Pueblo
Community College

FACILITIES MASTER PLAN

VOLUME 3: SOUTHWEST CAMPUS
Mancos, Colorado

FINAL DRAFT
March 25, 2024

RTA ARCHITECTS

FACILITY PROGRAMMING AND CONSULTING

PREFACE

This Facilities Master Plan for Pueblo Community College has been developed and organized into three separate volumes to correlate with the College's distinct campus sites:

Volume 1: Pueblo Campus

Volume 2: Fremont Campus

Volume 3: Mancos Campus

ACKNOWLEDGMENTS

RTA Architects and Facility Programming & Consulting wish to the acknowledge the leadership of Pueblo Community College for their invaluable assistance in developing the Facilities Master Plan.

Dr. Patricia Erjavec, President

Robert Gonzales, Senior Director – Budget and Program Development

RaeAnn Gutierrez, Executive Director of HIS Initiatives

Stuart Kurtz, Vice President of Administration & Finance

Dr. Andrew Miller, Dean of Health Professions & Public Safety

Dana Moss, Vice President of Human Resources

Jennifer Sherman, Dean of Business & Advanced Technology

Dr. Lisa Snyder, Executive Dean of Southwest Campus & Sites

Dr. Heather Speed, Vice President of Student Services

Dr. Michael Verderaime, Executive Dean of Fremont Campus

Ronald Vigil, Senior Director of Facilities

EXECUTIVE SUMMARY

The Facilities Master Plan process for the Pueblo Community College (PCC) Mancos Campus involved a comprehensive review of various factors including demographics, utilization of facilities, and facility conditions, coupled with input from stakeholders such as students, faculty, and staff. Through this process, the Planning Team has identified key findings and areas of focus for the future.

Demographics: An analysis of demographic data combined with enrollment trends reveals challenges and opportunities for future campus facility requirements. While the overall adult population growth is limited, specific demographic segments such as older adults present opportunities for enrollment growth.

Enrollment: Despite fluctuations, enrollment had stabilized around 200 students before the impact of COVID-19, with a decline during the pandemic followed by a subsequent increase in 2023 to around 228 students. The pandemic also spurred a reliance on hybrid and online learning modalities.

Utilization: Detailed utilization analysis necessitates more granular data on student distribution and classroom assignments, which is currently lacking for satellite campuses such as Mancos.

Facilities Assessment: Overall, campus grounds and buildings are well-maintained, with minimal repair or maintenance required. Specific deficiencies identified are outlined in the Facility Assessment.

The Plan: Given the current enrollment status and the absence of utilization data for the Mancos campus, specific recommendations for classroom or lab space adjustments are not provided. Instead, the focus is on addressing facility deficiencies and adhering to the Master Plan Principles, including activating the campus, enhancing the educational experience, and implementing enrollment initiatives.

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Introduction / Planning Process

I. INTRODUCTION / PLANNING PROCESS

Each College in the Colorado Community College System (CCCS) shall have a Facilities Master Plan which has been approved by the Board. Facilities Master Plans shall conform to the Colorado Department of Higher Education (DHE) requirements for Facilities Master Planning Guidelines and shall be consistent with the College's Comprehensive Academic Plan. Per the Guidelines, "A facilities master plan is a documented campus facilities vision based on conditions and trends that identifies assumptions for the future and sets priorities. The plan looks at the current condition of facilities, conducts an analysis and generates a direction for facilities needs for the next ten years. A facilities master plan is a living document that evolves and responds to changing conditions over its lifetime."

Pueblo Community College (PCC) is one of the thirteen community colleges in the Colorado Community College System (CCCS). Pueblo Community College was founded in 1933 as Southern Colorado Junior College and the first graduating class in 1935 had 17 students. Since then, the college has grown to include campuses in Pueblo, Canon City, and Mancos and sites in Durango and Bayfield. Altogether, PCC serves nine counties in an 11,500-square mile area. The college serves more than 11,000 for-credit and noncredit students annually and offers more than 70 academic programs.

The previous Facilities Master Plan for PCC was published by Stephen Hall Architects in 2012. The target year for the 2012 plan was 2014. The enrollment projections at that time anticipated a leveling off of enrollment with a marginal but steady decrease. After declining from almost 240 students in 2013, enrollment stabilized around 200 students between 2016 through 2019, prior to the impact of the COVID 19 pandemic. During the period most impacted by COVID 19, enrollment decreased approximately 16% before increasing by 2023 to around 225 students. COVID also increased reliance on hybrid and on-line students to maintain enrollment. The information included in this report illustrates Fall 2022 utilization. The College has designated the horizon year for this Facilities Master Plan to be 2034 with an intermediate target of Fall 2027 to coincide with their Strategic Plan, Destination 2027.

Introduction / Planning Process

I.A.   FACILITY MASTER PLAN AUTHORS

The Planning Team included RTA Architects and Facility Programming and Consulting. RTA Architects, led by Doug Abernethy, Principal, and Paul Reu, Principal, coordinated with College administrators, staff, faculty, and students at all campus sites. Facility Programming and Consulting, which included programmers Terry Phillips and Maria Batista, provided Space Utilization Analysis, and Market Analysis and Demographics data. Planning team members from RTA Architects also included Michael Malloy, Mark E. Pierson, Kalyn Henderson, and Mike Storrer. The Facilities Master Plan process began in late March 2023 and was completed in April 2024.

I.B.   GENERAL PROCESS USED TO DEVELOP THE PLAN

The Planning Team coordinated with Pueblo Community College to gather physical documentation, including as-built drawings of buildings at all three campuses, Strategic Plan, Academic Plan, the previous Master Plan completed in 2012. The Planning Team used this information to generate floor plans utilizing Building Information Modeling (Revit), and then produced utilization plans and capacity worksheets for each campus. Several meetings with the Planning Team and PCC staff were conducted throughout the master plan process. The Planning Team also met with PCC staff and Student Senate, which included student representatives from all three campuses.

As part of developing the Master Plan, a utilization study of existing instructional space has been prepared to provide a data driven framework to guide decision making. Facility Programming and Consulting (FPC), as a consultant to RTA Architects, analyzed and measured general-purpose classroom and laboratory utilization (hours scheduled, section fill, and overall, at goal) against nationally recognized space use standards provided by the Association for Learning Environments (ALE), formerly the Council of Educational Facility Planners International. Each instructional space is individually analyzed using Fall 2022 data provided by the institution. The information included in this report illustrates Fall 2022 utilization and identifies potential opportunities to improve facility utilization or repurpose space while maintaining instructional capabilities and accommodating growth.

The Planning Team conducted an Existing Facilities Assessment at all three campuses. The Facilities Assessments focused on reviewing the physical conditions of campus sites and buildings, including deficiencies, maintenance items, and Code/ADA issues. The findings of these assessments are documented later in this document and include documentation of deficiencies by building, prioritization of deficiencies, cost criteria, and a final evaluation.

Introduction / Planning Process

I.C.   STUDENTS / FACULTY / STAFF INVOLVEMENT

An initial meeting with the Planning Team and PCC staff, which included administration, academics, student services, facilities, information technology, was conducted in late March 2023. During this meeting a SWOT (Strengths, Weaknesses, Opportunities & Threats) analysis was conducted for the PCC system. A subsequent meeting with the Planning Team, PCC staff and Student Senate, which included student representatives from all three campuses, was conducted in early April 2023. During this meeting an interactive poll (Poll Everywhere) was utilized to solicit input from students on topics including overall campus, facilities in general, Student Center impression, Library amenities, among others. The Planning Team met with PCC facilities staff to review facility conditions, needed improvements, status of recently completed improvement projects, and any current scheduled improvement projects on the Pueblo campus.

Facility Programming and Consulting led meetings with PCC in December 2023 and January 2024 to review Utilization and Demographic data with administration and academic staff. The latter meeting included representatives from all three campuses.

i.   Student and Staff Meetings

During RTA's meeting with the Pueblo Community College Student Senate on April 5th, 2023, Polling questions were conducted to gauge the student's opinions of current campus conditions and their beliefs on where campus renovations should occur. The list of polling questions asked and the most common answers are listed below.

1. What attracted you to Pueblo Community College?
   - 23 responses
   - Top Answers: Programs / Degrees Offered, Proximity, Tuition Costs
2. Describe the campus of Pueblo Community College in a few words:
   - 52 responses
   - Top Answers: Safe, Outdated, Friendly, Beautiful
3. Describe the facilities of Pueblo Community College in a few words:
   - 42 responses
   - Top Answers: Outdated, Small, Old, Beautiful
4. Describe the Student Center of Pueblo Community College in a few words:
   - 39 responses
   - Top Answers: Empty, Food, Cold, Basic
5. Describe the Library of Pueblo Community College in a few words:
   - 45 responses
   - Top Answers: Unused, Helpful, Beautiful, Wet, Quiet
6. Describe the general classrooms of Pueblo Community College in a few words:
   - 43 responses
   - Top Answers: Plain, Cold, Boring, Accommodations, Small

7. Describe the instructional labs of Pueblo Community College in a few words:
- • 40 responses
- • Top Answers: High-tech, Decent, Outdated, Small, We don't have a Lab

8. What amenities would you like to see provided, improved, or enhanced?
- • 39 responses
- • Top Answers: Food Options / Vending Machines, Student Lounge Areas with Extended Hours, Landscaping, Pool / Hot Tub

9. If you could change one thing about the campus, what would you change?
- • 26 responses
- • Food Options (healthier, less expensive), Lounge and Study Spaces Open After Hours, Increased Tutoring and Equipment Rental Availability

During RTA's meeting with the Pueblo Community College Staff members on January 22nd, 2024, Polling questions were conducted to gauge staff opinions of current campus conditions and their beliefs on where campus renovations should occur. The list of polling questions asked and the most common answers are listed below.

