



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Otero College

McBride Hall and Student Services Addition and Remodel

2027-007

Project Status

This is a new, never-before-requested project.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Otero College	2 of 2	
Colorado Commission on Higher Education	15 of 28	
Office of State Planning and Budgeting	17 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$20,219,881	\$0	\$0	\$20,219,881
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$20,219,881	\$0	\$0	\$20,219,881

**Table 3
Itemized Cost Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,520,960	\$0	\$0	\$1,520,960
Construction	\$0	\$16,734,251	\$0	\$0	\$16,734,251
Equipment	\$0	\$755,480	\$0	\$0	\$755,480
Miscellaneous	\$0	\$217,343	\$0	\$0	\$217,343
Contingency	\$0	\$991,847	\$0	\$0	\$991,847
Total	\$0	\$20,219,881	\$0	\$0	\$20,219,881

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Otero College
McBride Hall and Student Services Addition and Remodel

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Program Plan Status

Approved Program Plan: Yes

Date Approved: October 2025

FCI: 41

Project Description/Scope of Work

Otero College is requesting state funds to renovate 32,617 GSF and construct an 11,632-GSF addition to McBride Hall. The project addresses deferred maintenance and life safety issues in a core academic facility while expanding the college's capacity for its Law Enforcement Training Academy (LETA) Program.

Although requested a single-phase, construction will occur in two phases. The first phase remodels the southern portion of the building, constructs of a new LETA wing, and replaces of all mechanical, electrical, and plumbing systems. This includes a new HVAC system, upgraded power distribution, LED lighting, a new fire alarm and sprinkler system, and new plumbing with ADA upgrades. The LETA wing includes two new classrooms, and training lab, faculty offices, and student collaboration space.

The second phase renovates the northern portion of the building, including general classrooms and offices. It completes the systems upgrades and building finishes, and integrates information technology equipment.

Cost assumption. Costs are estimated by an Opinion of Probably Costs in alignment with industry standards, and accounts for demolition, new construction, building systems, and landscaping. The overall cost averages \$456 per GSF. The project accounts for inflation. It meets the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	September 2026	April 2027
Construction	May 2027	May 2028
Equipment	May 2028	August 2028
Occupancy	August 2028	

Project Justification

McBride Hall was constructed in 1957 and last renovated in 1997. Many of its core building systems are original to the building or over 60 years old. Its mechanical, electrical, and plumbing systems are deteriorated and experience recurring failures. In addition, the building lacks a fire

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sprinkler and has inadequate emergency egress hardware. Circulation routes and restrooms are not ADA-compliant. Overall, the project addresses \$9.3 million in controlled maintenance backlog.

Otero College considers the LETA a flagship program and says that it is limited by space constraints that restrict growth and prevent alignment with accreditation and instructional standards. The new LETA wing will increase capacity by 150 students while providing instructional spaces dedicated to the program's needs.

Project alternatives. The college conducted 30-year lifecycle cost analyses on the status quo (operational maintenance only), leasing a third-party facility, and constructing a new building. The college recommends the requested project scope as a lower cost alternative to new construction that still meets its programmatic and deferred maintenance needs.

Program Information

Otero College was established in 1941 and serves approximately 1,200 students across over 30 academic programs. The college is a Hispanic-Serving institution. McBride Hall serves as its academic and student services hub. It hosts classrooms for general education courses taken by students across all degrees and concurrent enrollment programs. It also houses core student services including academic advising, testing services, tutoring, and financial aid support.

Operating Budget

Improvements to building systems are expected to significantly decrease energy usage, despite the increase in building footprint. The project drives need for additional staff for the LETA, Student Services, and custodial services, estimated at about 2.0 additional FTE. On net, the college anticipates the project to be operating budget-neutral or better. Operating expenses are paid from institutional sources.

Staff Questions and Issues

1. Given that both of these projects are on the same timeline, why is construction inflation 5% for McDivitt Hall and 10% for McBride Hall?

McDivitt Hall, having completed Schematic Design and representing a smaller program, warrants a 5% inflation factor. McBride, as a larger building still in concept development, requires a higher inflation factor due to ongoing program development needs, infrastructure upgrades, compliance with updated fire, energy, and ADA codes (including ICC A117.1-

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2017), and the higher inflation rates affecting electrical upgrades relative to other materials. Applying these respective inflation factors ensures that cost projections are accurate and supports responsible budgeting for both projects.



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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**Lamar Community College
Trustees Building Renovation**

2027-005

Project Status

This is a new, never-before-requested project.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Lamar Community College	1 of 1	
Colorado Commission on Higher Education	18 of 28	
Office of State Planning and Budgeting	19 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$6,618,378	\$10,207,949	\$0	\$16,826,327
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$6,618,378	\$10,207,949	\$0	\$16,826,327

**Table 3
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,653,222	\$724,191	\$0	\$2,377,413
Construction	\$0	\$4,303,914	\$8,228,882	\$0	\$12,532,796
Equipment	\$0	\$0	\$235,000	\$0	\$235,000
Miscellaneous	\$0	\$59,571	\$91,881	\$0	\$151,452
Contingency	\$0	\$601,671	\$927,995	\$0	\$1,529,666
Total	\$0	\$6,618,378	\$10,207,949	\$0	\$16,826,327

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Lamar Community College
Trustees Building Renovation

2027-005

Program Plan Status

Approved Program Plan: Yes

Date Approved: October 2025

FCI: 65

Project Description/Scope of Work

Lamar Community College (LCC) is requesting state funds for a two-phase project to renovate the 26,457-GSF Trustees Building and construct a 1,787-GSF addition. The project will upgrade core building components and improve the layout of classroom and office space in a building that serves key academic and administrative functions on campus. It will address health, life safety, code deficiencies, and key mechanical upgrade needs.

