



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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

2026-014

Project Status

This is a new, never-before-requested project. A renovation project for the Weiss Building appeared as an out-year request on the college's five-year list in 2011, and a renovation project for the Hefley Building appeared as an out-year request on the college's five-year list in 2016, but neither request was formally requested or funded.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Colorado Northwestern Community College	1 of 1	
Colorado Commission on Higher Education	3 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$8,945,737	\$0	\$0	\$8,945,737
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$8,945,737	\$0	\$0	\$8,945,737

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Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$942,139	\$0	\$0	\$942,139
Construction	\$0	\$7,078,858	\$0	\$0	\$7,078,858
Equipment	\$0	\$187,680	\$0	\$0	\$187,680
Miscellaneous	\$0	\$105,915	\$0	\$0	\$105,915
Contingency	\$0	\$631,145	\$0	\$0	\$631,145
Total	\$0	\$8,945,737	\$0	\$0	\$8,945,737

Program Plan Status

Approved Program Plan: N/A

FCI: 55 and 41

Project Description/Scope of Work

Colorado Northwestern Community College (CNCC) is requesting state funds to renovate 49,438 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;

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- 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 \$181. The project costs account for inflation at a rate of 6.0 percent from proposal to project approval. The project complies with the Art in Public Places Program and is exempt from the High Performance Certification Program (HPCP). CNCC says it will seek the highest certification attainable through HPCP policy.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	June 2025	February 2026
Construction	April 2026	August 2026
Equipment	July 2026	August 2026
Occupancy	September 2026	

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

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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.

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

None.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**Red Rocks Community College
Health Sciences, EMS, and Fire Science Building**

2026-007

Project Status

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

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Red Rocks Community College	1 of 1	
Colorado Commission on Higher Education	8 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$29,871,389	\$0	\$0	\$29,871,389
CF	\$0	\$7,467,847	\$0	\$0	\$7,467,847
Total	\$0	\$37,339,236	\$0	\$0	\$37,339,236

**Table 3
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,542,110	\$0	\$0	\$3,542,110
Construction	\$0	\$27,115,100	\$0	\$0	\$27,115,100
Equipment	\$0	\$3,120,000	\$0	\$0	\$3,120,000
Miscellaneous	\$0	\$2,260,338	\$0	\$0	\$2,260,338
Contingency	\$0	\$1,301,688	\$0	\$0	\$1,301,688
Total	\$0	\$37,339,236	\$0	\$0	\$37,339,236

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Red Rocks Community College
Health Sciences, EMS, and Fire Science Building

2026-007

Program Plan Status

Approved Program Plan: Yes

Date Approved: October 24, 2024

FCI: N/A

Project Description/Scope of Work

Red Rocks Community College (RRCC) is requesting state funds and cash funds spending authority to construct a 36,500-GSF building on the college's Arvada campus to house the Health Careers, Technologies, and Emergency Services program expansion. The project will allow RRCC to house its health care and first responder programs in a synergized space that has updated technology and room for the programs to continue to grow and keep pace with market demand.

The new building will house the Emergency Medical Services (EMS), Fire Science Technologies (FST), and Health Sciences programs. It includes nine classrooms, two virtual skills labs, five labs and prep areas, five student study rooms, and an apparatus bay. The proposed site for the new building is currently occupied by the shell of a former dining facility that has numerous safety issues and has not been used for the past 30 years except as storage. The building is not compliant with current building or ADA code; has no power, heat, fire suppression, or fire alarms; and has asbestos. The project demolishes this building to make way for the new Health Sciences building.