1. What word or phrase would you use to describe the campus?
- • 41 responses
- • Top Answers: Beautiful, Inviting, Friendly

2. What word or phrase would you use to describe the buildings on campus?
- • 37 responses
- • Top Answers: Old, Bland, Outdated, Character

3. Which program would benefit the most from facility improvements?
- • 44 responses
- • Top Answers: Student-Life, Library, Mancos, SW Campus, Everyone,

4. If we could add an impactful student life program, what would it be?
- • 38 responses
- • Top Answers: DEI, Counseling, Housing,

5. Which building should be refreshed first?
- • 32 responses
- • Top Answers: Southwest, MT, AB

6. What is the one big thing that the campus facility MP needs to address?
- • 25 responses
- • Top Answers: HVAC, Roofs, SW Parking Lot

7. Rank the following "Activate Campus" items:
- • 14 responses
- • Top Answers: Food Options, Affinity Groups, Student Center Refresh

8. Rank the following "Educational Experience" items:
- • 16 responses
- • Top Answer: Teaching Environment

9. Rank the following "Enrollment Initiative" items:
- • 18 responses
- • Top Answers: Completion / Retention, CTE, Adult Learners, HSI

10. More students would be drawn to the campus if (rank the following items)
- • 16 responses
- • Top Answers: CTE, Daycare/ Preschool, Student Center

11.More students would linger on campus if the following spaces were available (rank the following items)
- • 17 responses
- • Top Answers: Student Flex/ Study Spaces/ Collab Spaces, Affinity and Club Programs, Library

12. Which program would more successfully engage with the community? (rank the following items)
- • 18 responses
- • Top Answers: Adult Education Center, Health Services Center

ii.   SWOT Analysis

What are the PCC's Strengths & Weaknesses ?

STRENGTHS	WEAKNESSES
• Student centered	• Value proposition
• community partnerships	• Lack of identify branding
• K-12	• Staffing
• Parkview med center	• Geography/community
• Local businesses	• Landlocked pueblo campus
• Trade groups	
• Economic development	• Demographics of service areas
• Attractive facilities	• Financial resources
• Beautiful campus	• Consistent product and process at all locations
• Affordability	• Culture/staff turn over
• Concurrent enrollment	
• Enrollment services	
• Qualified staff	
• technology	
• Instructional	
• Program specific equipment	

Interactive Activity   PUEBLO COMMUNITY COLLEGE Master Plan / PAT Meeting #1   RTA

What are the PCC's Opportunities & Threats ?

OPPORTUNITIES	THREATS
• Enrollment growth	• Funding
• Employment investment	• Service area - competition
• Community	• Higher ed return on investment/perception
• Colorado online	• Economic opportunity
• Branding/identity	• Economic environment
• Extra curricular engagement	• Declining demographic
• Athletics	• employee recruitment/marketability
• Housing	
• Partnerships in and outside of pueblo	
• Social student engagement	

Interactive Activity   PUEBLO COMMUNITY COLLEGE Master Plan / PAT Meeting #1   RTA

SECTION 1 - INTRODUCTION / PLANNING PROCESS

Introduction / Planning Process

I.D. **OVERVIEW OF CONCLUSIONS REACHED THROUGH THE DEVELOPMENT OF THE MASTER PLAN**

General

The Facilities Master Plan process involved an extensive review of various factors including PCC Mancos Campus demographics, facility conditions, and input from students, faculty, and staff. Based on this thorough evaluation, the Planning Team has generated findings and identified areas of focus moving forward.

Demographics

To better understand how demographic data provides a basis for strategic decisions and are likely to impact future campus facility requirements for Pueblo Community College, analysis was prepared combining demographic and enrollment data. Areas of focus for the data gathering and analysis include historical and projected population, market catchment areas, economic indicators (income, housing, educational attainment, and employment), high school graduation rates, as well as student residence.

Catchment: The Mancos Campus catchment area market analysis illustrates the challenges and opportunities to growing enrollment as well as the strong need for the education opportunity provided by the college. The greatest demographic challenge is the limited projected adult population growth. Population growth in the primary catchment area cannot be relied on to increase enrollment. Specific demographic segments of the population are increasing and provide an opportunity to grow enrollment, including older adults.

Enrollment: After declining from almost 240 students in 2013, enrollment stabilized around 200 students between 2016 through 2019, prior to the impact of the COVID 19 pandemic. During the period most impacted by COVID 19, enrollment decreased approximately 16% before increasing by 2023 to around 228 students. COVID also increased reliance on hybrid and on-line students to maintain enrollment.

Utilization

Utilization analysis requires detailed data on the physical distribution of students by time of day and instructional classroom or laboratory assignment. Much of the scheduling data for satellite campuses is recorded in aggregate. The data does not provide the specific information required to be able to calculate utilization of individual spaces. No utilization information is provided in this report for the Mancos campus.

Introduction / Planning Process

Facilities Assessment

In general, the campus grounds, including landscaping, walks, and parking areas, and campus buildings are well maintained and do not require significant repair or maintenance work. Deficiencies identified at the Mancos campus grounds and buildings are outlined in Section III. Refer to the Facility Assessment in Appendix V.E. for the complete scope of work.

The Plan

Given the current low enrollment and projected declining enrollment, and the unavailability of Utilization data to generate Assignable Square Feet for the Mancos campus, the Planning Team does not have recommendations for addressing specific surplus or deficits in Classroom or Class Lab space. The Planning Team believes that PCC Mancos should focus on facility deficiencies identified in the Facility Assessment and implementing the Master Plan Principles going forward.

2 PROGRAM / DATA OVERVIEW

Program / Data Overview

II.   PROGRAM INFORMATION / INSTITUTIONAL DATA OVERVIEW

II.A.   INSTITUTION VISION, MISSION, AND VALUES

Vision
- Pueblo Community College is the choice for personal and community success

Mission Statement
- Pueblo Community College transforms lives of students, enriches communities, and strengthens regional economies. We empower individual achievement by providing inclusive, personalized support and innovative educational opportunities.

Values
- Achievement: We engage a diverse student body and support all individuals in attaining high-quality learning outcomes to meet the demands of a global economy.
- Excellence: We foster continuous quality improvement and innovation by responding to the needs of the communities we serve.
- Integrity: We advance our mission ethically and equitably, through a culture of shared governance that demands accountability and excellence.
- Respect: We foster an open and inclusive environment that welcomes diverse backgrounds and opinions, recognizes individual talents, encourages personal and professional growth, and celebrates accomplishments.
- Inclusive Teaching & Learning: We value the exchange of knowledge and encourage lifelong learning for students, faculty, and staff.
- Leadership & Teamwork: We create collaborative opportunities to advance the communities we serve through innovative actions, strategic partnerships, and informed planning.

Guiding Principles
- Innovation: Encourage divergent thinking and intentional execution to drive continuous improvement.
- Access: Create educational opportunities for everyone.
- Valuing People: Cultivate growth opportunities so individuals can meet their full potential.
- Diversity, Equity, and Inclusion: Sustain a community respectful of cultures, backgrounds, and ideas.
- Safety: Commit to the safety and well-being of others.
- Quality: Add value and relevance through environmental scanning.

Program / Data Overview

II.B.   HISTORY

Early Beginnings and Transition (1933-1975):

1933: Southern Colorado Junior College (SCJC) opens its doors.
1937: Local support leads to creation of the Pueblo County Junior College district and renaming.
1961: The college district dissolves, and SCJC becomes a four-year institution named Southern Colorado State College (SCSC).
1974: SCSC establishes the College for Community Services and Career Education on its Orman Avenue campus to focus on vocational training.
1975: SCSC gains university status, and the College for Community Services becomes a separate entity.

Split and Transition to Pueblo Community College (1978-1982):

1978: Legislation separates SCSC (now University of Southern Colorado) from the College for Community Services.
1979: The College is renamed Pueblo Vocational Community College and joins the state community college system.
1982: The official name becomes Pueblo Community College, reflecting its transition to a comprehensive institution offering both vocational and transfer programs.

Expansion and Branch Campuses (1980-present):

1980: PCC begins offering courses in Cañon City, establishing a permanent presence in 1986.
1988: An agreement expands PCC's reach to Cortez and later Durango, forming the Southwest Center.
2009: PCC merges with San Juan Basin Vocational Technical School to create Southwest Colorado Community College, a division of PCC with campuses in Durango and Mancos.

Program / Data Overview

Early Years:

- In 1988, the Colorado Commission on Higher Education assigned Pueblo Community College (PCC) a five-county service area in southwest Colorado. This overlapped with existing institutions like Fort Lewis College (FLC) and San Juan Technical College (SJTC).
- PCC partnered with San Juan Basin Technical School to offer nursing and electronics programs in Cortez/Mancos, establishing the Southwest Center. Durango later joined the network.
- PCC's presence provided general education courses for aspiring nurses and transfer pathways to four-year colleges, leading to steady growth in both Cortez/Mancos and Durango.

Merger and Expansion:

- In 2009, PCC merged with SJTC to form Southwest Colorado Community College (SCCC).
- The Durango site became the East Campus, offering health programs like nursing, radiologic technology, and respiratory care, alongside transfer degrees and specialized law enforcement training.
- The Mancos site, now the West Campus, offered certified nursing aide and cosmetology training, with transfer degrees and plans for specialized computer skills development.

Future Vision:

- Optimize Campus Utilization: SCCC will review campus structures to ensure optimal program placement and address infrastructure issues.
- Cost Efficiency: SCCC will consolidate resources and administrative expenses to benefit students and operations.
- Collaboration: SCCC will continue joint program development with PCC and online offerings, while ensuring seamless transfer pathways to FLC.
- Community Engagement: SCCC will expand outreach through concurrent enrollment with high schools and explore non-credit courses for local residents, including those in remote areas.

Program / Data Overview

II.C.   GENERAL OVERVIEW OF PROGRAMS OR PROGRAM TYPES

Our Southwest campus site offers Associate of Arts; Associate of Arts in Early Childhood Education and Psychology; Associate of Science; Associate of General Studies; Associate of Applied Science in Automotive Service Technology, Early Childhood Education, Nursing, and Welding; and Certificates in Agriculture, Automotive, Cosmetology, Early Childhood Education (Director, Group Leader and Infant Toddler), Emergency Medical, Nurse Aide, Practical Nursing, Law Enforcement Academy, Paramedic, and Welding.

Apprenticeships :

- Mill Electrical Technician
- Mill Mechanical Technician
- Electromechanical Technician
- Software Developer
- Remote IT Helpdesk / Computer Tech Support
- Medical Assistant
- Medical Coders

GED Prep Class and Testing Examination Site:

The Mancos Campus is a GED Testing Examination Site.

GTC (Gateway to College)

Gateway to College (GTC) is a unique program that provides an educational experience on a college campus. GTC is for students looking to earn a high school diploma and college credits at the same time. Gateway to College's purpose is to re-engage disconnected youth in their educational journey.