The scope of the project includes:

- construction of a new 1,787-GSF ADA-accessible vestibular entrance with new stairs and a new elevator;
- HVAC upgrades to address unhealthy ventilation conditions especially in laboratory spaces;
- plumbing improvements;
- installation of a fire sprinkler system;
- replacement of the electrical system to support modern mechanical system and power needs;
- construction of public corridors on the ground level to improve circulation;
- construction of collaborative meeting space for students, faculty, staff, and members or the public;
- reconfiguration and construction of optimized office space for the Human Resources and Business departments, faculty offices, and receiving.

Cost Assumptions. Cost estimates were based on 2025 RS Means data as well as comparisons with the costs for an on-going capital renewal project at the Bowman Building. The project accounts for inflation. The project complies with the requirements for the Art in Public Places program and the High Performance Certification program.

Table 4
Project Schedule: Phase 1

Project Component	Start Date	Completion Date
Design	Summer 2026	Spring 2027
Construction	Spring 2027	Summer 2027
Equipment	Spring 2027	Summer 2027

*Overall project completion: Fall 2028

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Lamar Community College
Trustees Building Renovation

2027-005

Project Justification

The Trustees Building has not undergone any substantial renovation since its construction in 1971. It has no fire sprinkler system, which presents a serious safety risk. The four original entrances to the building are not ADA accessible, although two are currently being updated through a controlled maintenance project to provide compliance.

The furnishings in the cosmetology lab and the science labs are original to 1971, including the fume hoods in the science lab, which causes air quality issues in the space. The out-of-date lab furnishings are less effective, do not meet modern standards, and have limited future program growth. The college says the project is necessary to attract and retain students and faculty, both of which are critical to maintaining the current slate of academic offerings, and to provide more valuable and relevant education to their students.

Project Alternatives. Project alternatives include continuing to use the building as-is with no removal, remodeling the existing building without constructing an addition, or replacing the entire building. LCC says the first option would require them to continue to submit regular controlled maintenance requests to sustain building operations and will prevent them from offering the modern teaching spaces they need. The second option would be the remodel without the addition, which would not allow for the reconfiguration of program activities or the needed accessibility and some of the safety upgrades. The third option would replace the entire building, which would require relocation of the current building occupants for 15 months instead of the 4 to 6 months under the proposed plan, and would also have significant additional costs and environmental impacts.

Program Information

LCC is a residential campus and serves approximately 700 students, including full-time, part-time, commuter, and residential students. The Trustees Building houses LCC's laboratory-focused courses, including the Cosmetology Skills Lab public salon and the Science and Agriculture teaching labs, as well as general classroom and office spaces.

The following degrees and programs, offering Associate of Applied Science (A.A.S.), Associate of General Studies (A.G.S.) and Associate of Science (A.S.) degree programs, are housed in the Trustees building:

- Animal Science;
- Barber;
- Cosmetology; and
- Sports and Exercise Science

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Lamar Community College
Trustees Building Renovation

2027-005

The following college administrative services programs are housed in the Trustee's building:

- Business Office;
- Human Resources; and
- Student Services Programs

Operating Budget

Operating expenses are paid from institutional sources.

Staff Questions and Issues

None.



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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Otero College

McDivitt Hall Cosmetology and Barbering Addition and Remodel

2027-006

Project Status

This is a new, never-before-requested project.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Otero College	1 of 2	
Colorado Commission on Higher Education	28 of 28	
Office of State Planning and Budgeting	20 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$4,593,895	\$0	\$0	\$4,593,895
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$4,593,895	\$0	\$0	\$4,593,895

**Table 3
Itemized Cost Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$486,124	\$0	\$0	\$486,124
Construction	\$0	\$3,662,645	\$0	\$0	\$3,662,645
Equipment	\$0	\$141,000	\$0	\$0	\$141,000
Miscellaneous	\$0	\$86,626	\$0	\$0	\$86,626
Contingency	\$0	\$217,500	\$0	\$0	\$217,500
Total	\$0	\$4,593,895	\$0	\$0	\$4,593,895

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Otero College
McDivitt Hall Cosmetology and Barbering Addition and Remodel

2027-006

Program Plan Status

Approved Program Plan: Yes

Date Approved: October 16, 2025

FCI: 51

Project Description/Scope of Work

Otero College is requesting state funds to renovate 8,670 GSF and construct a 3,300-GSF addition to McDivitt Hall. The project addresses deferred maintenance and life safety issues while expanding the college's capacity for its rapidly growing career technical education programs in Cosmetology and Barbering.

