

# **STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION**

**April 9, 2025**

**TOPIC:** Pikes Peak State College (PPSC) Parking Lot and Asphalt Replacement Project

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

## **RELATIONSHIP TO THE STRATEGIC PLAN:**

- Economic Mobility
- Education for All
- Empowered Talent

## **EXPLANATION:**

Pikes Peak State College (PPSC or College) is requesting permission to spend up to \$1,377,750 from the available balance in the Parking Fee and Capital Asset Maintenance funds. Due to the age and condition of the PPSC Centennial Campus parking lots and noting that the last major repairs took place in 2016, the college feels this is a critical project. To attract more potential bidders, PPSC has included the asphalt and parking upgrades to the lot next to Studio West, located across the street from the Downtown campus.

## **BACKGROUND:**

Many parking lot areas and roadways at PPSC's Centennial Campus need immediate repair due to severe deterioration, deterioration causing ADA accessibility concerns, cracking, potholes, and poor condition of parking lot striping/traffic control painting.

In February 2021, PPSC received survey reports on the parking lot conditions and drive lanes at our Centennial Campus conducted by a third-party testing company. The reports included the results from field and lab investigations along with recommendations. The recommendations ranged from "perform typical maintenance" to "the parking lot has exceeded its expected life, and a complete reconstruction of the parking lot is recommended." Based on the report conclusions and recommendations from the PPSC Facilities staff, the scope of work below was established for this project.

Included in this request is the asphalt renovation of Studio West parking lot, which is located across the street from the Downtown campus. The lot is located on the southwest side of the building and will accommodate fifty-five parking spaces, including 2 ADA accessible parking spaces. This project was the recommendation of the Downtown Revitalization Steering Committee to provide upgraded parking for students in an area that has limited access to free parking.

This project will go through the official bidding process, and upon board approval, the awarded contract will have an estimated start date of May 1, 2025.

**Scope:**

1. Centennial Campus parking lot repairs are at the following locations:
  - a. Lot C – Full Depth Reclamation (FDR) 12” depth and re-stripe.
  - b. Service Drive – Replace asphalt, concrete apron, and curb/gutter.
  - c. Two Towers – Replace asphalt and adjust grade to improve drainage.
2. Studio West parking lot repairs – Replace gravel with asphalt and add striping.

Pikes Peak State College has an estimated \$1.2 million in the Parking Fee fund and will utilize \$700,000 for this project with \$1.5 million in the Capital Asset Maintenance fund making up the difference of \$677,750

Category	PPSC Centennial Campus Asphalt Replacement Project	
	Dollar Amount	% Of Total Project Budget
Soft Cost	52,500	3.8%
Construction	1,200,000	87.1%
Contingency (10% of Project Budget)	125,250	9.1%
Totals	1,377,750	100%

**RECOMMENDATION:**

Staff recommends that the Board approve the asphalt replacement of the PPSC Centennial Campus and Studio West parking lots as outlined above with a do not exceed total spending authority of \$1,377,750. 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.