

Fiscal Year 2024-25 Capital Construction Request

Colorado Northwestern Community College
Siding, Insulation, and Window Replacement, Rangely Campus (Capital Renewal)

PROGRAM PLAN STATUS

2025-004

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>
CNCC	1 of 1
CCHE	3 of 29
OSPB	8 of 62

Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$3,641,741	\$0	\$0	\$3,641,741
Total	\$0	\$3,641,741	\$0	\$0	\$3,641,741

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$353,918	\$0	\$0	\$353,918
Construction	\$0	\$3,019,872	\$0	\$0	\$3,019,872
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$267,951	\$0	\$0	\$267,951
Total	\$0	\$3,641,741	\$0	\$0	\$3,641,741

PROJECT STATUS

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

Fiscal Year 2024-25 Capital Construction Request

Colorado Northwestern Community College

Siding, Insulation, and Window Replacement, Rangely Campus (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado Northwestern Community College (CNCC) is requesting state funds for a capital renewal project to replace 32,294 square feet of cedar plank siding, upgrade insulation, and replace 10,798 square feet of window systems in ten buildings on the Rangely campus. The ten buildings were constructed between 1962 and 1975, and the elements to be replaced are largely original to construction, deteriorating, and energy inefficient. The college says the project will reduce maintenance costs, increase energy efficiency, and make the campus look more professional.

The project involves:

- demolition and removal of existing siding;
- adding a layer of polystyrene insulation;
- installing a vapor barrier, fireproofing, and sealants; and
- installing a commercial-grade, galvanized, overlapping panel siding system.

During the siding construction, the project removes existing windows and replaces them with window systems featuring a minimum one-inch-thick, insulated aluminum frames; low-emissive glass; and double panes. The window systems will reduce energy costs and destructive UV rays while allowing the entry of natural light.

Cost assumption. The college estimated project costs through subject matter experts, historical data, and the Mortenson Construction Cost Index. Costs for materials and installation were received from general contractors. Inflation is factored at a 6.0 percent rate for professional services and a 7.0 percent rate for construction. As a capital renewal project, it is exempt from the Art in Public Places and High Performance Certification Programs.

PROJECT JUSTIFICATION

CNCC says the project will increase energy efficiency, reduce deferred maintenance, reduce annual routine maintenance costs, and make the campus more professional looking. The antiquated window systems leak air and water, increasing energy costs and damaging interior finishes such as drywall and flooring. The amount of insulation within the siding of the ten buildings does not meet modern code, and the college expects up to 20 percent in annual energy savings due to increased building insulation. The failing exterior wood planking on the buildings has begun to fall away from the buildings and requires scraping and painting every three years at a cost of \$40,000 to \$65,000 annually. The replacement metal siding has a life cycle of about 40 years with estimated annual maintenance costs of \$8,500. Further, CNCC says the poor condition of the siding and windows does not present well to potential students and their families. Finally, the college expects the project to reduce its deferred maintenance backlog by about \$2.0 million.

PROGRAM INFORMATION

The ten buildings to be impacted by the project house the following programs and functions:

- academic programs, including Dental Hygiene, National Park Service Academy, Aviation Maintenance, Agriculture and Equine Science, and Sports Medicine/Management;
- academic counseling, housing, campus life, and financial aid within the Student Services Building;
- the campus library and business and human resource offices within the McLaughlin Building; and
- the student lounge, conference and community spaces, and athletic staff offices within the Weiss and Hefley buildings.

Fiscal Year 2024-25 Capital Construction Request

Colorado Northwestern Community College
Siding, Insulation, and Window Replacement, Rangely Campus (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	April 2024	August 2024
Construction	May 2025	August 2025
Equipment		
Occupancy	August 2025	

SOURCE OF CASH FUNDS

The project is not funded from cash sources.

OPERATING BUDGET

The college expects the project to reduce building exterior maintenance costs by \$26,000 to \$41,000 annually, and also expects reduced energy costs to result from the project.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2024-25 Capital Construction Request

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

PROGRAM PLAN STATUS

2021-022

Approved Program Plan

Yes

Date Approved:

October 22, 2021

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
PPCC	1 of 1	
CCHE	12 of 29	
OSPB	45 of 62	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$39,055,095	\$0	\$0	\$39,055,095
CF	\$0	\$3,419,179	\$0	\$0	\$3,419,179
Total	\$0	\$42,474,274	\$0	\$0	\$42,474,274

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,456,000	\$0	\$0	\$3,456,000
Construction	\$0	\$30,514,130	\$0	\$0	\$30,514,130
Equipment	\$0	\$5,886,000	\$0	\$0	\$5,886,000
Miscellaneous	\$0	\$410,000	\$0	\$0	\$410,000
Contingency	\$0	\$2,208,144	\$0	\$0	\$2,208,144
Total	\$0	\$42,474,274	\$0	\$0	\$42,474,274

PROJECT STATUS

The project was first requested for funding in FY 2020-21. This is the fifth request for funding for the project.

Fiscal Year 2024-25 Capital Construction Request

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

PROJECT DESCRIPTION / SCOPE OF WORK

Pikes Peak State College (PPSC) is requesting state funds and cash funds spending authority to construct a complex on its Centennial Campus for training first responders, including firefighters, police officers, and emergency managers. The project will address 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.

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 \$886, and it accounts for inflation at 6.4 percent. The project meets the Art in Public Places and High Performance Certification Program requirements.

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 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.

