

Joint Budget Committee



Interim Supplemental Budget Request FY 2022-23

Capital Construction

JBC Working Document - Subject to Change

Staff Recommendation Does Not Represent Committee Decision

Prepared by:
Andrea Uhl, JBC Staff
June 18, 2025

Joint Budget Committee Staff
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<https://leg.colorado.gov/agencies/joint-budget-committee>

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Attachments: CDC approval letter and supporting documents	

Interim Supplemental Requests

Community College of Denver Boulder Creek Building Remodel and Addition

	Request	Recommendation
Total	\$7,500,000	\$7,500,000
FTE	0.0	0.0
General Fund	0	0
Cash Funds	\$7,500,000	\$7,500,000
Federal Funds	0	0

Does JBC staff believe the request satisfies the interim supplemental criteria of Section 24-75-111, C.R.S.? **NO**
[The Controller may authorize an overexpenditure of the existing appropriation if it: (1) Is approved in whole or in part by the JBC; (2) Is necessary due to unforeseen circumstances arising while the General Assembly is not in session; (3) Is approved by the Office of State Planning and Budgeting (except for State, Law, Treasury, Judicial, and Legislative Departments); (4) Is approved by the Capital Development Committee, if a capital request; (5) Is consistent with all statutory provisions applicable to the program, function or purpose for which the overexpenditure is made; and (6) Does not exceed the unencumbered balance of the fund from which the overexpenditure is to be made.]

Does JBC staff believe the request meets the Joint Budget Committee's supplemental criteria? **YES**
[An emergency or act of God; a technical error in calculating the original appropriation; data that was not available when the original appropriation was made; or an unforeseen contingency.]

Explanation: This request was approved by the Capital Development Committee on May 1, 2025. Therefore, JBC staff does not agree that this request is “due to unforeseen circumstances arising while the General Assembly is not in session”. However, given the practical impossibility that the General Assembly could have addressed this issue at that point in the legislative session, JBC staff feels it is appropriate to consider this item as an interim supplemental request pursuant to Sections 24-75-111 and 111.5, C.R.S., resulting from an unforeseen contingency.

Department Request

The Community College of Denver (CCD) requests an increase of \$7.5 million cash funds from institutional sources and an extension of spending authority through FY 2026-27 for the Boulder Creek Building Remodel and Addition project appropriated in the FY 2022-23 Long Bill.

CDC Approval

The Capital Development Committee (CDC) approved the request on May 1, 2025, contingent on future approval by the Colorado Commission on Higher Education and the Office of State Planning and Budgeting. Those entities have since approved the request.

Staff Recommendation

Staff recommends that the Committee approve the request.

Staff Analysis

The Community College of Denver received an appropriation of \$21.1 million state funds and \$1.9 million cash funds in H.B. 22-1329 (FY 2022-23 Long Bill) for the third and final phase of the Boulder Creek Building Remodel and Addition. The first two phases, totaling \$13.2 million state funds and \$2.5 million cash funds, were appropriated in S.B. 21-205 (FY 2021-22 Long Bill). The total cost of all three phases with this request is shown below.

Prior Appropriations and Request (All Phases)				
Fund Source	Prior Appropriations	Supplemental Request	Future Requests	Total Cost
State Funds	\$34,307,726	\$0	\$0	\$34,307,726
Institutional Cash Funds	4,377,529	7,500,000	0	11,877,529
	\$38,685,255	\$7,500,000	\$0	\$46,185,255

The project remodels the 63,700 gross square foot Boulder Creek Building and constructs an 18,405 gross square foot addition to the building to consolidate CCD's healthcare programming in one location, including relocating the college's Health Science Center, currently located on the Lowry Campus seven miles east of the Auraria Campus. Programs ranging from nursing to veterinary technology to computer tomography will move to the remodeled building, while programs in architecture, visual arts, and engineering currently hosted in the building will remain. In addition to remodeling programmatic space within the building and constructing additional classrooms and faculty offices for the health science programs, the project makes improvements to the windows, electrical system, plumbing, fire alarms, and finishes. It also creates an outdoor plaza adjacent to the new addition to provide for better connectivity with campus walkways and the nearby light rail station.

The project has experienced greater-than-expected construction and technology costs that warrant a \$7.5 million increase in the budget in order to complete the full project scope. Specifically, CCD states that it has seen a 16 percent increase in construction costs and a 68 percent increase in technology costs for this project in the past six months. The project is also behind schedule, with a targeted completion of December 2026. The FY 2022-23 appropriation expires at the end of FY 2024-25; the College therefore requests an extension of spending authority through FY 2026-27. Staff recommends the Committee approve the request, which will allow CCD to complete the full scope of the project with additional institutional cash funds by its revised fall 2026 timeline.

