



CO L O R A D O

**Department of Personnel
& Administration**

State Architect Controlled
Maintenance Brief
December 16, 2024

Controlled Maintenance

- What is it?
 - Deferred maintenance on State owned, general funded buildings or additions and other physical facilities typically built before 2009
- What happens if it's not approved?
 - If not addressed there is an imminent risk of the structure's functional failure
- How are Controlled Maintenance Projects scored and recommended?
 - The scoring includes:
 - Operational Criteria (Life/Safety, Energy/Environment, Damage/Deterioration only)
 - Evaluation Criteria (System Failure, Past Design Life, Preventative)
 - Criticality Criteria (Relative failure within five years)
 - Optional Criteria (Extenuating Circumstances)



OSA CM/CR Threshold Change

- HB24-1422 increased the dollar threshold for CM projects from \$2 million to \$4.7 million
- This year OSA received 130 CM requests totaling \$247,264,697
 - 29 less than last year but \$77 million more in funding requests
 - 8 less out year project costs and \$15.4 million more in funding requests
- Of the 51 Level 1 projects, only 12 took advantage of the threshold increase
 - All but one project stayed below \$3 million
 - The single project that was significantly more was a campus wide fire detection system



OSA CM/CR Threshold Change

- Conclusion
 - With the goal of making the greatest impact on deferred maintenance across all state agencies and institutions, OSA intends to have greater agency outreach and training on how to use the new threshold increase to better deliver projects.



Questions?