Fiscal Year 2024-25 Capital Construction Request

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

PROJECT SCHEDULE

	Start Date	Completion Date
Design	June 2024	August 2024
Construction	September 2025	November 2027
Equipment	December 2027	December 2027
Occupancy	January 2028	

SOURCE OF CASH FUNDS

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

OPERATING BUDGET

The college estimates additional operating expenses of \$310,000 in FY 2026-27, with a 3.5 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.

Fiscal Year 2024-25 Capital Construction Request

Trinidad State College
Valley Campus Main Building Addition and Renovation

PROGRAM PLAN STATUS

2024-015

Approved Program Plan

Yes

Date Approved:

October 31, 2022

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
TSJC	1 of 1	
CCHE	20 of 29	
OSPB	62 of 62	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$6,337,816	\$13,056,248	\$0	\$19,394,064
Total	\$0	\$6,337,816	\$13,056,248	\$0	\$19,394,064

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,337,237	\$818,921	\$0	\$2,156,158
Construction	\$0	\$4,218,217	\$9,435,440	\$0	\$13,653,657
Equipment	\$0	\$155,250	\$1,213,250	\$0	\$1,368,500
Miscellaneous	\$0	\$102,806	\$527,974	\$0	\$630,780
Contingency	\$0	\$524,306	\$1,060,663	\$0	\$1,584,969
Total	\$0	\$6,337,816	\$13,056,248	\$0	\$19,394,064

PROJECT STATUS

This project was requested for funding in FY 2023-24. This is its second request for funding. A similar project appeared on the college's five-year list of need in 2017.

Fiscal Year 2024-25 Capital Construction Request

Trinidad State College Valley Campus Main Building Addition and Renovation

PROJECT DESCRIPTION / SCOPE OF WORK

Trinidad State College (TSC) is requesting state funds for a two-phase project to renovate 52,884 GSF in the Main Building on its Valley Campus, to demolish 1,949 GSF in the building, and to construct a two-story, 16,064-GSF addition to the building. The project will allow the college to move its Allied Health programming to the Main Building from a substandard building across the street, create a new entrance to the building, and reconfigure space for an improved learning environment. The project also demolishes the building currently housing Allied Health, and addresses deferred maintenance and code issues. This year's request for Phase I will design the project, perform demolition in the Main Building, and conduct construction preparation. Phase II will construct the project.

The addition will include:

- a new entrance and welcome reception counter;
- space for relocating student services;
- space for relocating the TRIO computer lab and testing center; and
- administrative and faculty offices.

The renovations will facilitate the following:

- relocation of the Allied Health programs to the Main Building;
- creation of a study lounge;
- creation of a centrally located vending and recreation lounge;
- expanding space for athletic programs;
- creation of an assembly hall with a 300-occupant capacity;
- relocation of the eSports program to a space with a dedicated computer science lab;
- installing a sprinkler system covering the addition and space within the Main Building not currently equipped with fire suppression; and
- upgrading the HVAC system.

Cost assumption. Project costs were tabulated by a team of third-party architects. The project cost per GSF is \$289. The project accounts for inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

TSC says realigning the space in the Main Building will improve the efficiency of the school's operations and provide an improved learning environment for students, faculty, and staff. Centralizing the learning environment and student support will increase credential completion and improve student success, according to TSC. Creating a new entrance in the building's addition and relocating student services to this space will better serve TSC's students and visitors, and improve the college's outreach efforts. Moving the Allied Health programs to the Main Building merges campus resources, which the college says will be an improvement in terms of cost savings, institutional organization, and student identity. Certain project elements, including the Makerspace workshop and large assembly area, will extend service to the residents of Alamosa, providing spaces for community programming and assembly.

About 15 percent of the project's costs are dedicated to deferred maintenance. The last major renovation in the Main Building was completed in 1999. Improved air quality from new HVAC infrastructure will support the comfort of the building's occupants, and new fire suppression will address code issues.

Project alternatives. TSC has considered moving the Allied Health programs to a more suitable off-campus building, but says this alternative would be expensive and create more distance between students and faculty in these programs and the resources of the Main Building. TSC feels not going forward with the project will have long-term repercussions for the college's growth potential.

Fiscal Year 2024-25 Capital Construction Request

Trinidad State College
Valley Campus Main Building Addition and Renovation

PROGRAM INFORMATION

The TSC Valley Campus is a commuter campus located in downtown Alamosa. Academic and support programs impacted by the project include:

- Associate degrees/general transfer, which are lower-division major field core courses for transfer recommended by the Department of Higher Education;
- Accounting;
- Agribusiness;
- Animal Science;
- Art History;
- Barbering;
- Biology;
- Business;
- Cosmetology and Esthetician;
- Computer Science and Cybersecurity;
- Dental Assistant;
- Early Childhood and Elementary Teacher Education;
- Emergency Medical Technology;
- Environmental Horticulture/Landscape Business;
- Math;
- Medical Assistant Professional;
- Nursing and Nursing Aide;
- Unmanned Aviation Systems;
- Welding;
- the Learning Resource Center;
- the TRIO Student Support Services Program;
- Academic Advising;
- Tutoring;
- the Testing Center; and
- Athletics.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	Summer 2024	Summer 2025
Construction	Summer 2025	Summer 2026
Equipment		
Occupancy		

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

Operating expenses are paid from institutional sources. The college says it expects the project to increase operating costs due to the addition of square footage to the Main Building.

STAFF QUESTIONS AND ISSUES

None.

Prepared by Legislative Council Staff