Early College / Concurrent Enrollment

Colorado's Concurrent Enrollment program allows students to take college courses while they are still in high school. Classes can be taught by college-certified teachers at the high school or can take place on the PCC campus. Families can save a significant amount on education costs because the student's tuition is taken care of by the student's school district. In the 2018-19 school year, concurrent enrollment students at Pueblo Community College campuses saved an estimated $2.3 million in tuition.

Program / Data Overview

LEGEND

1. LAW ENFORCEMENT ACADEMY
2. SHED
3. WELDING
4. HEALTH SCIENCE
5. SHED
6. MAIN BUILDING
7. SHED
8. D BUILDING
9. SHED
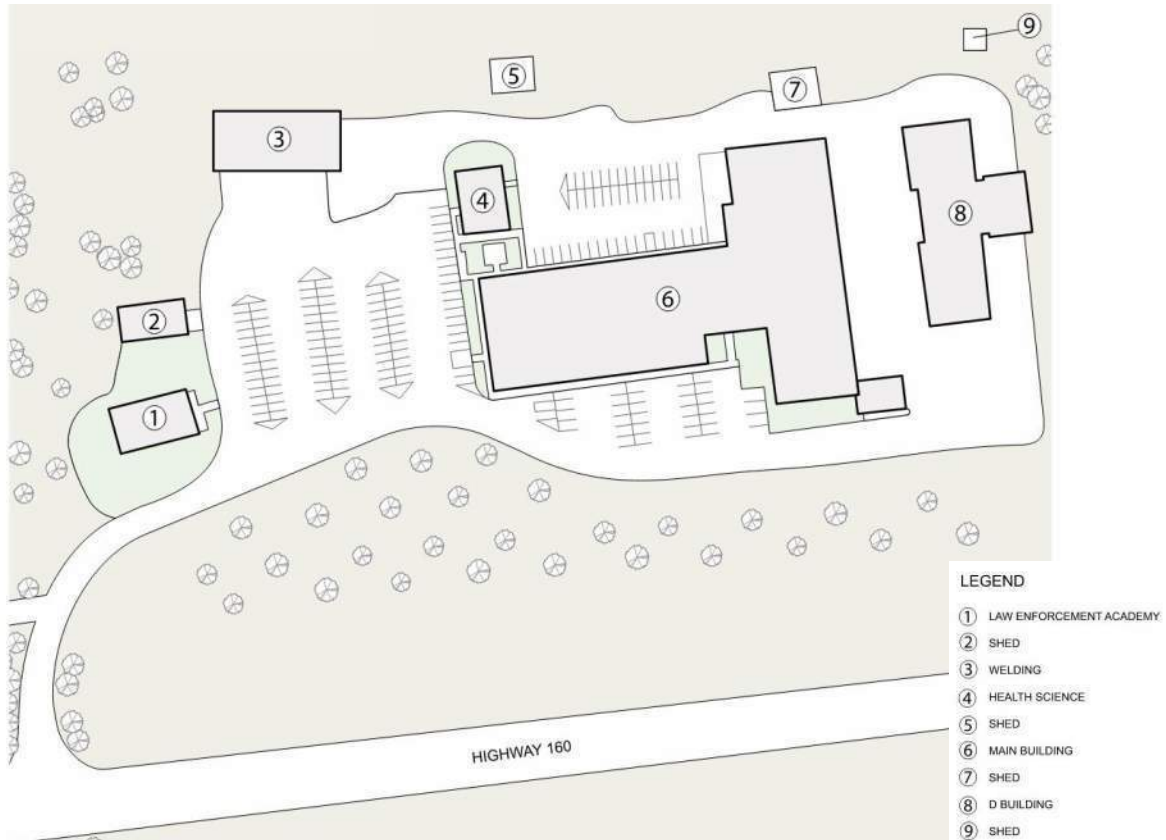
i.   Admissions

Pueblo Community College has an open admission policy for most students. The selective admission / limited entry programs are as follows: Automotive, Cosmetology, Dental Hygiene AAS & BAS, Emergency Medical Services, Fire Science Academy, Law Enforcement Academy, Medical Assistant, Medical Sonography, Nursing, Nursing Aid, Occupational Therapy Assistant, Pharmacy Technician, Physical Therapist Assistant, Phlebotomy, Psychiatric Technician, Radiologic Technology, Respiratory Care Practitioner, Surgical Technology

ii.   Housing

Pueblo Community College is a commuter school and does not currently have housing on any of their campuses.

Program / Data Overview

iii.   Student services

The Mancos Campus, supported by the Student Services Division at the Pueblo Campus, offers comprehensive student services through its one-stop Go! Zone Center, including admissions, financial aid assistance, advising. Other services include tutoring, and a bookstore.

iv.   Campus parking

Parking lots on the Mancos Campus grounds are situated at the north, south, and west sides of the college building (See Campus Parking diagram below). The North parking lot has 44 parking spaces, including 2 accessible parking spaces, one of which is van accessible. South parking lot has 33 parking spaces, including 2 accessible parking spaces, one of which is van accessible. The West parking lot has 96 parking spaces, including 5 accessible parking spaces, one of which is van accessible.
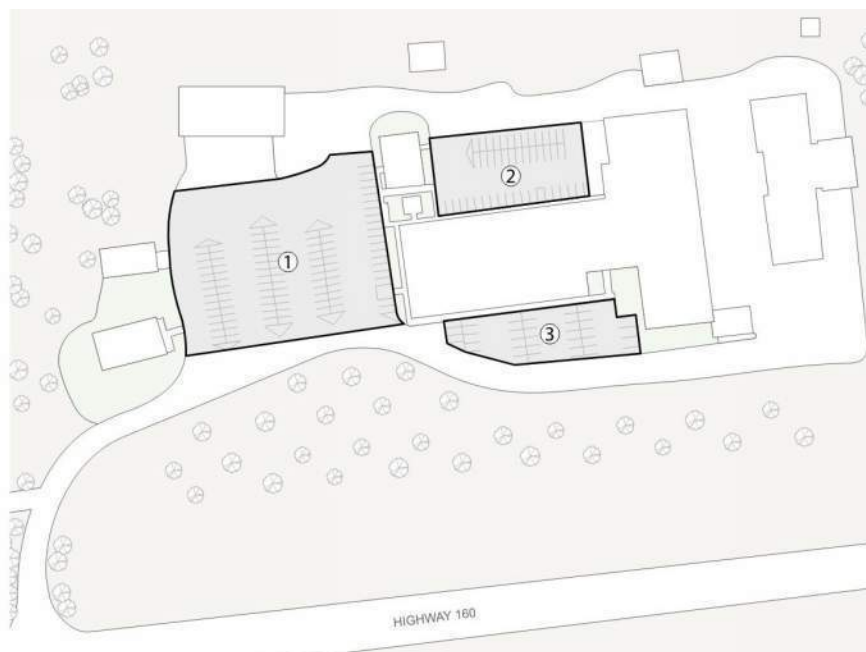
Program / Data Overview

v.   Athletics

The Mancos Campus does not have athletic teams or any organized on-campus recreational activities

vi.   Libraries

The Mancos Campus has online access to all PCC Campuses, as well as regional library databases, including those of the Cortez Public Library, Durango Public Library, Mancos Public Library, and the John F. Reed Library at Fort Lewis College. Physical resources are available at the Cortez Public Library.

vii.   Class scheduling

Scheduling for the Pueblo Community College campus is done by the office of Admissions & Records/Registrar. PCC utilizes Ad Astra, a software solution from Ellucian, to manage its course scheduling. Ad Astra helps streamline the process for both students and faculty by optimizing class schedules, academic planning, and event management. Featuring integration with Banner and Colleague Student systems, the software builds master course schedules by leveraging available room and section data, further streamlining the process of assigning classrooms to specific courses.

viii.   Facilities maintenance

The Mancos Campus has staff dedicated to housekeeping, facilities maintenance, and grounds maintenance, which are supported by the main Facilities Department at the Pueblo campus.

Program / Data Overview

II.E. ASSESSMENT OF ACADEMIC PLANS, TECHNOLOGY MASTER PLANS, AND ANY OTHER RELEVANT STRATEGIC PLANNING UNDERTAKEN BY THE INSTITUTION IN RELATION TO THE PROPOSED MASTER PLAN

Academic Planning: 2022-2023 Office of Academic Affairs Annual Report Initial Assessment Goals and Accomplishments (Excerpts from Report provided by PCC):

- 1. Strengthen Communication~ according to end of the year faculty and staff survey communication from academic affairs had increased 67% compared to the year prior
  - a. Transparent and consistent communication via daily and weekly Keeping you in the Loops
  - b. Academic Leadership and Faculty, Instructors, Staff and Friends Town Hall Chats (2 Fall Semester/ 2 Spring Semester)
  - c. Keeping you in the Loop Academic Affairs Newsletter
  - d. PCC, Academic Affairs e-mail Tag to ensure all faculty and staff are receiving ongoing and accurate communication
  - e. Reimagined and led the modification of the Chief Academic Officer (CAO) Suite in the Academic Building as the new Academic Services/ Support Suite.   Thus, relocating our CTE Coordinator (who was housed within the Tutoring Center in a distant office space) and our Scheduler (who was housed in the E-Learning Suite. The purpose was to provide access for all faculty and staff to these key team members in a central location, that was directly above The Library to provide effective collaboration between the two (now it also includes the Concurrent Enrollment Instructor Coordinator, who also works collaboratively with these two positions). As a result, noticeably more communication and support to academics has increased.
  - f. Leading the PCC Faculty and Staff Community Calendar to provide an opportunity to share and participate in upcoming campus activities and due dates
- 2. Implement Faculty and Staff Recruitment and Retention Plan
  - a. Proposal submitted to PCC President and CCCS leadership: Developing a Pipeline to increase diverse faculty and staff through a partnership with HBCU's, MSI's and HSI's institutions
  - b. Development and advocating for reimbursement of Faculty/ Staff Professional Organization Membership Fees~ with an annual cap of $200.00. This reimbursement removes out of pocket expenses/ barriers for employees who need to hold membership of professional organization(s) that they are required be a part of to maintain their certification or to expand their knowledge base within their discipline.
  - c. Implementing a "lifelong learner"/ Professional Development plan for faculty and staff
  - d. Emphasized and advocated Growth, Promotion and Succession Planning as well as recommendation to revisit job titles to align with other institutions such as AEA to Assistant Dean

- 3. Review, Organize and Implement Effective Systems and Processes
    - a. Accreditation, Program review and Grants Management Organization
    - b. Updated Articulation Agreements
    - c. Modification of PCC Protocols to reflect the Office of the VPAS
- 4. Build and Strengthen Relationships
    - a. AEA, Department Chairs, Directors and Coordinators as well as/ Faculty and Staff Town Hall Chat(s) and Summer Retreat/ Collaboration Week with outcome of developing a Common Syllabi for the Institution, Master Course and Course accomplished and advanced to the Curriculum Committee for approval
    - b. Academic Leadership Council (ALC)~ developed, implemented and piloted this academic advisory group that includes representation from: the faculty, student services, academic deans, executive deans from the branch campuses and academic directors. This council provides an opportunity for all to have a seat at the table to provide suggestions, concerns, and feedback as it relates to all things academic and provides a platform for us to recommend policy changes and collaborate on developing plans to enhance academic support, instruction while removing barriers for student success
    - c. Campus relationships and collaboration by developing and implementing the Inaugural Institutional Effectiveness Day

Information Technology Master Plan: 2024-2025 Executive Summary (Excerpt from Report provided by PCC):

Due to the dynamic makeup of PCC and the charge demanding current state-of-the-art training for the workforce, PCC must have an established Technology Plan that is a living document. Considering the rapid technological advances, this plan parallels what industry is demanding today.