Cost assumption. RRCC engaged an architect to review their cost assumptions for the project. The project accounts for inflation at 4.0 percent. The project is in compliance with the Art in Public Places and High Performance Certification program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2025	June 2026
Construction	July 2026	June 2027
Equipment	July 2027	August 2027
Occupancy	August 2027	

Project Justification

RRCC says the expansion will help them respond to growing workforce needs in the health and first responder fields. The EMS and FST programs are currently housed at the Lakewood campus, while the Health Sciences programs are currently at the Arvada campus. The college does not

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Red Rocks Community College
Health Sciences, EMS, and Fire Science Building

2026-007

have sufficient space in either of the current buildings to grow these programs as needed to keep up with demand. RRCC is in the process of developing a new Associates Degree in Nursing program with a targeted first enrollment of Fall 2025 and will need additional space to reach its target cohort size of 45 students.

Project alternatives. If the project is not funded, RRCC's first alternative is to continue to use existing buildings that are at capacity and will not allow programs to grow. The new Associates Degree in Nursing program will be limited to a single cohort per academic year and space limited to about 25 students per cohort, instead of the planned two cohorts per academic year with 45 students each. RRCC's second option is to relocate the health programs to a suitable off-site building, which would likely be expensive to renovate and create more physical distance between the students, faculty, and campus resources.

Program Information

RRCC was founded in 1969 and has campuses in Lakewood and Arvada. The college has an enrollment of 6,029 students, of which 23.6 percent are Hispanic. RRCC is on track to be a Hispanic-Serving Institution within a few years as they approach 25 percent.

RRCC offers accredited health programs in Physician Assistant, Medical Assisting Integrative Health, Wellness Coaching, Yoga Teacher Training, Certified Nursing Assistant, Registered Nurse Refresher, Radiology Technician, Phlebotomy, Billing and Coding, Medical Office, and Diagnostic Medical Sonography. Over the past few years, RRCC has expanded program offerings to include Echocardiography, Diagnostic Cardiac Sonography, Computed Topography, and Magnetic Resonance Imaging.

The EMS program's student population is approximately 35 percent first-generation students and 27 percent students of color. The FST program is approximately 29 percent first-generation students and 23 percent students of color.

Source of Cash Funds

The source of cash funds for this project is institutional reserves and fundraising.

Operating Budget

Operating expenses are paid from institutional sources. The project is expected to increase operating costs, which will be offset by additional revenue from program growth.

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Red Rocks Community College
Health Sciences, EMS, and Fire Science Building

2026-007

Staff Questions and Issues

Responses have been incorporated into the write-up.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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

2026-015

Project Status

This is a new, never-before-requested project. 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	8 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$38,045,491	\$0	\$0	\$38,045,491
CF	\$0	\$3,308,304	\$0	\$0	\$3,308,304
Total	\$0	\$41,353,795	\$0	\$0	\$41,353,795

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Arapahoe Community College
Health Programs Integration, Phase II

2026-015

Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$5,767,880	\$0	\$0	\$5,767,880
Construction	\$0	\$31,238,220	\$0	\$0	\$31,238,220
Equipment	\$0	\$1,988,258	\$0	\$0	\$1,988,258
Miscellaneous	\$0	\$390,209	\$0	\$0	\$390,209
Contingency	\$0	\$1,969,228	\$0	\$0	\$1,969,228
Total	\$0	\$41,353,795	\$0	\$0	\$41,353,795

Program Plan Status

Approved Program Plan: Yes
Date Approved: 10/24/2024

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

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;
- 4,361 GSF of renovated office space in the Annex Building; and

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Arapahoe Community College
Health Programs Integration, Phase II

2026-015

- 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 \$1,016 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	April 2025	April 2026
Construction	June 2026	August 2027
Equipment	May 2027	August 2027
Occupancy	August 2027	

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 recent report of Colorado's employment needs. The college has waitlists for applicants to 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 health care and public service programs, such as the Mortuary Science Program, have been

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Arapahoe Community College
Health Programs Integration, Phase II

2026-015

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 II

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 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

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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 documents for this request use the exact same language. Were these spaces not

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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

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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Pikes Peak State College