The project enlarges and reconfigures classrooms, increases faculty office space, and modernizes the building's reception area and security. It creates properly enclosed and ventilated esthetics and nail rooms, and addresses ADA and code deficiencies throughout the existing building.

Cost assumption. Costs are estimated by an Opinion of Probably Costs in alignment with industry standards, and accounts for demolition, new construction, building systems, and curricular equipment. The overall cost averages \$384 per GSF. The project accounts for inflation. It meets the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	September 2026	April 2027
Construction	July 2027	May 2028
Equipment	May 2028	August 2028
Occupancy	August 2028	

Project Justification

McDivitt Hall faces life safety, circulation, and space deficiencies that require attention. The building lacks a fire suppression system and fire-rated barriers, and egress corridors are obstructed by equipment. It also lacks modern security infrastructure which creates vulnerabilities and limits the ability to support lockdown procedures. The restrooms and circulation spaces do not meet occupancy or ADA standards. The building's existing mechanical, electrical, and plumbing systems are outdated and inefficient, requiring escalating maintenance and operational costs.

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Otero College
McDivitt Hall Cosmetology and Barbering Addition and Remodel

2027-006

In addition to infrastructure needs, the rapid expansion of programs housed in McDivitt Hall further strain the building's resources. Staff already outnumber offices 2:1, and offices are being repurposed as instruction areas despite lacking necessary space or environmental controls. According to the college, these pressures threaten its accreditation requirements, its community partnerships, and its reputation in the community.

Project alternatives. The college conducted 30-year lifecycle cost analyses on the status quo (operational maintenance only) and a smaller project scope of limited repairs and minor renovation. When accounting for deferred maintenance and increased energy use, these alternatives compared unfavorably to the requested full addition and renovation.

Program Information

Otero College was established in 1941 and serves approximately 1,200 students across over 30 academic programs. The college is a Hispanic-Serving institution. The Cosmetology and Barbering Career Technical Education Program is a workforce development program that trains students in hair design, nail technology, esthetics, and salon management. It has grown rapidly in recent years, reaching 205 percent its intended capacity despite a facility with 58 percent space adequacy.

Operating Budget

Improvements to building systems are expected to decrease energy costs by at least 45 percent, despite the increase in building footprint. Expanding the building's footprint and the size of the programs require up to 2.0 additional FTE. Overall, the college expects a minimal impact on operating expenses, which are paid from institutional sources.

Staff Questions and Issues

1. The funding request is for \$4,610,069 CCF, but the itemized project total is only \$4,588,769 CFF, a difference of \$21,300. What accounts for the difference? (Note that the costs shown in this write-up are also adjusted for compliance with the Art in Public Places program.)

The \$21,300 difference is due solely to the way soft costs are calculated in the Architect's Opinion of Probable Cost versus the itemized State form. The OPC includes project-specific soft costs such as design contingency, escalation, and fee assumptions. When those OPC soft costs are converted to the State formulas, the net result is a \$21,300 reduction.



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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Pikes Peak State College

Window and Door Replacement, Centennial Campus (Capital Renewal)

2027-009

Project Status

This is a new, never-before-requested project. From 2018-2023, projects of similar scope were listed on the college's controlled maintenance five-year plan.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Pikes Peak State College	1 of 1	
Colorado Commission on Higher Education	26 of 28	
Office of State Planning and Budgeting	28 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$6,023,243	\$0	\$0	\$6,023,243
CF	\$0	\$387,873	\$0	\$0	\$387,873
Total	\$0	\$6,411,116	\$0	\$0	\$6,411,116

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Pikes Peak State College
Window and Door Replacement, Centennial Campus (Capital Renewal)

2027-009

Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$662,500	\$0	\$0	\$662,500
Construction	\$0	\$5,165,787	\$0	\$0	\$5,165,787
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$582,829	\$0	\$0	\$582,829
Total	\$0	\$6,411,116	\$0	\$0	\$6,411,116

Program Plan Status

Approved Program Plan: N/A

FCI: Various

Project Description/Scope of Work

Pikes Peak State College (PPSC) is requesting a combination of state funds and cash funds spending authority for a capital renewal project that replaces and modernizes deteriorated building envelope components throughout the Centennial Campus by replacing windows, doors, and associated infrastructure. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing state-owned properties on a larger scale, rather than the project-by-project approach used for controlled maintenance. The project makes the following specific improvements:

- replacing over 10,000 square feet of single-pane windows and frames with low-emissive, double-pane glazing and insulated frames;
- replacing about 35 main entry door systems with doors featuring energy-efficient materials and modernized, ADA-compliant openers;
- replacing about 60 uninsulated steel exterior doors and frames with insulated doors and frames; and
- refurbishing about 40 garage door openings to improve functionality and energy efficiency.

