical factor in today's business practices, and is also essential for the Building Engineering Team, as they rely upon cellular coverage to manage the critical building systems.

Total Project Cost: \$750,000.00

Consequences of NOT funding and justifying this specific project request:

Without upgrading and replacing this system, the cellular coverage within the Ralph L. Carr Judicial Center would be severely limited, and non-existent in certain areas. The Ralph L Carr Judicial Center houses numerous Agencies/Institutions including the Colorado Judicial Department and the associated Colorado Courts, Attorney Regulation, the Department of Law, the State Public Defender, the Office of

the Childs Representative, the Office of the Alternate Defense Council, Office of Respondent Parent Council, the State Internet Portal Authority, and several smaller tenants. The ability for the 1,300 tenants, including Justices, Judges, the Attorney General, the State Public Defender, and numerous other heads to be able to utilize their cell phones while within the Judicial Center is critical to their ability to conduct business in a normal fashion. In addition, without the DAS, it would be impossible for the Building Engineering Team to manage the building, and all the critical primary systems, such as the mechanical, electrical, lighting, etc.

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

Replacing and upgrading this system will help ensure that cellular coverage is adequately provided throughout the entire facility.

Ralph L. Carr Judicial Center

FY 2022-23 CONTROLLED MAINTENANCE PROJECT REQUEST - IMAGES

Colorado Judicial Department



Distributive Antenna System (DAS) Repeater