First Responders Emergency Education (FREE) Complex

2021-022

Project Status

The project was first requested for funding for FY 2020-21. This is its sixth request for funding. It was previously requested as a single phase; this year's request is for the first of two phases.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Pikes Peak State College	1 of 1	
Colorado Commission on Higher Education	18 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$26,501,103	\$31,472,922	\$0	\$57,974,025
CF	\$0	\$2,320,107	\$2,755,378	\$0	\$5,075,485
Total	\$0	\$28,821,210	\$34,228,300	\$0	\$63,049,510

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Pikes Peak State College
 First Responders Emergency Education (FREE) Complex

2021-022

Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,590,000	\$2,850,000	\$0	\$5,440,000
Construction	\$0	\$22,354,771	\$26,868,905	\$0	\$49,223,676
Equipment	\$0	\$2,270,000	\$2,330,000	\$0	\$4,600,000
Miscellaneous	\$0	\$234,000	\$359,000	\$0	\$593,000
Contingency	\$0	\$1,372,439	\$1,820,395	\$0	\$3,192,834
Total	\$0	\$28,821,210	\$34,228,300	\$0	\$63,049,510

Program Plan Status

Approved Program Plan: Yes

Date Approved: October 22, 2021

FCI: N/A

Project Description/Scope of Work

Pikes Peak State College (PPSC) is requesting state funds and cash funds spending authority for the first phase of a two-phase project to construct a complex on its Centennial Campus for training first responders, including firefighters, police officers, and emergency managers. The project addresses first responder workforce needs in southern Colorado in an interdisciplinary manner. The project constructs two new buildings, installs three prefabricated buildings, creates a seven-acre driving course, and renovates existing space.

Overall, the project constructs 43,290 GSF of new space. The new Academic Building will have 10 classrooms, a student commons, a meeting room, and 14 offices. The other new building, the Station House, will have a workout/testing classroom, locker rooms, a meeting room, and four vehicle bays. The prefabricated buildings are the Burn Tower, Conex Prop, and Simulation Tower. The Burn Tower will have a mechanism to set sections of it on fire. The Conex Prop and Simulation Tower will be used to practice search and rescue, confined space training, and other skills for first responders. The driving course is a closed roadway for training students on emergency vehicles.

The project also renovates a 4,639-GSF classroom building to be used for firearms training and storage. A 3,326-GSF corrugated metal structure will also be incorporated into the complex for parking police academy vehicles.

Phase I includes a majority of site work, except for the driving course, and construction of the prefabricated buildings. Phase II will construct the two new buildings and the renovations.

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Pikes Peak State College
First Responders Emergency Education (FREE) Complex

2021-022

PPSC says that this type of facility is rare nationwide; the closest complex of comparable size and detail is located in Eugene, Oregon. Other facilities with similar capabilities are located in Pennsylvania, Texas, New Jersey, Wisconsin, and Ohio.

Cost assumption. Cost estimates are based on input from independent contractors and the costs for similar buildings and site conditions. The cost per GSF is \$1,315, and it accounts for inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	June 2025	August 2025
Construction	September 2026	November 2028
Equipment	December 2028	December 2028
Occupancy	January 2029	January 2029

Project Justification

PPSC says the new complex will help to meet growing demand for first responders. The U.S. Department of Labor anticipates growth in demand for first responder careers by 8-10 percent by 2028. The college sees an opportunity to be a regional leader in this workforce development; it notes that natural disasters, such as deadly weather patterns and fires, have dominated national headlines in recent years, and all types of first responders are key to mitigating their effects.

PPSC also says the project will enable it to address space deficiencies and deferred maintenance issues experienced by affected programs. Currently, the college uses training space at Fort Carson Army Base. However, the base has reduced the amount of training space available, including a vehicle bay where a college-owned fire truck is parked. The college stores its equipment in off-site, outdoor storage units, which reduces student instructional time and the lifespan of the equipment. This project would address these issues and protect these programs from losing further training space should the priorities at Fort Carson change.