Cost assumption. PPSC based project cost estimates on quantity pricing for the number of windows, doors, and entrances to be used in the project, along with costs associated with similar

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Pikes Peak State College
Window and Door Replacement, Centennial Campus (Capital Renewal)

2027-009

projects the college has completed. Cost estimates account for inflation at a rate of 15.0 percent for construction and 6.0 for professional services. The project is exempt from Art in Public Places Program requirements, and the college will seek an exemption from the High Performance Certification Program, noting that the project's completion will result in savings through energy efficiency.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2026	May 2027
Construction	July 2027	July 2028

Project Justification

PPSC says the project will address water infiltration, escalating maintenance cost, building access, energy use, and aesthetic issues on the Centennial Campus. The completed project will increase building lifespan, ensure ADA compliance, drive energy savings, prevent damage to building contents and infrastructure, enhance occupant comfort, and cultivate professional and safe environments for users, according to the college.

Constructed in 1977, the Centennial Campus retains its original building envelope components, which the college says are deteriorating rapidly. As a result, water infiltration is damaging windows, doors, and interior finishes such as drywall, paint, and flooring. Water infiltration also creates the potential for mold growth and compromises indoor air quality, and the deteriorated envelope components result in interior temperature fluctuations and create security concerns. Aging doors present accessibility challenges. PPSC estimates it spends about \$50,000 to \$75,000 annually on maintenance efforts that react to damage caused by failing envelope systems, and expects those figures to increase as long as the systems are left unaddressed. The college notes that improved building aesthetics and more comfortable building temperatures increase a sense of professionalism and create a better learning environment.

Program Information

Established in 1968 as El Paso Community College, PPSC serves over 20,000 students on four campuses and three learning centers, offering more than 150 degrees and certificates. Centennial is PPSC's largest campus, and offers nearly every available college course. It is the

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Pikes Peak State College
Window and Door Replacement, Centennial Campus (Capital Renewal)

2027-009

only campus offering Culinary Arts, Automotive Tech, Welding, Zoo Keeping Technology, and Advanced Manufacturing.

Source of Cash Funds

The source of cash funds for the project is PPSC's Ending Reserve Fund.

Operating Budget

Operating costs are paid from institutional sources. The college expects the project to result in operating cost savings based on reduced energy consumption and maintenance needs.

Staff Questions and Issues

Responses to all questions have been incorporated into the write-up.



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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**Arapahoe Community College
Health Programs Integration, Phase 2**

2026-015

Project Status

This is the second request for funding. The project was first requested for FY 2025-26. A companion project to renovate 39,400 GSF in the Annex Building to integrate the college's health programs received an appropriation of \$8.4 million CCF and \$2.8 million CF for FY 2021-22, and that project received a supplemental appropriation of \$3.5 million CF in the fall of 2022 to expand the renovations by 26,167 GSF.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Arapahoe Community College	1 of 1	
Colorado Commission on Higher Education	16 of 28	
Office of State Planning and Budgeting	36 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$38,286,211	\$0	\$0	\$38,286,211
CF	\$0	\$3,329,236	\$0	\$0	\$3,329,236
Total	\$0	\$41,615,447	\$0	\$0	\$41,615,447

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Arapahoe Community College
Health Programs Integration, Phase 2

2026-015

Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$4,985,183	\$0	\$0	\$4,985,183
Construction	\$0	\$32,267,889	\$0	\$0	\$32,267,889
Equipment	\$0	\$1,987,824	\$0	\$0	\$1,987,824
Miscellaneous	\$0	\$392,863	\$0	\$0	\$392,863
Contingency	\$0	\$1,981,688	\$0	\$0	\$1,981,688
Total	\$0	\$41,615,447	\$0	\$0	\$41,615,447

Program Plan Status

Approved Program Plan: Yes

FCI: N/A (new construction and building currently under renovation)

Date Approved: October 2024

Project Description/Scope of Work

Arapahoe Community College (ACC) is requesting a combination of state funds and cash funds spending authority to construct a 31,721-GSF, two-story addition to the Annex Building, and to renovate 9,000 GSF within the Annex Building to further consolidate the college's health professional programs. The project addresses growing enrollment in high-demand health care disciplines, and fosters collaboration between various health care disciplines. The following spaces and improvements are included within the scope of the project:

- an 11,514-GSF simulation center, including a two-story residence, a hospital with two exam rooms and associated support areas, a street with an ambulance and garage areas, a courtroom, and support areas to include debriefing, interview, control, and storage spaces. An array of programs, including medical, criminal justice, and law enforcement disciplines, will use the simulation center to practice realistic events such as residential responses, mass-casualty events, and court appearances, with instructors providing feedback and post-event review through the use of cameras, speakers, and microphones;
- 9,334 GSF of new classroom and lab space, include three larger classrooms with 50-plus student capacity;
- 8,503 GSF of support areas and student lounge space;
- 2,370 GSF of new office space;
- 4,640 GSF of renovations to restrooms and lockers in the Annex Building;

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

- 4,361 GSF of renovated office space in the Annex Building; and
- new outdoor learning landscapes.

Cost assumption. The architectural firm, construction contractor, and subcontractors that worked on the companion project engaged with ACC to estimate costs for the project based on this previous experience. The project costs \$1,022 per GSF, and inflation is factored at a rate of 4.5 percent. The project complies with the Art in Public Places and High Performance Certification program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	May 2026	April 2027
Construction	April 2027	November 2028
Equipment	November 2028	January 2029
Occupancy	January 2029	

Project Justification

The project helps fill statewide personnel needs in high-demand professions; brings together related programs such as emergency medical services, law enforcement, medical assistants, and mortuary sciences in an atmosphere of collaboration and dialogue; and constructs specialized spaces that integrate real-world experience into the curriculum.

