



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

10/18/2019

**Controlled Maintenance Project Request - Five Year Plan FY 2020-22 to FY 2024-25 (CM-5P)**

(A) Agency/Institution:		(B) Agency/Institution Signature Approval:	Date
(C) OSA Delegate Signature:	Date	(D) OSA Review Signature:	Date
(E) OSA Delegate Email:	<a href="mailto:john.gossett@judicial.state.co.us">john.gossett@judicial.state.co.us</a>		

(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) FY20/21 Budget Request	(8) FY21/22 Budget Request	(9) FY22/23 Budget Request	(10) FY23/24 Budget Request	(11) FY24/25 Budget Request
1	NA	FS	UPS Battery Replacement	\$ 96,598	\$ 96,598					
2	NA	EL	Replace Distribution Antenna System - Phase 1 of 3	\$ 590,321	\$ 590,321					
3	NA	EL	Replace Network Switches	\$ 321,993	\$ 321,993					
4	NA	EL	Replace Wireless Access Points - Phase 1 of 4	\$ 241,495	\$ 241,495					
5	NA	MISC	AV Replacement - Phase 1 of 4	\$ 272,487	\$ 272,487					
6	NA	EL	Replace Courts Exterior Lighting	\$ 185,146	\$ 185,146					
7	NA	FS	Replace Security X-Ray Machines	\$ 80,498	\$ 80,498					
8	NA	EL	Replace Wireless Access Points - Phase 2 of 4	\$ 247,170	\$ -	\$ 247,170				
9	NA	EL	Replace Distribution Antenna System - Phase 2 of 3	\$ 604,193	\$ -	\$ 604,193				
10	NA	EL	Replace Wireless Access Points - Phase 3 of 4	\$ 252,978	\$ -		\$ 252,978			
11	NA	EL	Replace Distribution Antenna System - Phase 3 of 3	\$ 618,392	\$ -		\$ 618,392			
12	NA	ST	Test Roof Davits	\$ 42,163	\$ -		\$ 42,163			
13	NA	MISC	Replace Carpet in Office Tower - Phase 1 of 2	\$ 927,588	\$ -		\$ 927,588			
14	NA	MISC	Replace Carpet in Office Tower - Phase 2 of 2	\$ 949,386	\$ -			\$ 949,386		
15	NA	EL	Replace Wireless Access Points - Phase 4 of 4	\$ 258,923	\$ -			\$ 258,923		
16	NA	FS	UPS Battery Replacement	\$ 106,003	\$ -				\$ 106,003	
17	NA	EL	Replacement of Heat Trace - Phase 1 of 2	\$ 220,840	\$ -				\$ 220,840	
18	NA	MISC	Replace Carpet in Courts - Phase 1 of 3	\$ 750,856	\$ -				\$ 750,856	
19	NA	MISC	AV Replacement - Phase 2 of 4	\$ 299,018	\$ -				\$ 299,018	
20	NA	EL	Lighting Control	\$ 36,165	\$ -					\$ 36,165
21	NA	MISC	AV Replacement - Phase 3 of 4	\$ 306,044	\$ -					\$ 306,044
22	NA		Replace Network Servers	\$ 180,824	\$ -					\$ 180,824
(12) Totals for each Fiscal Year						\$851,363	\$1,841,121	\$1,208,309	\$1,376,717	\$523,033
(13) Grand Total of the Five Year Plan						\$5,800,543				

# Ralph L. Carr Judicial Center

## FY 2019-20 CONTROLLED MAINTENANCE PROJECT REQUEST - NARRATIVE

Colorado Judicial Department

*Agency:* Judicial Department  
*Project Title:* Replace Distributive Antenna System (DAS)  
*Project Phasing:* Phase 2 of 3  
*Agency/Institution Priority:* 2 of 2

### FACILITY PROFILE:

*Facility Type:* Building – Ralph L. Carr Judicial Center  
*Facility Location:* 1300 Broadway, and 2 E. 14<sup>th</sup> 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 received its first Controlled Maintenance fund allocation in FY2019. The Judicial Department is requesting the legislature to continue funding Controlled Maintenance in FY20/21.

### *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.

This specific request is for a multi-phased Project approach. The overall estimated cost for the entire replacement of the DAS in the Ralph L. Carr Judicial Center is \$1,812,906. The Project is slated as a 3-phase Project, and this request is specifically for the second phase, with a budget of \$604,193. The first-phase is currently underway and is within the budget and is schedule to be completed prior to June 2020.

*Total Project Cost:* \$604,193.00

*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 2020-21 CONTROLLED MAINTENANCE PROJECT REQUEST - NARRATIVE

Colorado Judicial Department

*Agency:* Judicial Department  
*Project Title:* Replace Wireless Access Points (WAPs)  
*Project Phasing:* Phase 2 of 4  
*Agency/Institution Priority:* 1 of 2

### FACILITY PROFILE:

*Facility Type:* Building – Ralph L. Carr Judicial Center  
*Facility Location:* 1300 Broadway, and 2 E. 14<sup>th</sup> 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 2020.  
*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 received its first Controlled Maintenance fund allocation in FY2019. The Judicial Department is requesting the legislature to continue funding Controlled Maintenance in FY20/21.

### *Narrative Description of CM Problem:*

The current Wireless Access Points (WAPs) within the Ralph Carr Judicial Center were installed in 2012 when the building opened. These WAPs have an end of life expectancy of approximately 7 to 8 years, thus they should be replaced in 2019 or 2020. These WAPs are used to support the various tenant Networks, 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.

This specific request is for a multi-phased Project approach. The overall estimated cost for the entire replacement of the WAPs in the Ralph L. Carr Judicial Center is \$1,000,599. The Project is slated as a 4-phase Project, and this request is specifically for the second phase, with a budget of \$247,170. The first-phase is currently underway and is within the budget and is schedule to be completed prior to June 2020.

Once these WAPs have reached their end-of-life, the manufacturer will no longer provide support, or replacements if necessary. Wireless technology and mobile devices, particularly cell phones, have

grown at such a pace that they have outgrown the old wireless technology. They cannot connect using the latest in wireless technology and speeds and must use older outdated methods of communication and security. Eventually these advances will outgrow all the older technology for connectivity and the wireless network will simply be unusable. This requires us to upgrade the older infrastructure to new higher speed connectivity and will help to protect our network with newer security protocols.

*Total Project Cost:* \$247,170.00

*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 tenants to operate their individual wireless networks including their cellular devices in a safe and efficient manner. Should these WAPs fail, or become significantly outdated, it would cause significant wireless and cellular outages and down time for all tenants and guests in the courts and office buildings.

In addition, the older security protocols used by the existing WAPs are a significant security concern as newer and better ways of hacking begin to take advantage of the older hardware. The need to replace these end of life devices is imperative, as it will give the existing networks a much-needed increase in speed and security.

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

Replacing and upgrading the WAPs will help ensure that the existing building wireless Networks are capable of proving appropriate capacity, speed, and most importantly security over the next 8 to 10 years.

