Finally, PPSC envisions use of the complex in large, interdisciplinary trainings for emergency response, drawing on agencies from throughout southern Colorado and the Four Corners region. For instance, the driving course can be used for mock multi-agency service trainings, such as car wreck and pursuit simulations.

Project alternatives. The college has considered several alternatives to this project. Feasible options include operating in existing space and conducting training in makeshift

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Pikes Peak State College
First Responders Emergency Education (FREE) Complex

2021-022

accommodations, or remaining in borrowed space at Fort Carson and risking future reductions in training space capacity.

Program Information

Established in 1968 as El Paso Community College, PPSC serves over 20,000 students on three campuses and three learning centers, offering more than 150 degrees and certificates. The programs affected by the project are Criminal Justice, Emergency Services Administration, Fire Science Technology, and the Law Enforcement Academy. These programs are part of the Division of Business, Public Service, and Social Sciences, one of PPSC's five academic divisions. The college expects the impacted programs to grow as demand for these professions increases. Other programs may benefit indirectly from less competition for classroom and athletic space in existing buildings.

Source of Cash Funds

The source of cash funds for this project is institutional cash funds and donations.

Operating Budget

Operating costs are paid from institutional sources. The college estimates additional operating expenses of \$300,000 in FY 2026-27, with a 3 percent escalation per subsequent year, to cover utility, janitorial, landscaping, snow removal, general maintenance, and insurance costs. The college says it currently employs most of the faculty for these programs, but additional faculty and staff will be required as new programs commence following completion of the project.

Staff Questions and Issues

None.



Capital Development Committee

Legislative Council Staff

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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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

2026-017

Project Status

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

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Community College of Aurora	1 of 1	
Colorado Commission on Higher Education	26 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$6,367,405	\$0	\$0	\$6,367,405
CF	\$0	\$265,309	\$0	\$0	\$265,309
Total	\$0	\$6,632,714	\$0	\$0	\$6,632,714

**Table 3
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$495,200	\$0	\$0	\$495,200
Construction	\$0	\$4,835,830	\$0	\$0	\$4,835,830
Equipment	\$0	\$634,285	\$0	\$0	\$634,285
Miscellaneous		\$64,425	\$0	\$0	\$64,425
Contingency		\$602,974	\$0	\$0	\$602,974
Total		6,632,714	\$0	\$0	\$6,632,714

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Community College of Aurora
Classroom Building Third Floor Renovation

2026-017

Program Plan Status

Approved Program Plan: Yes

Date Approved: 10/24/2024

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.

Cost assumption. 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 \$464, and it accounts for inflation at a rate of about 4.6 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 High Performance Certification Program requirements and will work with consultants to enhance efficiencies.

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Community College of Aurora
Classroom Building Third Floor Renovation

2026-017

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2025	March 2026
Construction	May 2026	March 2027
Occupancy	April 2027	

Project Justification

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;
- 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;

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Community College of Aurora
Classroom Building Third Floor Renovation

2026-017

- 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

1. What will the college do with vacated space as it moves all of its programs to the CentreTech campus?

CCA currently leases the spaces being vacated from the Colorado Community College System (CCCS) office. Once CCA transitions its programs to the CentreTech campus, the space will be turned over to CCCS. It is unknown what CCCS will do with the space after this transition.

2. What does the college expect the impact of the project to be in the area of increasing enrollment?

The renovation of the 3rd floor is expected to support enrollment growth by creating state-of-the-art spaces tailored to high-demand programs. Specifically:

- *Laboratory Science Classrooms: the addition of modern biology and flex laboratories enhances the capacity to attract students interested in science-related fields.*
- *Cybersecurity and Networking Facilities: new classrooms and dedicated workspaces for cybersecurity and networking programs align with the demand for skilled professionals in these areas, which are rapidly growing industries.*

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Community College of Aurora
Classroom Building Third Floor Renovation

2026-017

- *General Purpose Classrooms: updated and flexible classrooms improve overall instructional spaces, supporting a wider range of courses and increasing the capacity to serve more students.*

The renovation aims to increase the college's competitiveness and attract a larger, more diverse student body by aligning facilities with workforce needs and student interests. Specific enrollment growth will depend on program demand and recruitment efforts, but these updates provide the infrastructure to accommodate higher enrollment.