ACC says Colorado will be facing a shortage of 54,000 entry-level health care workers and 10,000 registered nurses by 2026, with RN being the profession with the most job openings according to a report of Colorado's employment needs. The college has waitlists for high-demand programs such as health care and law enforcement, which are driven by a need for additional instructional space. The project will allow certain key programs to grow by 25 to 50 percent. ACC also says clinical training sites are becoming increasingly difficult to find, and the project's new spaces will help to meet the community's demand for graduates with the skills needed to fulfill in-demand roles.

The project is a continuation of ACC's efforts to consolidate and integrate health and public service programs in spaces where they can constructively collaborate, as initiated by the Annex Building remodel project. The new simulation center will allow for emergency medical technicians, law enforcement cadets, home-health aides, and medical assistants to practice regularly occurring scenarios that they will encounter in their careers. A simulated courtroom will allow students training in medical, criminal justice, law enforcement, and other areas to practice giving testimony in a legal setting. Disciplines not previously considered associated with the

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Arapahoe Community College
Health Programs Integration, Phase 2

2026-015

health care and public service programs, such as the Mortuary Science Program, have been identified as benefitting from simulation spaces such as the two-story residence and hospital areas and will thus be included in the program consolidation. The Law Enforcement Academy will be moved from a former elementary school into specialized spaces, such as locker rooms suitable for peace officers, adjacent to the gym and outdoor training areas. The new spaces will also help to alleviate a shortage of classroom space, particularly larger classrooms that support increased enrollment.

Additional renovations in the existing Annex Building will help to address a deficit in office space for faculty and adjuncts by reorganizing an inefficient layout, and will address deferred maintenance by improving four restrooms and two locker rooms.

Program Information

The project impacts ACC's Emergency Medical Services, Nursing, Nurse Aid, Physical Therapy Assistant, Medical Assistant, Mortuary Science, Criminal Justice, and Law Enforcement Academy programs. ACC offers the following credentials in the impacted programs:

- two Bachelor of Applied Science degrees in Emergency Medical Services, an Associate of Applied Science degree in Paramedicine, and certificates in Emergency Medical Technician, Paramedic, and Paramedic Preparation. ACC says its EMT program has been in place for about 50 years;
- a Bachelor of Applied Science degree in Nursing, Associate of Applied Science degrees in Nursing and Nursing PN to RN, and a Nurse Aide certificate;
- an Associate of Applied Science degree in Physical Therapist Assistant and certificates in Medical Assistant, Medical Office Administrative Assistant, and Medical Office Technology Billing and Reimbursement;
- a two-year Public Health Transfer Major Associate's degree, a Bachelor of Applied Science in Health Information Management, and an Associate's degree in Health Information Technology;
- a Bachelor of Applied Science in Medical Laboratory Science, an Associate's degree in Medical Laboratory Technology, and a Phlebotomy certificate;
- Colorado's only Associate of Applied Science degree in Mortuary Science; and
- a Criminal Justice Transfer Major Associate's degree, and an Associate of Applied Science degree in Criminal Justice and Law Enforcement.

Source of Cash Funds

The source of cash funds for this project is college general funds.

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Arapahoe Community College
Health Programs Integration, Phase 2

2026-015

Operating Budget

Operating expenses are paid from institutional sources. The new space will require ACC to hire an additional custodial employee, and the college does not expect utility costs to increase significantly due to the project.

Staff Questions and Issues

1. Does ACC consider this project to be a continuation of the project that was funded for FY 2021-22, and received a subsequent supplemental appropriation thereafter?

ACC does consider this project to be a continuation of the original Healthcare Integration and Annex Renovation project (aka Health Innovation Center). As design was initiated in 2021, it became apparent that the pandemic influenced the original project in several ways. Most urgent was the arising need to expand access for students to our Allied Health programs. There was surging demand for more trained nurses, emergency medical, nurse aid, physical therapy, medical technicians, and other healthcare professionals and technicians. The original program plan completed in 2018, had not anticipated this increase in demand. Program areas renovated in the original project include three nursing skills labs and one nurse aid skills lab, a physical therapy skills lab, five EMS skills labs and three EMS classrooms accommodating 86 students, six general classrooms, primarily scheduled by healthcare programs, accommodating over 213 students, and the Medical Office Technology/Medical Assistant Program skills lab/classroom. Plus, associated storage and support rooms. The increase in lab/classroom capacity allows each program to admit larger cohorts of students.

The requested phase 2 project will allow ACC to continue to expand critical programming to address shortages in the healthcare industry workforce and will serve residents and healthcare industry partners throughout Arapahoe and Douglas counties through the preparation of available local talent—with a focus on simulated and active-learning experiences—to increase the pool of well-trained candidates to fill high-growth, high-demand healthcare jobs in our south metro Denver communities. This integrated instructional model will improve collaboration and dialogue between healthcare disciplines while preparing students to better serve patients as they transition between local providers. The Health Innovation Center's simulated education spaces will be used across all of ACC's health programs and specialties.