This Technology Plan will complement the directives regarding the instructional and administrative aspects of PCC. This plan is designed to ensure that PCC will be aligned with the workforce's demands and keep the College current with the transferability of instructional coursework to other higher education institutions. In addition, this plan should be used with the College's facility and academic plans.

This Technology Plan is written to specifically address expansion of the College's infrastructure supporting the use and capabilities of technology for students, faculty, and staff. The plan incorporates PCC's vision, values, and mission in direct support of PCC's strategic plan.

Program / Data Overview

The major information technology objectives included in this plan are:

- One College
  - We will ensure that our visions and decisions are driven by shared common vision and governance across all PCC Campus / Site Locations. Individual campus needs will be met, but overall technological improvements will be applied to the college across all locations.
- Students First
  - We will place students first with access to academic excellence to ensure they are met.
- Faculty, Staff, and Culture
  - We will develop and implement technologies to create and deliver a high-performance culture driven by common principles of excellence.
- Outreach and Collaboration
  - We will increase the capabilities in support of outreach and collaboration through technologies.
- Operational and Financial Soundness
  - We will continue to maintain and establish a flexible and transparent operational infrastructure to contribute to the financial soundness of Pueblo Community College
  - We will continue to work and manage renewal and replacement plans to ensure that the college maintains operational systems to meet all the college's needs.

Strategic Planning: Destination 2027 – Criteria (Excerpts from Report provided by PCC)

- Mission: Pueblo Community College will create an inclusive culture dedicated to continuous improvement, shared governance and a shared devotion to student learning and support.
- Integrity: Pueblo Community College ensures faculty, staff, and students adhere to fair and ethical behavior in the pursuit of academic freedom, intellectual inquiry, and operational excellence.
- Teaching & Learning: Quality, Resources, Support: PCC will implement bold initiatives that expand state-of-the-art teaching and learning resources, supporting equitable avenues for exceptional educational experiences to meet workforce needs.
- Teaching & Learning: Evaluation, Improvement: Pueblo Community College creates a culture of innovation and support to ensure students will acquire the knowledge, skills, and experience necessary for advanced education, successful careers, and personal growth.
- Institutional Effectiveness & Resource Planning: PCC's leadership facilitates a transparent environment to evaluate operational effectiveness and stewardship in providing the framework for continuous improvement.

II.F. CAMPUS LOCATION MAPS

i. Map showing the campus location in a regional context

Pueblo Community College's main address for the Mancos location is 33057 US-160, Mancos, CO 81328. Pueblo Community College Mancos Campus can be accessed by turning onto campus property off US-160. The campus is on the eastern side of Montezuma County.
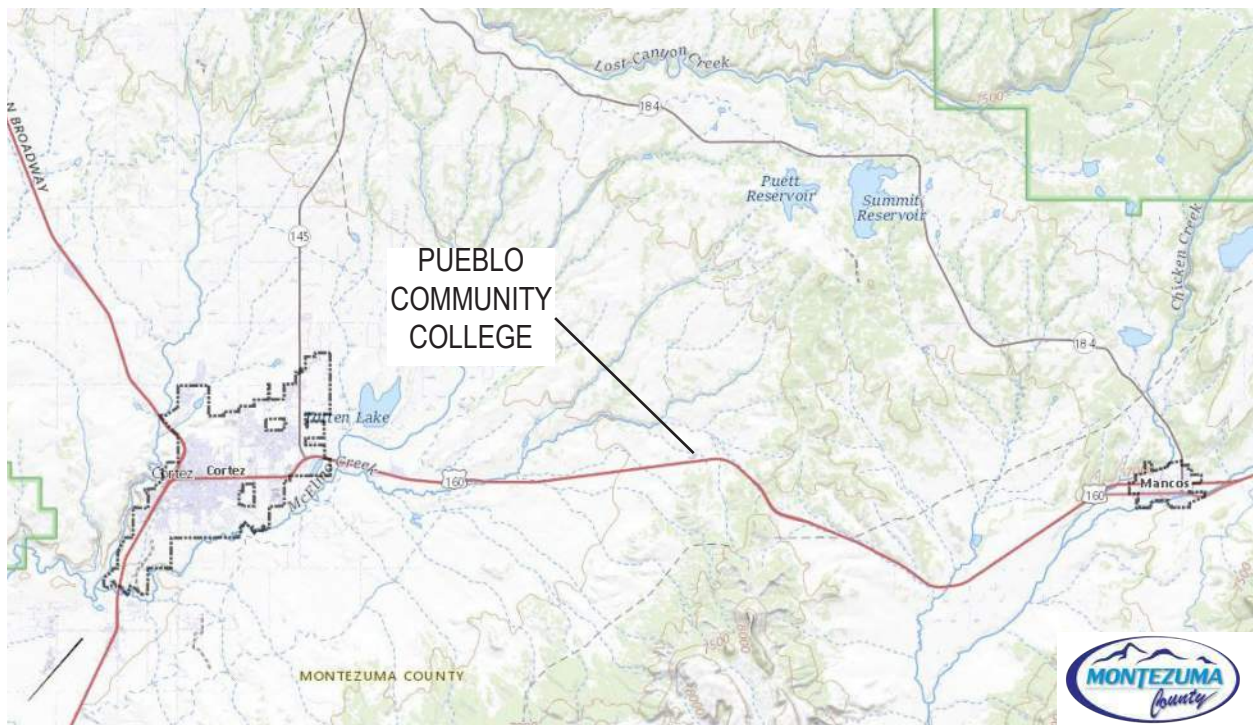
Program / Data Overview

ii.   **Map showing the campus boundaries in relation to surrounding
        areas**

The Mancos Campus of Pueblo Community College is about halfway between the downtown
areas of Mancos, Colorado and Cortez, Colorado. Located in a more rural area, the campus is
near the CDOT Rest Area Cortez. Just north of the Mesa Verde National Park, the campus is only
accessible from US 160.

Program / Data Overview

II.G. ENROLLMENT SIZE AND DISTRIBUTION DATA (CURRENT AND PHASED GROWTH)

i. Demographics

To better understand how demographic data provides a basis for strategic decisions and are likely to impact future campus facility requirements for Pueblo Community College, analysis was prepared combining demographic and enrollment data. Areas of focus for the data gathering and analysis include historical and projected population, market catchment areas, economic indicators (income, housing, educational attainment, and employment), high school graduation rates, as well as student residence.

ii. Regional Population Growth

The fastest growing area in southern Colorado with a significant population base is the extended suburbs north, west, and south of Colorado Springs, with compounded annual growth rates for adult population, age 18-64, in places exceeding 2% over the next decade. Limited growth, from a smaller base population, is projected in the areas around Pagosa Springs and Durango and communities along I-50.

Population Age 18-64 by ZIP Code, 2023
Pueblo Community Colleges, Colorado

Program / Data Overview

Population Growth Age 18-64 by ZIP Code, CAGR 2023-33
Pueblo Community Colleges, Colorado
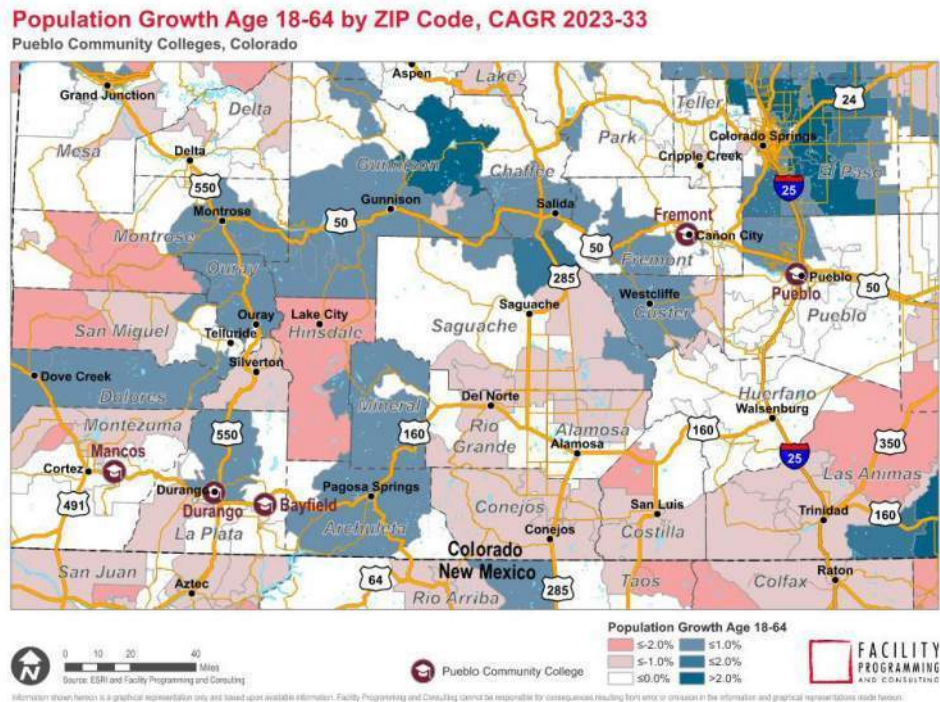
iii.   Geocode & Residence Density

Geocoding, a subset of Geographic Information System (GIS) spatial analysis, is the computational process of transforming a postal address description into a geographic location. In the illustration, the address of residence for each student taking classes on campus Fall 2022 is represented as a dot on the map. Geocoding provides an intuitive, easily understood representation of the geographic distribution of student residences.