Capital Development Committee

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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**Lamar Community College
Maintenance Building Expansion**

2026-004

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	29 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$1,709,500	\$0	\$0	\$1,709,500
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,709,500	\$0	\$0	\$1,709,500

**Table 3
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$146,000	\$0	\$0	\$146,000
Construction	\$0	\$1,475,000	\$0	\$0	\$1,475,000
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$14,750	\$0	\$0	\$14,750
Contingency	\$0	\$73,750	\$0	\$0	\$73,750
Total	\$0	\$1,709,500	\$0	\$0	\$1,709,500

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Lamar Community College
Maintenance Building Expansion

2026-004

Program Plan Status

Approved Program Plan: N/A

FCI: None listed

Project Description/Scope of Work

Lamar Community College (LCC) is requesting state funds to add a 4,000-GSF addition to their Facilities Maintenance building. The Facilities Maintenance building is a pre-manufactured steel building with two garage bays originally built in 1997 to store paper and custodial supplies and later repurposed to house the Building Maintenance and Grounds Maintenance departments.

The project addresses a lack of storage and work space in the building, improves efficiency for the departments, and reduces equipment deterioration and theft from outdoor storage. The project enables the departments to securely store large equipment and tools indoors, includes a centralized location for inventory, and have the floor space necessary to properly inventory and perform maintenance on equipment. LCC says the project will enhance the timeliness and quality of departmental services to students and staff.

Cost assumption. Costs were determined using RSMeans construction cost data as well as other construction cost analysis. Professional services costs were estimated based on the costs for other recent campus projects. The total cost is \$427 per GSF.

LCC plans to seek a waiver from the High Performance Certification Waiver program. LCC states they will make every effort to design the building in as energy-efficient of a manner as possible. The project complies with Art in Public Places program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	August 2025	March 2026
Construction	May 2026	September 2026
Occupancy	October 2026	November 2026

Project Justification

LCC says that additional floor space is needed to support the departments and improve their working conditions. There is not adequate floor space in the building to perform preventative maintenance work on equipment and only one mechanic can work in the area at a time.

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Lamar Community College
Maintenance Building Expansion

2026-004

The building lacks sufficient storage space for both departments. The Building Maintenance department's equipment is stored in three separate buildings across campus due to lack of space in the Facilities Maintenance building. This leads to delays in providing services to students and staff and complicates inventory assessments. Due to the lack of indoor storage space in the Facilities Maintenance building, the Grounds Maintenance department must store larger pieces of essential equipment such as tractors and mowers uncovered outdoors. This reduces lifespan for the equipment. Ladders and other tools are also often stored outside in trucks parked in an unsecured, unfenced area, which has resulted in several incidences of theft.

Project alternatives. If the project is not funded, LCC will continue to use the current space. This will continue to result in increased repair and replacement costs for equipment stored outdoors and the risk of theft and vandalism for locked toolboxes in trucks will remain. Maintenance staff will continue to operate less efficiently due to parts inventory stored all across campus.

Program Information

LCC is a residential campus and serves approximately 700 students, including full-time, part-time, commuter, and residential students. The Grounds Maintenance department provides lawn care, flower bed planting and maintenance, curb and gutter maintenance, road and parking lot maintenance, tree care planting and removal, and snow removal. The Building Maintenance department provides HVAC/R repair and maintenance, plumbing services, electrical services, carpentry services, and other building maintenance needs.

Operating Budget

The project has no projected impact on state operating costs. The project will likely reduce operating costs related to replacing damaged or stolen equipment and providing more efficient grounds keeping and maintenance services to campus.

Staff Questions and Issues

None.