2. Why is the program plan approval date listed for this project the same as the Phase I project (October 22, 2018)? The submission documents for the Phase I project contain nothing about an addition to the Annex Building, but rather speak solely about

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Arapahoe Community College
Health Programs Integration, Phase 2

2026-015

renovating existing square footage within the building. The supplemental request expanded the renovations by 26,167 ASF but, again, did not include construction of an addition to the annex building. Is there a new program plan, or was there construction of an addition in the scope of the 2018 program plan that was not included in the FY 2021-22 request?

ACC has provided a program plan and other required documents for this requested project that builds upon the completed original project. It was submitted in April 2024 to our SBCCOE and then CCHE for review and approval; this funding request is a continuation from our early-2024 submittal. The new program plan with the title, Annex Program Expansion: Phase 2, dated April 12, 2024, was provided. This document reflects ACC's leadership and faculty's input provided within the original design process. The vision for an addition on the building with hospital, a two-story residence, courtroom, and practice simulation centers, the inclusion of additional Allied and Public Health academic programs, 50-person classrooms to allow for large cohorts of students to be contemporaries in one room, will provide our students with the best preparation for post-college work. The addition will facilitate the flow between the recently renovated Allied Health areas and new program areas. The noted increase in capacity provided in the original project has already allowed ACC increase student access. The input into the design process for the original project demonstrated that additional simulation areas, the integration of additional programs including Mortuary Science, Medical Assistants, Law Enforcement, and Paralegal, not anticipated in the original program, would better replicate the real-world experiences that the ACC students would encounter. Law enforcement and EMTs work closely together. Medical workers or first responders may be called upon to provide testimony in legal proceedings; a simulated courtroom will provide familiarity with legal processes. Similarly, morticians often overlap these same first responders as needs arise. Adding these additional students makes the training provided at ACC much more robust; our students will be better prepared.

ACC's Health Innovation Center can help our community building a sustainable talent pipeline. The phase 2 program areas will help replace the clinical experience required by the Colorado State Board of Nursing accreditations by 50% and ultimately grow ACC's registered Nurse Program capacity by 25%. This will increase the overall pool of well-trained candidates to fill high-growth, high-demand frontline healthcare jobs.

The availability of clinical sites is a challenge for all healthcare programs (the bottleneck to getting more healthcare workers out there). ACC students are well prepared to enter clinicals because of the simulation experiences our program offers. Simulation provides a consistent, guaranteed set of experiences and can replace required clinical hours.

3. Some of the elements of this request, such as simulation spaces, appear to replicate elements that were in the Phase I request. The documents for Phase I, submitted in fall 2020, said that "The health simulation suite is the heart of the plan...", and the request

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

documents for this request use the exact same language. Were these spaces not constructed under the original request? If not, why was the scope of the Phase I request not reduced through a supplemental request to reflect the removal of these elements?

The original project did provide numerous simulation areas. During the design phase, faculty pointed out the profound merits a two-story simulated residence could provide. EMTs could practice responding to a home requiring the transition of stairs and similarly, for morticians. Law enforcement could practice securing a situation within a two-level home. It was not feasible to create a two-story space in the original renovation of one-story areas. Plus, additional academic programs, larger classrooms, and needed support areas will be housed in the new addition.

All healthcare discipline students will benefit from the Center's focus on interdisciplinary training. For example, the Center's residential area will be used to simulate a medical emergency resulting from an accident or crime. EMS students would respond to this emergency and safely provide emergency medical care and extract the patient from the residence for transport to the hospital. Upon arrival at the adjacent hospital simulation, the patient would be evaluated and treated by nursing students, with the support of nurse aids and medical assistants. Law Enforcement Academy cadets would have the opportunity to investigate the accident/crime in both the residential simulation and in the clinical setting. In addition to the hospital and residential simulations, the Center will include clinical exam rooms, debriefing room, a garage for emergency vehicles and a multi-disciplinary lounge for student use.

4. The request documents indicate that this project will renovate 4,361 GSF of office space and address deferred maintenance for 4,640 GSF in the Annex Building. Why were these improvements not included in the Phase I project, since that project was focused solely on improving the existing Annex Building?

The original project has addressed the Allied Health program areas throughout the Annex building. The original program plan for the project did not include Automotive Technology, Fitness Center, or faculty offices which are also in the Annex. That program plan was never a complete renovation of the building's area. The original project has addressed deferred maintenance with new roof-top units, new boiler, new HVAC controls, the addition of fire sprinklers throughout the entire building, correction of ADA non-compliance at doorways, ramps, the addition of the only elevator in the building, four new non-gendered/ADA restrooms, new telecom closets, new hardware/lock system, and updated fire exit and notification devices. The renovated areas have new lighting, lighting controls, audio/visual high-flex technology, plumbing, casework, and new finishes. This requested project will address updating four public restrooms, the fitness center locker rooms, and faculty offices.