Geocoding the location of student residences visually illustrates heavy concentration of students in vicinity of Cortez to the west of the Mancos Campus and, to a lesser extent, around Durango.

Program / Data Overview

Student Residence Density
Pueblo Community College, Colorado: Mancos Campus, Fall 2023
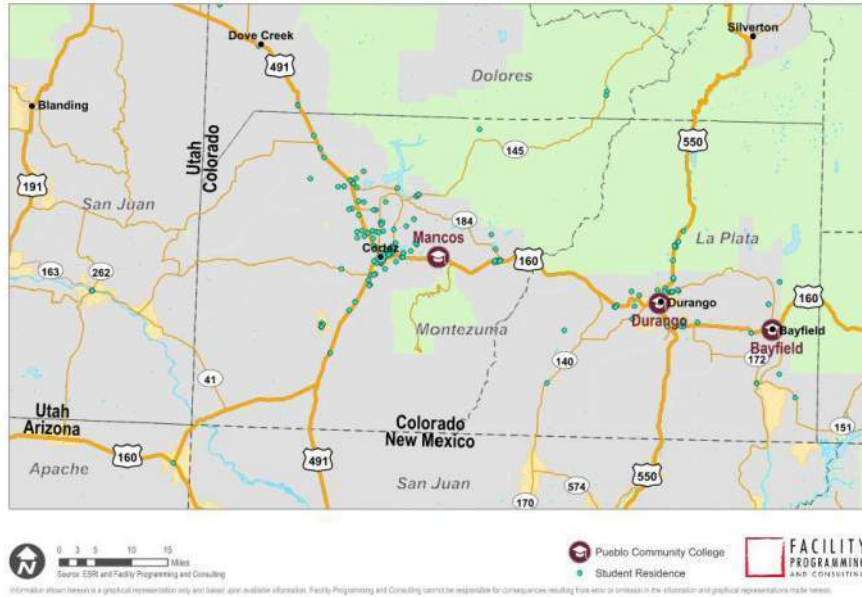
iv.   Catchment Area

Each campus is analyzed to determine its primary service area or catchment area. A catchment area is a distinct geographic zone that contains the majority of the students that are served by a given campus. The primary catchment area, as suggested by drive-time and geocode analysis, includes zip codes that include 80% of the students attending a given campus location for in-person classes. Once a catchment area is established, capture rates (student enrollment as a percent of population) are analyzed by zip code.

Catchment Area: Student Residency by ZIP Code

Pueblo Community College: Mancos Campus, Fall 2023 Enrollment

SOURCE: Pueblo Community College, ESRI, and Facility Programming and Consulting

Catchment Area Divisions

Primary

		Students (2022)	Percent of Total	Cumulative Percent	Population Age 18-64 (2023)		Capture Rate (2023)		Age 18-64 Growth Rate (CAGR 2023-33)	
Grand Total		228	100.0%							
Primary Catchment Area		179	78.5%		41,000		0.43%		-0.1%	
ZIP	Rank									
81321	1	78	34.2%	34.2%	7,700		1.02%		-0.4%	
81301	2	25	11.0%	45.2%	20,800		0.12%		0.2%	
81323	3	20	8.8%	53.9%	2,200		0.90%		-1.1%	
81334	4	16	7.0%	61.0%	800		1.89%		-0.5%	
81328	5	15	6.6%	67.5%	2,200		0.67%		-0.8%	
81327	6	10	4.4%	71.9%	300		3.35%		-1.6%	
81122	7	8	3.5%	75.4%	5,800		0.14%		-0.1%	
81324	8	7	3.1%	78.5%	1,000		0.67%		0.5%	

Program / Data Overview

Catchment Areas, 2023
Pueblo Community Colleges, Colorado

Catchment Areas
Durango (CUML 80%)   Mancos (CUML 80%)   Bayfield (CUML 63%)

FACILITY PROGRAMMING AND CONSULTING

Information shown hereon is a graphical representation only and based upon available information. Facility Programming and Consulting cannot be responsible for consequences resulting from error or omission in the information and graphical representations made hereon.

v.   Observations

The purpose of the demographic study is to provide a data-driven framework to assist in planning the Master Plan. Key observations of the analysis are listed below:

- Regional young adult population projected to provide very limited impact on enrollment – no demographic "tailwind"
- Age 18-34 Projected 10-yr CAGR in primary catchment areas
  - Mancos 0.1%
- Older adults growing as share of population
- Proximity matters – students are concentrated in immediate area of campuses
- Only Pueblo enjoys historical growth in graduates from contributory high schools
- Durango, Mancos and Bayfield operate as regional hubs
- Low capture rate in primary catchment areas (enrollment as percent of adult population)
  - Mancos .43%
- Durango, Mancos and Bayfield catchment and capture rate analysis of limited value due to small enrollment and population
- Bayfield Campus services unlikely to be sustainable at current enrollment
- Low enrollment of SW Colorado campuses
  - Mancos 228

Program / Data Overview

vi.   Mancos Campus Catchment Observations

The Mancos Campus catchment area market analysis illustrates the challenges and opportunities to growing enrollment as well as the strong need for the education opportunity provide by the college. The greatest demographic challenge is the limited projected adult population growth. Population growth in the primary catchment area cannot be relied on to increase enrollment. Specific demographic segments of the population are increasing and provide an opportunity to grow enrollment, including older adults.

Comparative market data from the Mancos Campus catchment area illustrates the need for higher education opportunities and the importance of PCC. Less than 54% of the adult population have successfully completed an Associates, Bachelor's, or Graduate degree, slightly below the average educational attainment of Colorado (54.4%) and above the United States (45.7%). About one-quarter of the adult population are high school graduates (23.2%) or have "no high school" (4.6%) education.

Lower education attainment correlates with economic outcomes. In 2023, Mancos Campus catchment area household annual income was $69,600, compared with $85,700 for Colorado and $72,600 for the United States. Affordable educational opportunities are important to provide access to "White Collar" jobs. Total household educational expenditure is 88% of the national average. Nearly two-thirds of occupations (63.7%) are classified as "White Collar", which likely require higher education and suggest the economy may not be adequately supported by the local population's educational attainment.

Share of Population by Age Cohorts, 2013-33
Mancos Catchment Area, 2023F
SOURCE: ESRI and Facility Programming and Consulting

Percentage Point Change by Cohort and 10-Year Time Frames
- 2013-23 Age ≤14: -1.3% || 2023-33: -0.9%
- 2013-23 Age 15-17: -0.4% || 2023-33: -0.3%
- 2013-23 Age 18-34: -0.5% || 2023-33: -0.8%
- 2013-23 Age 35-64: -3.2% || 2023-33: -2.9%
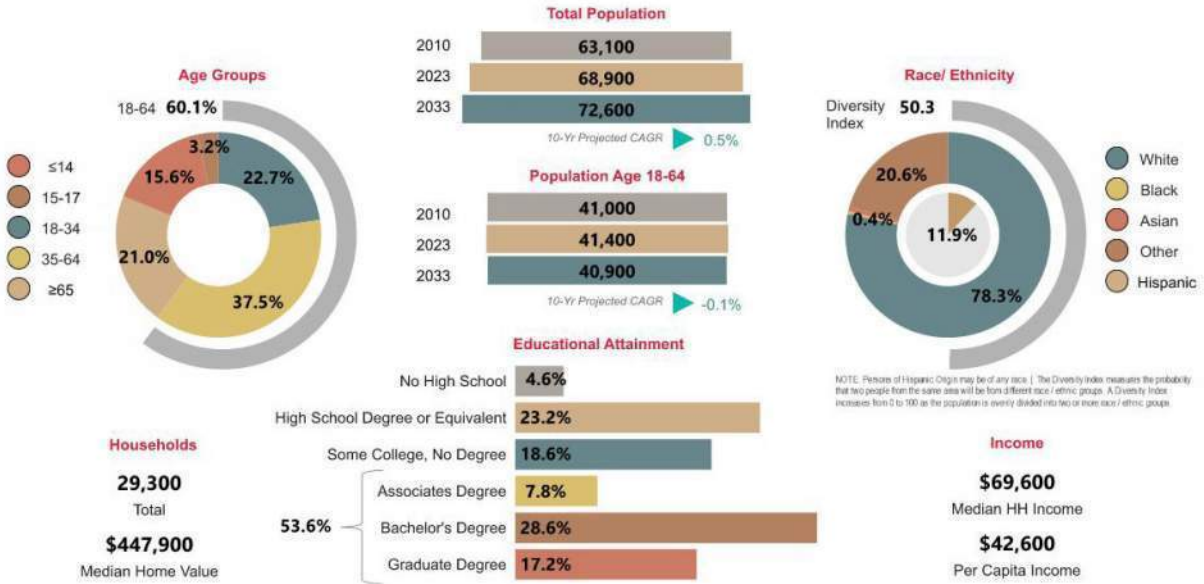- 2013-23 Age ≥65: 5.4% || 2023-33: 5.0%

FACILITY PROGRAMMING AND CONSULTING

Program / Data Overview

Market Summary

FACILITY PROGRAMMING AND CONSULTING

2023 ⌄ Mancos Catchment Area, 2023F ⌄   SOURCE: ESRI

Total Population

Year	Population
2010	63,100
2023	68,900
2033	72,600

10-Yr Projected CAGR ▶ 0.5%

Age Groups

18-64 60.1%

- 3.2% — ≤14
- 15.6% — 15-17
- 22.7% — 18-34
- 21.0% — 35-64
- 37.5% — ≥65

Legend:
- ≤14
- 15-17
- 18-34
- 35-64
- ≥65

Population Age 18-64

Year	Population
2010	41,000
2023	41,400
2033	40,900

10-Yr Projected CAGR ▶ -0.1%

Race/ Ethnicity

Diversity Index 50.3

- 20.6%
- 0.4%
- 11.9%
- 78.3%

Legend:
- White
- Black
- Asian
- Other
- Hispanic

NOTE: Persons of Hispanic Origin may be of any race | The Diversity Index measures the probability that two people from the same area will be from different race / ethnic groups. A Diversity Index increases from 0 to 100 as the population is evenly divided into two or more race / ethnic groups.

