

**STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION  
June 12, 2024**

**TOPIC:** Pikes Peak State College Spending Authority Request for Centennial Campus All-Gender Restroom Renovation

**PRESENTED BY:** Dr. Lance Bolton, President

**RELATIONSHIP TO THE STRATEGIC PLAN:**

- Transform the student experience.
- Redefine our value proposition through accessibility, affordability, quality, accountability, resource development, and operational excellence.

**EXPLANATION:**

Pikes Peak State College (PPSC or College) is requesting permission to spend up to \$30,000 from the college’s cash funds. This funding request will allow the Centennial Campus to do a minor revision of the scope related to a state-funded controlled maintenance project (Project #2020-081M21) that replaces sewer vent pipes and upgrades bathrooms to now include the completion of an all-gender bathroom.

**BACKGROUND:**

The above-referenced state-funded Controlled Maintenance project was approved for funding in FY 20. Due to the pandemic and unprecedented escalation of construction prices, this project was delayed in starting. After several re-designs and re-bids, a construction contract was awarded to W.E. O’Neil. The table below outlines the original budget and current projected expenses.

HB1408 Replace Sewer Vent Pipes & Upgrade Restrooms, Phase 2 of 2)

|            | Project Budget | Professional Services Expenses | Construction Expenses | Total Expenses | Available Project Contingency |
|------------|----------------|--------------------------------|-----------------------|----------------|-------------------------------|
| CM Project | \$ 639,571     | \$ 69,886                      | \$ 565,558            | \$ 635,444     | \$ 4,127                      |

House Bill 23-1057 became law effective January 1, 2024 and requires a non-gendered restroom facility on each floor where restrooms are available in a newly constructed building and wherever a restroom is accessible to the public in a building in which a restroom is being renovated. Although the CM project is not required to comply with the new law since it was designed before the law went into effect, it will be cost-effective to convert a nearby Facility closet into an all-gender restroom.

The budget for this project has been very tight due to re-designs and a construction budget based on pre-pandemic construction pricing. Construction is proceeding well – the demo is complete and utilities are being roughed with a portion of a change order to include the plumbing for the all-gender restroom.

The Office of the State Architect (OSA) recommended this approach for adding PPSC funds to accomplish this work. The CM project will remain unchanged. A contract amendment will be issued to W.E. O’Neil with the details for adding this additional work scope to their contract. It will be managed and billed separately from the State funded CM project, per OSA recommendation.

**RECOMMENDATION:**

Staff recommends that the Board approve additional spending authority to the state-funded controlled maintenance project to Replace Sewer Vent Pipes & Upgrade Restrooms to include the scope revision of an all-gender bathroom, as outlined above with a do not exceed total spending authority of up to \$30,000 of college funds. These funds would supplement the existing state-controlled maintenance funding from the State for a new project total cost of \$669,571. Staff also recommends the Board delegate signature authority of the Board to the System Vice Chancellor of Finance and Administration on the condition that all Board and State processes are followed.