Capital Development Committee

Legislative Council Staff

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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**Community College of Aurora
Classroom Building Third Floor Renovation**

2026-017

Project Status

The project was first requested for funding in FY 2025-26. This is the second request for funding.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Community College of Aurora	1 of 1	
Colorado Commission on Higher Education	19 of 28	
Office of State Planning and Budgeting	37 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$8,039,143	\$0	\$0	\$8,039,143
CF	\$0	\$248,633	\$0	\$0	\$248,633
Total	\$0	\$8,287,776	\$0	\$0	\$8,287,776

**Table 3
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$598,144	\$0	\$0	\$598,144
Construction	\$0	\$6,189,277	\$0	\$0	\$6,189,277
Equipment	\$0	\$685,028	\$0	\$0	\$685,028
Miscellaneous	\$0	\$61,893	\$0	\$0	\$61,893
Contingency	\$0	\$753,434	\$0	\$0	\$753,434
Total	\$0	\$8,287,776	\$0	\$0	\$8,287,776

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Community College of Aurora
Classroom Building Third Floor Renovation

2026-017

Program Plan Status

Approved Program Plan: Yes

Date Approved: October 2024

FCI: 79

Project Description/Scope of Work

The Community College of Aurora (CCA) is requesting a combination of state funds and cash funds spending authority to renovate 14,305 GSF on the third floor of the Classroom Building for the benefit of several academic programs. Once complete, the project will allow the college to move these programs to its CentreTech Campus from the Lowry Campus, thus consolidating the college's STEM programs in one location while augmenting instruction space to allow for increased enrollment. The scope of the project includes several deferred maintenance elements, including:

- replacing outdated and inefficient HVAC systems;
- upgrading fire sprinkler systems to meet modern safety standards and codes;
- replacing fluorescent lighting with energy-efficient LED fixtures that provide improved lighting quality; and
- updating interior finishes such as walls, ceilings, and floors to address wear and tear, thus providing a safe and aesthetically pleasing environment for occupants.

The project demolishes existing laboratory science classrooms and renovates the space for use by Biology, Computer Information Systems, Computer Support Technician, Computer Programming, and Cybersecurity programs. In addition to specialized lab and classroom spaces for these programs, the renovated third floor includes general classrooms, shared preparation areas, and modern staff offices. The project also rectifies certain accessibility deficiencies on the building's third floor, including non-conforming doors, hardware, signage and wayfinding tools, and laboratory equipment, to ensure the space complies with current codes and standards.

The college consulted with architects experienced in state-funded projects to determine cost estimates, referred to industry standards, and used knowledge gained from past projects of a similar nature. The cost per GSF is \$579, and it accounts for inflation at a rate of 8 percent. The project complies with the Art in Public Places Program requirements. CCA says that, since the project only renovates one of the Classroom Building's floors and does not replace significant mechanical systems, it cannot realistically meet LEED target goals. It will thus seek a modification of the High Performance Certification Program requirements and will work with consultants to enhance efficiencies.

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Community College of Aurora
Classroom Building Third Floor Renovation

2026-017

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2026	March 2027
Construction	May 2027	March 2028
Occupancy	April 2028	

Project Justification

CCA's existing deed restriction with the Department of Defense expired at the end of 2024, meaning the college needs to vacate the Lowry Campus. CCA plans to move all of its programs to the CentreTech Campus, and the project is a significant step toward achieving this goal. Further, modern, purpose-built instructional spaces will improve instructional delivery and the student experience. Consolidating programming at the CentreTech Campus will help the college realize efficiencies while improving conditions for students. For instance, reducing the college's footprint to one location eliminates transportation barriers for students who currently need to commute between two campuses for their classes. The project's focus on consolidating STEM programs addresses the need for a skilled workforce in high-demand fields. Modernized systems and instructional platforms with technology-enabled learning features will foster collaboration between students and faculty and ensures students gain valuable career skills, according to the college. Reconfiguring the space will improve its functionality for program delivery and address a shortage of classroom and laboratory space.

The project's deferred maintenance elements address aging and inefficient systems, some of which do not meet code or present safety issues. The Classroom Building was constructed in 1991 and has not undergone a major renovation since then. The systems to be improved are original to the building.

Program Information

The project renovates space to be occupied by STEM disciplines that offer associate of science (A.S.) degrees, which are pursued by students planning to transfer to a four-year school; associate of applied science (A.A.S.) degrees, which are pursued by students planning to directly enter the workforce; and certificates. These programs are:

- Biology, which offers the Biology Transfer Major A.S. degree;
- Computer Information Systems, which offers an A.A.S. degree and prepares students for solving strategic business problems by designing computer-based information systems;

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Community College of Aurora
Classroom Building Third Floor Renovation

2026-017

- Computer Support Technician, which offers an A.A.S. in IT Tech and a certificate in IT Support and prepares students as entry-level computer specialists;
- Cybersecurity, which offers an A.A.S. degree and provides students with real-world skills in the areas of computer networking, cybersecurity, and information technology; and
- Programming, which offers an A.A.S. degree and provides students with the skills necessary to be an entry-level programmer.

The college also has general education requirements for all degree programs, which are impacted by the project.