Educational Attainment

Level	Percentage
No High School	4.6%
High School Degree or Equivalent	23.2%
Some College, No Degree	18.6%
Associates Degree	7.8%
Bachelor's Degree	28.6%
Graduate Degree	17.2%

53.6%

Households

29,300 Total

$447,900 Median Home Value

Income

$69,600 Median HH Income

$42,600 Per Capita Income

Market Summary

FACILITY PROGRAMMING AND CONSULTING

2023 ⌄ Mancos Catchment Area, 2023F ⌄   SOURCE: ESRI

Businesses and Employment

Sector	PCT	Businesses	Employment	PCT
Health Care	11.1%	500	5,180	13.6%
Accommodation	7.8%	350	4,870	12.8%
Retail	12.6%	570	4,640	12.2%
Government	5.7%	260	3,510	9.2%
Education	2.9%	130	3,300	8.7%
Other Services	11.1%	500	2,200	5.8%
Administrative	3.3%	150	2,120	5.6%
Professional	9.9%	440	2,080	5.5%
Construction	8.1%	360	2,040	5.3%
Real Estate	6.3%	290	1,980	5.2%
Entertainment	2.6%	120	1,200	3.1%
Wholesale	2.4%	110	920	2.4%
Finance	3.7%	170	860	2.3%
Information	2.5%	110	720	1.9%
Manufacturing	2.3%	100	640	1.7%
Agriculture	1.2%	50	610	1.6%
Transportation	1.6%	70	530	1.4%
Unclassified	3.9%	180	340	0.9%
Utilities	0.6%	30	230	0.6%
Mining	0.2%	10	90	0.2%
Headquarters	0.1%	10	10	0.0%

Legend:
- Businesses
- Employment

An estimated **4,500** businesses are located within the Market Area and they employed approximately **38,060** workers.

In terms of employment, the **Health Care & Social Assistance** sector was the largest in the *Market Area with approximately **5,180** workers. This sector accounted for an estimated **500** businesses.

* Market Area: Is the same as the region referenced in the YELLOW bar highlighted at the top of the page

Occupations

- 17.9%
- 18.4%
- 63.7%

Legend:
- White Collar
- Blue Collar
- Services

Occupation	Percentage
Management	15.7%
Professional	25.0%
Sales	11.0%
Admin	12.0%
Farming	0.8%
Construction	5.9%
Maintenance	2.4%
Production	4.1%
Transportation	5.2%

Program / Data Overview

Key observations of the Mancos Campus Catchment Area analysis are listed below:

• Educational Attainment of Mancos is at State or above National averages
• Percent of Adult Population attaining Associates degree or above (Colorado Avg. 54.4%)
  • Mancos 53.6%
• Lower educational attainment reflected in lower household economic profile and funds available for education
• Median Household Income (Colorado Avg. $85,700)
  • Mancos $69,600
• Occupations classified as White Collar majority in all campus catchment areas
• White Collar occupations generally require higher level of educational attainment.
• Educational attainment poorly supports fastest growing occupations and local economy
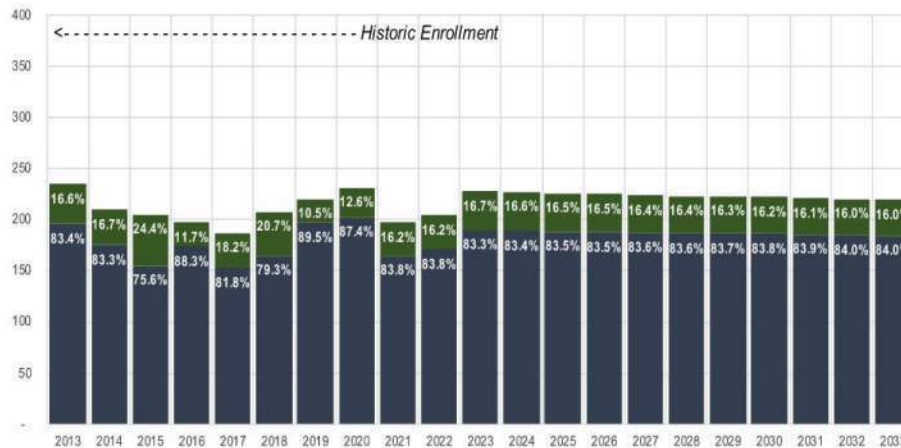
vii.   Enrollment Observations

After declining from almost 240 students in 2013, enrollment stabilized around 200 students between 2016 through 2019, prior to the impact of the COVID 19 pandemic. During the period most impacted by COVID 19, enrollment decreased approximately 16% before increasing by 2023 to around 228 students. COVID also increased reliance on hybrid and on-line students to maintain enrollment.

Total Fall Headcount Enrollment and Learning Mode Share
Pueblo Community College: Mancos Campus
SOURCE: Pueblo Community College and Facility Programming and Consulting

Program / Data Overview

vii. Enrollment Projections

The purpose of the Market Analysis is to provide a data-driven framework to assist in planning the Master Plan. Key enrollment observations of the analysis are listed below:

- The average of enrollment projections for the Mancos campus suggests a modest future decrease in enrollment based on contributory populations
- All campuses except Mancos show an increase in the proportionality of hybrid students

II.H. INSTITUTIONAL ECONOMIC DATA - ROLE WITHIN LOCAL, REGIONAL, AND STATE ECONOMIES

Pueblo Community College (PCC) supports economic growth within local, regional, and state economies through workforce development, community engagement, partnerships, innovation, and educational access. PCC collaborates closely with business and industry to understand their workforce requirements and develop programs that align with those needs. PCC's Pueblo Corporate College offers non-credit educational opportunities through customized workforce training and professional development opportunities. Pueblo Corporate College provides educational opportunities to an average of 2,000 non-degree seeking students each year. These programs often serve as pipelines into PCC's academic degree and certificate programs. Partnerships with business and industry ensures that skills gaps are addressed and that graduates are equipped with the skills and knowledge necessary to fill available jobs, thereby reducing unemployment and strengthening the local labor market. By offering industry recognized credentials, certificates, and degrees in various fields such as healthcare, technology, manufacturing, and business, PCC helps to develop a skilled workforce that can contribute to the local economy.

PCC serves as a gateway to higher education for many individuals who may not have had access otherwise. One example of educational access is in PCC's Prison Education Programs. PCC offers degrees, certificates, and industry recognized credentials to incarcerated students in state, federal and youth facilities across the state. By providing affordable tuition, flexible scheduling, and supportive services, PCC helps to increase educational attainment levels within the community, which is critical for long-term economic success.

PCC partners with local businesses, government agencies, community organizations, and other educational institutions to foster innovation and entrepreneurship. PCC has been the host for the Southern Colorado Small Business Development Center for over 30 years. These collaborations lead to the creation of new businesses, products, and services that further contribute to economic development and diversification. Overall, Pueblo Community College serves as a cornerstone of economic development and prosperity locally, regionally, and statewide by providing education, training, and resources that empower individuals and drive economic growth.

i. Organizations and employer partners of PCC

- 3 Rocks Engineering
- Amentum
- Archuleta County
- Arkansas Valley Correctional Facility
- Bal Seal Engineering
- Bechtel
- Bent County Correctional Facility
- Bona
- Boys and Girls Club of Pueblo
- Buena Vista Correctional Center
- BWD Construction
- CAE USA, Inc. - Doss Aviation
- Campus at Lookout Mountain
- Canon Construction Company
- Canon Minimum Centers
- CEMEX Lyons Cement Plant
- Centennial Correctional Facility
- City of Pueblo
- Collins Aerospace (Goodrich)
- Colorado Department of Corrections
- Colorado Department of Transportation
- Colorado Department of Youth Services
- Colorado Fire Sprinkler
- Colorado Territorial Correctional Facility
- Cooper & Turner
- CR Minerals
- Crowley County Correctional Facility
- CS Wind
- DeBourgh Manufacturing
- Delta Correctional Center
- Denver Women's Correctional Facility
- Department of Health and Human Services - Pueblo
- Division of Vocational Rehabilitation
- EVRAZ
- FCI Florence
- Federal Bureau of Prisons
- Fremont Correctional Facility
- Fomcore
- Fuel & Iron Food Hall
- GCC Rio Grande
- Grand Mesa Youth Services Center
- GRID Alternatives
- Gulfco Manufacturing
- Hirsh Finishes

- Hospital Cooperative Laundry
- Johnny's Boiler Shop
- Key Structures
- Habitat Construction
- Highside Garage
- Holcim Portland Cement
- La Vista Correctional Facility
- Limon Correctional Facility
- Lisbon Valley Mining Company
- ModStreet
- Montezuma Water Company
- Mount View Youth Services Center
- Mt. Carmel Veterans Services
- MxV Rail
- NeighborWorks Southern Colorado
- Newmont Mine
- Oliver Manufacturing
- Owens Corning Roofing
- Pagosa Springs Community Development Corporation
- pewag Traction Chain
- Platte Valley Youth Services Center
- Pueblo Bank and Trust
- Pueblo Water
- Pueblo Wireless Doctor
- Pueblo Workforce Center
- Real Property Management Steel City
- Region 9 Economic Development District
- Rifle Correctional Center
- Savage Services
- Silverback Consulting
- Ska Brewing
- Southern Colorado Economic Development District (SCEDD)
- Spring Creek Youth Services Center
- Sterling Correctional Facility
- TR Toppers
- Trane Technologies
- Trapper Mine
- Trinidad Correctional Facility
- Upper Arkansas Area Council of Governments
- Ute Mountain Ute Reservation
- Nortrak
- Youthful Offenders System
- Walter's Brewery
- Westwind Wood Specialties

3

EXISTING CONDITIONS ASSESSMENT / CONCLUSIONS

III.A. Regional context
III.B. Current land use map
III.C. Building locations map
III.D. Current space inventory
III.E. Overview of current space utilization / space needs
III.F. Facility conditions index by building map or narrative
III.G. Topographic map
III.H. Subsurface soil conditions
III.I.   100-year flood map
III.J.   Circulation systems map
III.K. Utility systems maps
III.L.   Stormwater management map or narrative
III.M. Athletics / parks / recreational fields / open space map
III.N.   Assessment of current campus aesthetics

Existing Conditions / Conclusions

III.   EXISTING CONDITIONS ASSESSMENT / CONCLUSIONS

III.A.   REGIONAL CONTEXT

i.   Location and Uniqueness

The Mancos Campus of Pueblo Community College is situated between Mancos and Cortez, Colorado, within rural Montezuma County. This expansive county is divided into thirds: approximately one-third consists of tribal land, another third is federal land managed by entities such as the National Park Service, the United States Forest Service, and the Bureau of Land Management, while the remaining third is comprised of private or state/county-owned land.

