

STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION

February 8, 2022

TOPIC: Pueblo Community College is seeking authority approval to accept a U.S. Department of Commerce Economic Development Administration construction renovation award for the future home of Pueblo Community College's **Teaching and Learning Center for Nursing and Allied Health** at St. Mary-Corwin, and spending authority approval to pursue the appropriate Phase I construction efforts associated with the project.

PRESENTED BY: Dr. Patty Erjavec, President, Pueblo Community College
Robert Gonzales, VPAF, Pueblo Community College
Joe Waneka, Director of Facilities, Pueblo Community College

RELATIONSHIP TO THE STRATEGIC PLAN:

Pueblo Community College is actively pursuing means and methods to become more cost effective in delivering a 21st century learning environment to students through Strategic Imperative Three: Technology, Equipment, and Infrastructure specifically, Strategy 3: Develop a fluid technology/equipment and facilities master plan that meets the basic and evolving needs of our students, faculty, staff, and other stakeholders.

EXPLANATION:

Pueblo Community College is dedicated to transforming lives, enriching the community, and strengthening the regional economy by empowering individual achievement through a continuum of education including excellence, integrity, respect, teamwork along with being nimble and responsive.

St. Mary-Corwin Medical Center

- In 1882, the Sisters of Charity converted a two-story boarding house in Pueblo into St. Mary's Hospital. At the same time, the Colorado Fuel & Iron Company established a hospital for its employees and their families under the medical leadership of Dr. Richard Corwin. CF&I transferred ownership of Corwin Hospital to the sisters in the later 1940s, creating St. Mary-Corwin. Today, the hospital continues its legacy of compassionate, outstanding care with an accredited and nationally recognized cancer center, designated Breast Center of Excellence, state-of-the-art robotic-assisted surgical technology, a dedicated Joint Replacement Center, and more.

East tower availability

- In spring of 2018, St. Mary-Corwin centralized its services to the west tower resulting in 450,000 square feet of space available for Pueblo Community College to increase classroom and clinical space along with expanding the nursing and allied health programs.
 - Phase I consists of 58,544 sq. ft. remodeled to house 8 programs as well as nursing simulation and learning labs. 350,000 sq. ft. remains available for future growth and expansion.

Addressing the need

- Many healthcare providers are experiencing demand for more qualified individuals than are available to fill vacant positions. By 2023, 74% of new jobs will require some level of post-secondary education. Colorado will need to increase awarded credentials by 1,000 per year to meet the demand. Classroom and clinical space is needed to expand the nursing and allied health programs.

Economic Impact

- The economic development for Pueblo and southern Colorado would result in an additional 265 awards annually in allied health fields with an \$18.9 million annual in increased wages into the economy.
- 15 new full and part-time teaching positions resulting in an additional \$900,000 annually in extra wages into the economy.
- \$22.4 million economic annual impact through increased wages and institutional spending coupled with another \$7.3 million in the first year due to construction.

Capital Construction Campaign & Build-Out

- In partnership with the Pueblo Community College Education Foundation, PCC embarked on a \$10 million capital construction campaign for the needed renovation costs estimated to be \$7.3 million associated with Phase I—58,544 sq. ft. portion.
- With many generous individual and community donations, PCC was able to fundraise over \$3.4 million in local money coupled with an U.S. Department of Commerce Economic Development Administration 80% matching grant of another \$4.8 million totaling over \$8.3 million to be used towards the expected renovation efforts.
- In addition, PCC received a bequest totaling \$8 million, establishing an endowment with the PCC Foundation, \$4 million for student scholarships and \$4 million to be earmarked for ongoing controlled maintenance and capital improvements.
 - Currently, PCC is out to bid on the Phase I renovation, to close end of January.
 - Renovation to begin mid-February with completion by August 1, 2022; thus allowing programs to relocate and start delivering within the new space at St. Mary-Corwin Fall of 2022.

RECOMMENDATION:

Pueblo Community College is seeking approval to accept a U.S. Economic Development Administration construction renovation award for the future home of Pueblo Community College's Teaching and Learning Center at St. Mary-Corwin, and authority approval to spend the \$8.3 million to pursue the appropriate Phase I construction efforts associated with the project.

ATTACHMENT(S):
EDA Award Letter



United States Department of Commerce
Economic Development Administration
Denver Regional Office
1244 Speer Boulevard, Suite 431
Denver, Colorado 80204

November 17, 2021

In reply refer to:
Investment No.: 05-79-06119

Dr. Patricia Erjavec
President
Pueblo Community College
900 W. Orman Ave.
Pueblo, CO 81004-1430

Dear Dr. Patricia Erjavec,

The Department of Commerce's Economic Development Administration (EDA) has approved your application for a \$4,866,349 EDA investment for The Teaching and Learning Center at St. Mary Corwin project.

The signed Financial Assistance Award is enclosed. Your agreement to the terms and conditions of the award should be indicated by the signature of your principal official on the signed Financial Assistance Award. The executed copy should be returned to Kristian Blessington, kblessington@eda.gov. If not signed and returned within 30 days of receipt, EDA may declare the Award null and void. Please do not make any commitments in reliance on this award until you have carefully reviewed and accepted the terms and conditions. Any commitments entered into prior to obtaining the approval of EDA in accordance with its regulations and requirements will be at your own risk.

EDA's mission is to lead the federal economic development agenda by promoting innovation and competitiveness, preparing American regions for growth and success in the worldwide economy. EDA implements this mission by making strategic investments in the nation's most economically distressed communities that encourage private sector collaboration and creation of higher-skill, higher-wage jobs. EDA investments are results driven, embracing the principles of technological innovation, entrepreneurship and regional development.

EDA shares your expectations regarding the impact of this investment and looks forward to working with you to meet the economic development needs of your community.

Sincerely,

A handwritten signature in black ink that reads "Angela B. Martinez". The signature is fluid and cursive.

Angela B. Martinez
Regional Director
Denver Regional Office

Cc: Trent Thompson, Economic Development Administration

Enclosures