Rep. Tammy Story, *Chair*
Rep. Carlos Barron
Rep. Mandy Lindsay

Sen. Kyle Mullica, *Vice-Chair*
Sen. Nick Hinrichsen
Sen. Rod Pelton



Capital Development Committee

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



May 2, 2025

Senator Jeff Bridges, *Chair*
Joint Budget Committee
200 East 14th Avenue, Third Floor
Denver, CO 80203

Dear Senator Bridges,

On May 1, 2025, the Capital Development Committee (CDC) considered one emergency supplemental request submitted pursuant to Sections 24-75-111 and 24-75-111.5, C.R.S. The CDC approved the request on a vote of 5-0. Since the Colorado Commission on Higher Education and the Governor's Office of State Planning and Budgeting have not yet approved the request, the approval was made contingent upon approval by these two bodies. Table 1 summarizes the request. A description of the approved request is attached.

Table 1
Capital Development Committee Recommendation
Regarding Supplemental Request

Department	Project Title	Project Description	Cost
Community College of Denver	Boulder Creek Building Remodel and Addition	The three-phase project remodels the 63,700-GSF Boulder Creek Building and constructs an 18,405-GSF addition to the building to consolidate CCD's healthcare programming in one location. It also makes improvements to the windows, electrical system, plumbing, fire alarms, and finishes. The supplemental request augments cash funds spending authority and extends the time for completing the project.	\$7,500,000 CF
Total			\$7,500,000 CF

Senator Jeff Bridges, Chair

May 2, 2025

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If you have any questions or concerns about the CDC's recommendations, please call Bo Pogue, Legislative Council Staff, at 303-866-5390.

Sincerely,

A handwritten signature in black ink, appearing to read "Tammy Story". The signature is fluid and cursive, with the first name "Tammy" written in a larger, more prominent script than the last name "Story".

Representative Tammy Story
Chair, Capital Development Committee

C:

Capital Development Committee Members

Joint Budget Committee Members

Adrian Leiter, Governor's Office of State Planning and Budgeting

Tammy Pacheco, Governor's Office of State Planning and Budgeting

Kennedy Evans, Department of Higher Education

Mark Superka, Colorado Community College System

Alberto Teixeira, Community College of Denver

Amanda Bickel, Joint Budget Committee Staff

Andrea Uhl, Joint Budget Committee Staff

Capital Development Committee Staff



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2022-23 SUPPLEMENTAL CAPITAL CONSTRUCTION REQUEST

**Community College of Denver
Boulder Creek Building Remodel and
Addition**

**2018-028
Emergency Supplemental Request**

Motion

Recommend support for the supplemental request from the Community College of Denver for additional cash funds spending authority for the Boulder Creek Building Remodel and Addition project (\$7,500,000 CF), and to extend the time for completion of the project to December 30, 2026, contingent upon approval by the Colorado Commission on Higher Education and the Governor's Office of State Planning and Budgeting.

Supplemental Criterion

The request is due to unforeseen contingencies. The college explains that greater-than-expected construction costs and costs associated with enhanced technology have driven up overall project costs, requiring the college to increase cash funding to meet the project's scope.

Approval by OSPB and CCHE

The project has not been formally approved by the Office of State Planning and Budgeting, but the office says it is not concerned about the balancing impact of the request since it does not impact the General Fund, and the office recognizes the need behind the request but has not yet evaluated it under the emergency supplemental process. The project is pending before the Colorado Commission on Higher Education.

Prior Appropriation and Request Information

The appropriation to be amended was authorized in House Bill 22-1329.

Table 1
Prior Appropriation and Request Information

Fund Source	Prior Appropriations	Supplemental Request	Future Requests	Total Cost
CCF	\$34,307,726	\$0	\$0	\$34,307,726
CF	\$4,377,529	\$7,500,000	\$0	\$11,877,529
Total	\$38,685,255	\$7,500,000	\$0	\$46,185,255

Reason for Supplemental Request

Despite significant value engineering efforts, the Community College of Denver (CCD) has seen cost increases of 16 percent for construction and 68 percent for technology in the past six months for the Boulder Creek project. The construction cost increases are associated with increased contingencies for tariff impacts, inflation, and supply chain disruptions, while costs for technology have increased to keep up with evolving programming needs, including health simulation technologies and incorporating state-of-the-art equipment not accounted for during initial planning.

Additionally, the final-phase appropriation for FY 2022-23 will soon expire, requiring an extension of time. The three-phase project received funding for two phases for FY 2021-22, which compressed the overall spending timeline for the project as compared to funding the project over three fiscal years. The project is set to be completed in fall 2026 and no later than December 30, 2026.

Summary of Project

The project remodels the 63,700-GSF Boulder Creek Building and constructs an 18,405-GSF addition to the building to consolidate CCD's healthcare programming in one location, including relocating the college's Health Science Center, currently located on the Lowry Campus seven miles east of the Auraria Campus. Programs ranging from nursing to veterinary technology to computer tomography will move to the remodeled building, while programs in architecture, visual arts, and engineering currently hosted in the building will remain.

In addition to remodeling programmatic space within the building and constructing additional classrooms and faculty offices for the health science programs, the project makes improvements to the windows, electrical system, plumbing, fire alarms, and finishes. It also creates an outdoor plaza adjacent to the new addition to provide for better connectivity with campus walkways and the nearby light rail station.