The Mancos Campus is located along the eastern boundary of Montezuma County, which is home to roughly 25,849 residents. Within this population, Mancos accommodates about 1,200 residents, while Cortez is more populous with around 8,855 residents. Positioned just west of the entrance to Mesa Verde National Park, the area is surrounded by rangeland and mountains, sitting at an elevation of 6,700 feet.

In recent years, Durango's growth has extended to Mancos, fostering the development of the town as something of an art colony. Aramark, the concessionaire for Mesa Verde National Park, operates facilities within Mancos. Cortez serves as a local commercial hub, competing with Durango to the east and Farmington, New Mexico to the south. Its economy heavily relies on tourism, driven by attractions such as nearby Mesa Verde National Park, San Juan National Forest, Bureau of Land Management (BLM) lands including Canyons of the Ancients National Monument, as well as the Ute Mountain Ute Tribe and Navajo Indian Reservations.
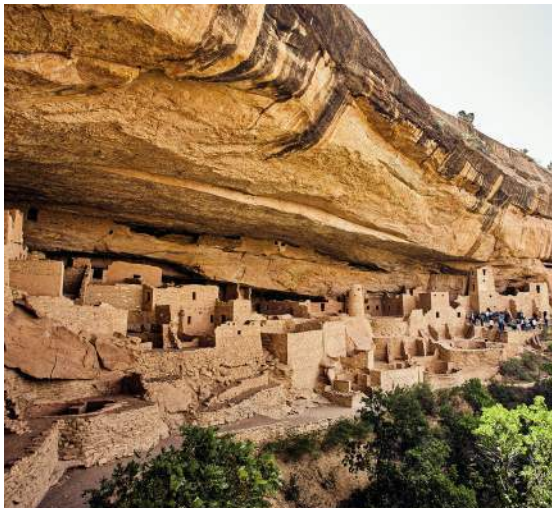
Existing Conditions / Conclusions

ii.   Regional transportation / circulation

State and US Highways

The area is served by State Highway 160, which connects Cortez to the west of the Mancos Campus to Walsenburg to the east.

Bus Routes

There is no municipal bus service in Mancos or Cortez. Bustang, the regional bus service offered by the Colorado Department of Transportation has a stop in Mancos and Cortez on the Bustang Outrider Durango-Grand Junction route.

Railway

Montezuma County currently has no operational commercial rail service.

Air

The nearest airport, Cortez Municipal Airport, a general aviation airport, has no commercial scheduled passenger service. The Grand Junction Regional Airport is the closest commercial airport with daily service by regional airlines.

III.B.   CURRENT LAND USE MAP

i.   Campus building functions by locations

The Mancos Campus of Pueblo Community College is between Mancos and Cortez, Colorado, within rural Montezuma County. The academic facilities are comprised of approximately 32 acres and is accessed from Hwy 160. The majority of academic, administrative, and support functions are housed in the Main Building. There are three outbuildings on campus that contain he following functions, Building A hosts the Law Enforcement Academy, Building B hosts the Welding program, and Building C (Med Shed) hosts Health Professions functions.

ii.   Land uses adjacent to the campus

The Montezuma County zoning map designates Pueblo Community College's Mancos Campus zoned as "COMZ" which is a Commercial Zone use. The Montezuma County zoning code defines this zone as follows, "The Commercial Zone allows for the establishment and expansion of uses that are predominately commercial. Establishment of commercial zoning requires the existence or establishment of infrastructure capable of supporting commercial uses. Commercial Zoning is also contingent on a setting where significant adverse impacts on residential and agricultural uses can be avoided or mitigated." The campus is surrounded on all four sides by Bureau of Land Management (BLM) lands. Neighboring lands also include "A-80+" zoning, which is large scale agricultural uses, and "A/R ES", which includes existing residential subdivisions. See the Montezuma County Zoning Map on the next page for more information.
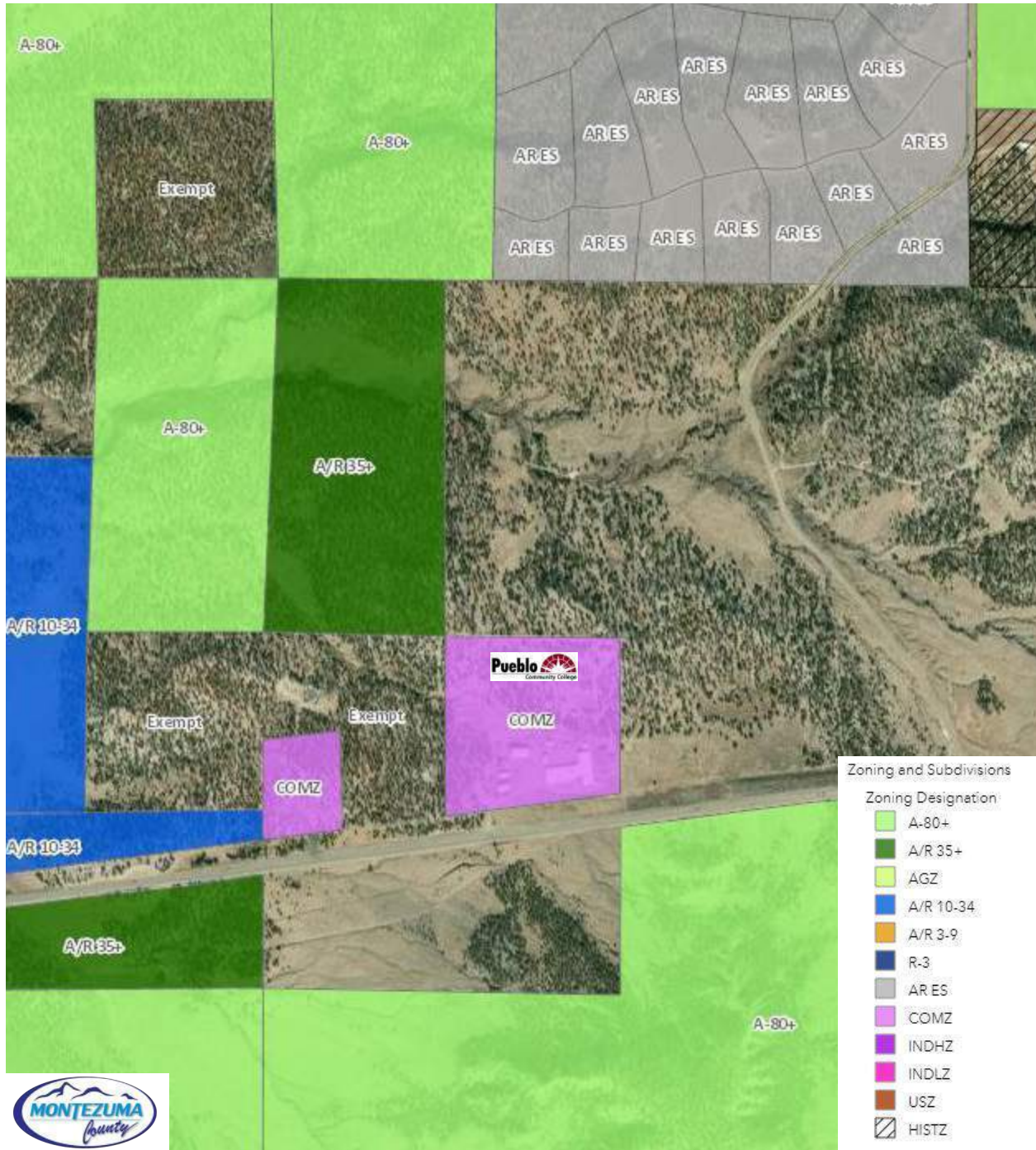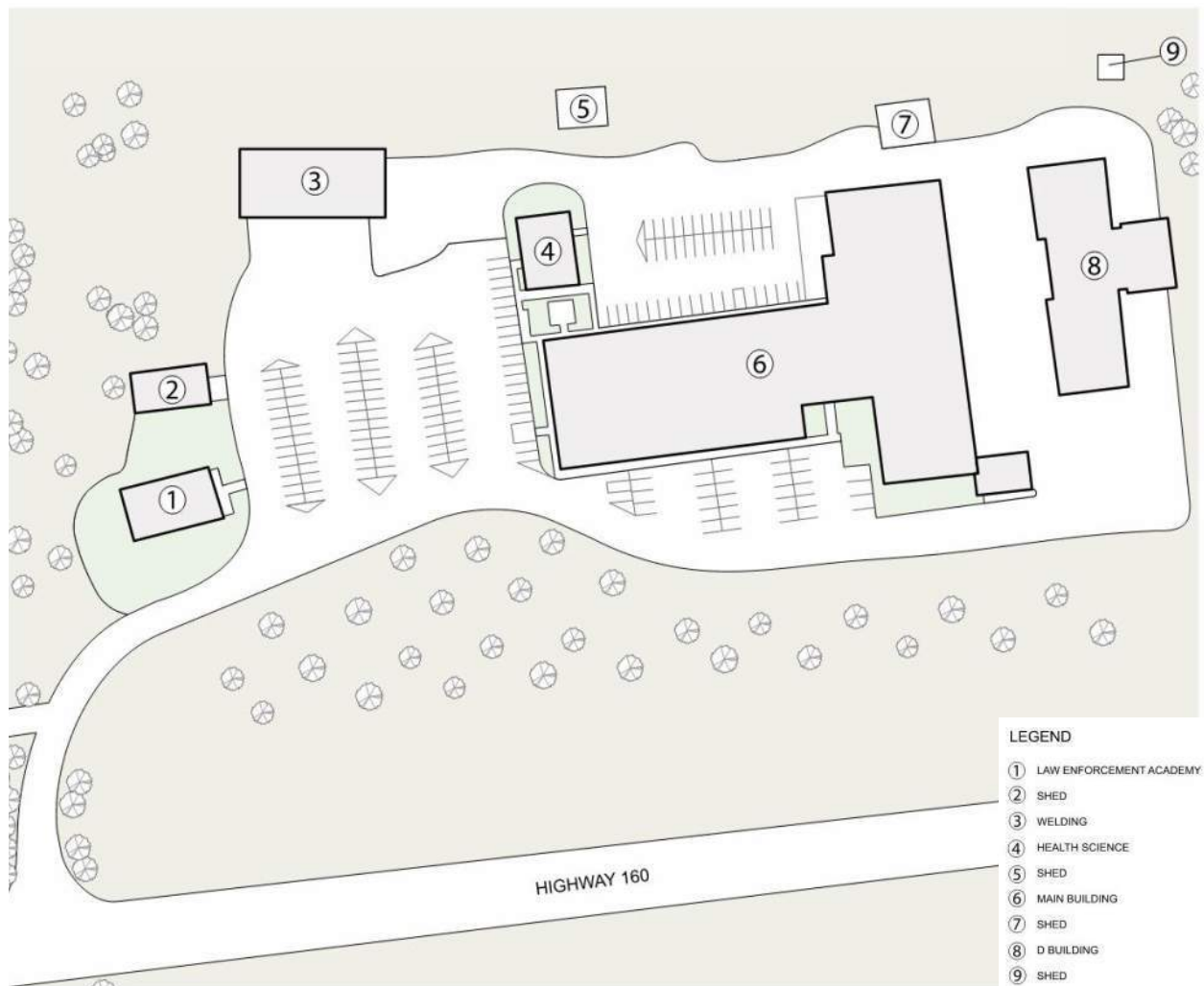
Existing Conditions / Conclusions