Source of Cash Funds

The source of cash funds for this project is college general funds.

Operating Budget

Operating expenses are paid from institutional sources. CCA expects increased costs associated with increased use of the renovated space, which may be offset by savings from energy efficiency and reduced maintenance costs, and from potential revenue-generating opportunities.

Staff Questions and Issues

Responses have been incorporated into the write-up.



Capital Development Committee

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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**Colorado Northwestern Community College
Weiss & Hefley Renovation (Capital Renewal)**

2026-014

Project Status

This is the second request for funding. The project was first requested for the project for FY 2025-26.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Colorado Northwestern Community College	1 of 1	
Colorado Commission on Higher Education	6 of 28	
Office of State Planning and Budgeting	42 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$10,212,695	\$0	\$0	\$10,212,695
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$10,212,695	\$0	\$0	\$10,212,695

**Table 3
Itemized Cost Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$952,154	\$0	\$0	\$952,154
Construction	\$0	\$7,850,512	\$0	\$0	\$7,850,512
Equipment	\$0	\$299,442	\$0	\$0	\$299,442
Miscellaneous	\$0	\$182,161	\$0	\$0	\$182,161
Contingency	\$0	\$928,426	\$0	\$0	\$928,426
Total	\$0	\$10,212,695	\$0	\$0	\$10,212,695

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado Northwestern Community College
Weiss & Hefley Renovation (Capital Renewal)

2026-014

Program Plan Status

Approved Program Plan: N/A

FCI: 45 and 51

Project Description/Scope of Work

Colorado Northwestern Community College (CNCC) is requesting state funds to renovate 49,439 GSF in the conjoined Weiss Building and Hefley Arena on the Rangely Campus to address a backlog of deferred maintenance, remedy code deficiencies, and modernize the facilities. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project-by-project. The project makes the following improvements in the two buildings:

- upgrading exterior utility infrastructure, including installing or improving two transformers, access ports for cleaning out plumbing, manholes, and two EV charging stations;
- upgrading mechanical systems, including building ventilation systems, air handlers, and variable air volume systems;
- renewing hydronic piping systems;
- stabilizing building foundations;
- renovating four locker rooms and six restrooms;
- upgrading fire suppression and associated systems;
- replacing an elevator;
- renovating offices, classrooms, and conference rooms with new flooring, paint, and lighting;
- replacing water fountains and associated plumbing;
- repairing floor drains;
- remodeling student space, including improving access to an outdoor patio;
- upgrading IT spaces; and
- renovating custodial and laundering areas.

Cost assumption. Costs for the project were derived from the Facility Master Plan, services of a third-party engineering firm, and a facility condition assessment conducted by an architectural firm. The cost per square foot is \$207. The project costs account for inflation at a rate of 6.0 percent from proposal to project approval. As a capital renewal request, the project is exempt from the Art in Public Places and High Performance Certification Program requirements. CNCC says it will seek the highest certification attainable through HPCP policy.

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado Northwestern Community College
Weiss & Hefley Renovation (Capital Renewal)

2026-014

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	September 2026	January 2027
Construction	February 2027	October 2027
Equipment	September 2027	December 2027
Occupancy	December 2027	

Project Justification

Built in 1986 and 1962 respectively, the Weiss and Hefley buildings have never been updated, according to UNCC, and require extensive renovations to address a deferred maintenance backlog and code deficiencies. The project is the highest-prioritized non-continuation project by the Department of Higher Education. Problems remedied by the project include:

- leaking foundation walls that flood storage areas during the runoff season or heavy rain events;
- outdated mechanical and electrical systems, which run constantly because the college is unable to turn them off, even when the buildings are unoccupied;
- outdated plumbing featuring steel piping that must be replaced with plastic-type pipes;
- an elevator that routinely malfunctions and for which parts are no longer available, which presents accessibility issues;
- fire safety systems that do not meet code;
- outdated locker rooms with cracked and dangerous tile, open showers, and non-operational sink and toilet fixtures; and
- spaces with limited usability due to maintenance-related deficiencies, which create safety concerns.

CNCC says that the modernizing aspects of the project will help the school meet the academic needs of contemporary students. If the project is not funded, the college will seek grant moneys for minor upgrades but the deferred maintenance backlog will continue, requiring the college to seek controlled maintenance funding for individual systems, resulting in cost increases, program disruption, and further damage to the buildings.

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado Northwestern Community College
Weiss & Hefley Renovation (Capital Renewal)

2026-014

Program Information

Built in 1986, the Weiss Building contains the main student lounge, where students have access to wi-fi and study areas. Built in 1962, the Hefley Building contains the campus gymnasium, which supports many of CNCC's athletic programs. The Sports Medicine and Physical Education programs use space in both buildings for coursework. Both buildings are also used for such events as graduation ceremonies and student award ceremonies. Further, the Rangely community uses the buildings for public and community meetings, fundraising events, and conferences.

Operating Budget

Operating expenses are paid from institutional sources. CNCC expects a slight decrease in operating costs due to reduced repair needs and the ability to turn off equipment and lighting when the building is not occupied.

Staff Questions and Issues

Responses have been incorporated into the write-up.