

STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION

March 12, 2025

TOPIC: Pueblo Community College (PCC) Spending Authority Request for the Expenditure of Funds on Roof Replacement of the AB Davis Academic Building

PRESENTED BY:

Dr. Chato Hazelbaker, President

RELATIONSHIP TO THE “TRANSFORMING FUTURES” STRATEGIC PLAN:

- Education for All
- Empowered Talent

EXPLANATION:

The Davis Academic building was constructed in the early 1990's and has a Built-Up Roof system that is leaking water into the interior of the building at various locations. The existing roof was replaced in 2018 as part of a Capital construction project funded by State controlled maintenance appropriations. A year after the installation, the roof began to leak. The contractor claimed it was due to the building moving and therefore has refused to honor the warranty.

Repair attempts to mitigate the leakage have been unsuccessful. PCC retained WJE engineers to perform an investigation and find a solution to rectify the problem. WJE found that because of the length of the roof, expansion joints should have been installed. PCC has sent WJE's findings to the contractor, but they still refuse to honor the warranty. PCC could submit a request for a Controlled Maintenance project through OSA's annual process, but this would take over a year to find out if the project is appropriated funding. Even if approved, the soonest that work could begin would be July of 2027. And the leaking would continue.

CCCS legal is currently evaluating potential legal options, but PCC has exhausted all other avenues to remedy this situation. Replacing the roof is the only viable option to prevent further leaking. Due to the current leaking, Library staff must cover all of the books on the second floor with blue tarps whenever rain is predicted because leaking is ongoing and new leaks occur regularly. Additionally, leaking in this building endangers the El Movimiento museum exhibits entrusted to the college, and the newly updated Physics lab. Roof problems have also significantly negatively affected staff and faculty, as squirrels are accessing areas of the roof and disrupting classroom and offices.

WJE recommends PCC install a new TPO roofing system to replace the Built-Up gravel roof. PCC had allocated \$420,000 of one-time cash funds in its Board-approved FY 2024-2025 budget to fix the roof leakages. However, the cost of a new roof is estimated to be \$1,113,500, which includes A/E, Code Review, Inspections and a 10% contingency.

PCC currently has an Unrestricted Net Asset Balance of \$33,051,285. The total roof expenditure of \$1,113,500 would represent approximately 3.3 percent of the current total reserve balance. After expenditure, this would leave \$31,937,785 in reserves as of today.

RECOMMENDATION:

Staff recommends the Board approve a total spending authority of \$1,113,500 from PCC reserve funds to completely replace the roof. These funds will only be spent in the event that a claim against the contractor(s) is unviable or unsuccessful. PCC already had \$420,000 in one-time funds for AB Roof Repair in its FY 2024-25 budget, so this would reflect an increase of \$693,500 from the originally approved amount. Staff also recommends the Board delegate contract and other related document approval and signature authority up to the maximum amount authorized by the Board for this project, to the CCCS Vice Chancellor for Finance and Administration, as long as all State and Board requirements are met.