III.C. BUILDING LOCATIONS MAP

i. Current footprints

The Law Enforcement Academy is a one story building and is approximately 3,150 gross square feet. The Welding Building is a one story building with a messanine and is approximately 7,200 gross square feet. The Health Science Building is a one story building and is approximately 2,501 gross square feet. The Main Campus Building is mainly a one story building but has a partial second floor. It is approximately 50,859 gross square feet. The D Building is a one story building and is approximately 15,164 gross square feet. This building is currently unoccupied.

LEGEND

①	LAW ENFORCEMENT ACADEMY
②	SHED
③	WELDING
④	HEALTH SCIENCE
⑤	SHED
⑥	MAIN BUILDING
⑦	SHED
⑧	D BUILDING
⑨	SHED

HIGHWAY 160

III.D. CURRENT SPACE INVENTORY

The Facility Inventory is a comprehensive list of interior Assignable Square Feet, or ASF, in a building. Based on the 2006 edition of the Postsecondary Facilities Inventory Classification Manual (FICM), published by the U.S. Department of Education Institute of Education Sciences (IES) National Center for Education Statistics, each room or area in the building is assigned a Space Use Code and Space Use. The Facility inventory also includes additional information on the Room Name, Department, College/Administrative Unit – see example below. The Refer to Appendix V.C. for the complete Facility Inventory of the PCC Mancos Campus.

MANCOS BUILDING - FACILITY INVENTORY

Level	Room Number	Space Use Code	Space Use	Name	Area	FMP-Department	FMP-College-Unit
1ST FLOOR							
1ST FLOOR	-	725	SHOP SERVICE	STORAGE	902 SF	FACILITY SERVICES	VP OF ADMINISTRATION & FINANCE
1ST FLOOR	100	315	OFFICE SERVICE	GO-ZONE ENROLLMENT CENTER	1034 SF	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS
1ST FLOOR	100A	310	OFFICE	OFFICE	180 SF	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS
1ST FLOOR	100B	310	OFFICE	OFFICE	121 SF	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS
1ST FLOOR	100E	660	MERCHANDISING	VENDING	186 SF		VP OF STUDENT SUCCESS
1ST FLOOR	101	110	CLASSROOM	CLASSROOM	516 SF	ARTS & SCIENCES	VP OF ACADEMIC SERVICES
1ST FLOOR	102	660	MERCHANDISING	BOOKSTORE	1005 SF		VP OF STUDENT SUCCESS
1ST FLOOR	102A	310	OFFICE	ACADEMIC SERVICES	121 SF	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS
1ST FLOOR	102B	310	OFFICE	CASHIER	121 SF	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS
1ST FLOOR	102C	310	OFFICE	DIRECTOR ACADEMIC SERVICE	121 SF	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS
1ST FLOOR	102D	665	MERCHANDISING SERVICE	ID CARD STORAGE	261 SF		VP OF STUDENT SUCCESS
1ST FLOOR	102E	660	MERCHANDISING	STUDENT PANTRY	284 SF		VP OF STUDENT SUCCESS
1ST FLOOR	103	110	CLASSROOM	CLASSROOM	518 SF	ARTS & SCIENCES	VP OF ACADEMIC SERVICES
1ST FLOOR	104	210	CLASS LABORATORY	GENERAL LAB PC'S	473 SF		VP OF ACADEMIC SERVICES
1ST FLOOR	105	310	OFFICE	OFFICE	126 SF		VP OF ACADEMIC SERVICES
1ST FLOOR	106	650	LOUNGE	LOUNGE	192 SF		VP OF ACADEMIC SERVICES
1ST FLOOR	107	310	OFFICE	OFFICE	136 SF		VP OF ACADEMIC SERVICES
1ST FLOOR	108	110	CLASSROOM	CLASSROOM	794 SF	ARTS & SCIENCES	VP OF ACADEMIC SERVICES
1ST FLOOR	109	110	CLASSROOM	CLASSROOM	820 SF		VP OF ACADEMIC SERVICES
1ST FLOOR	109A	115	CLASSROOM SERVICE	STORAGE	101 SF		VP OF ACADEMIC SERVICES
1ST FLOOR	110	110	CLASSROOM	CLASSROOM	793 SF		BUSINESS & TECHNOLOGY
1ST FLOOR	111	310	OFFICE	OFFICE	114 SF		VP OF STUDENT SUCCESS
1ST FLOOR	112	110	CLASSROOM	CLASSROOM	621 SF		ARTS & SCIENCES
1ST FLOOR	113	315	OFFICE SERVICE	TESTING CENTER	526 SF	LEARNING CENTER/TEST CENTER	VP OF STUDENT SUCCESS
1ST FLOOR	114	310	OFFICE	INSTRUCTORS OFFICES	543 SF		VP OF ACADEMIC SERVICES
1ST FLOOR	114A	310	OFFICE	OFFICE	166 SF		VP OF ACADEMIC SERVICES
1ST FLOOR	115	210	CLASS LABORATORY	EMS	815 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	115A	310	OFFICE	OFFICE	144 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	115B	310	OFFICE	OFFICE	99 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	115C	215	CLASS LABORATORY SERVICE	EMS	213 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	115D	215	CLASS LABORATORY SERVICE	EMS	147 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	115E	110	CLASSROOM	CLASSROOM	488 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	116	210	CLASS LABORATORY	HEALTH OCCUPATIONS LAB	829 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	116A	310	OFFICE	OFFICE	95 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	116B	215	CLASS LABORATORY SERVICE	STORAGE	158 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	118	110	CLASSROOM	HEALTH OCCUPATIONS CLASSROOM	758 SF	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES
1ST FLOOR	119	650	LOUNGE	FACULTY LOUNGE	202 SF		VP OF ADMINISTRATION & FINANCE

III.E. OVERVIEW OF CURRENT SPACE UTILIZATION / SPACE NEEDS

Utilization analysis requires detailed data on the physical distribution of students by time of day and instructional classroom or laboratory assignment. Much of the scheduling data for satellite campuses is recorded in aggregate. The data does not provide the specific information required to be able to calculate utilization of individual spaces. No utilization information is provided in this report for the Mancos campus.

Existing Conditions / Conclusions

III.F.   FACILITY CONDITIONS INDEX BY BUILDING MAP OR NARRATIVE

i.   Assessment Approach

The facility assessment and inventory process used evaluates architectural elements to the extent possible from visual observations and analysis. The facility assessment observations are utilized to inform our recommendations and cost projections for the facilities deferred maintenance program. The steps taken to assess the facilities were as follows:

Review facility condition information: First, the critical building data is reviewed and captured in a manner that reveals individual building and system-wide deficiencies as they exist today. We independently and objectively reviewed any existing building drawings, documents, and existing conditions prior to evaluating the existing conditions of the facilities with building related personnel. Our on-site investigations examined all major architectural elements within the facilities for both condition and suitability.

Identify current problems: Our team included experienced architects, each of whom brought a unique perspective to the existing condition's evaluation. The team first independently reviewed and tabulated the existing conditions of the site, building systems which revealed a list of attributes and deficiencies. After the initial assessment was compiled, the team then evaluated and prioritized deficiencies.

Evaluate and prioritize deficiencies: The facility assessment broke down the deficiencies into detailed individual items that could be evaluated for cost and scored based on specific criteria. Each deficiency item was given a score based on a mathematical calculation based on three levels of criteria:

- The first criteria (Level 1) included four different classifications used to identify the condition of the issue, which answers the following question: "When is the problem likely to occur?"
- The second criteria (Level 2) is the category of deficiency. Is this a life safety issue, or does the item create potential damage to the building, or create a building code issue? Level 2 includes 11 different conditions used to identify the issue, "What is the problem or concern?"
- The third criteria (Level 3) is the consequence to the building or inhabitants based on the current condition of the item. Level 3 includes eight different descriptions used to identify the seriousness of the issue, "What happens when failure occurs?"

Objectively outlining these three criteria provided a mathematical value for each item identified. The lower the number generated, the higher the priority should be to the owner. The higher numbers generated by the calculation are items that are not expected to fail as quickly or cause interruption of the use of facility.

Existing Conditions / Conclusions

An important aspect of evaluating the cost of correcting a conditional deficiency is understanding the entire scope of work that is required. For example, site paving could be cracked and deteriorated, but the underlying issue is most likely related to poor site grading, soil conditions, or storm drainage. These issues must be evaluated based on the data available and included to determine the total cost to repair any deficiencies

ii.   Deficiency Categories

Through the assessment of over four million square feet of existing facilities in the last five years, RTA has developed a simplified method of grouping the scoring criteria to assist owners in assessing deferred maintenance priorities.

Each facility has a complete tabulation of each item identified. This allows for evaluation of each item associated with a specific facility. In addition, RTA has developed four general categories to simplify evaluation by the owner. The following categories correspond to the Final Ranking (column K) on the Condition Analysis Matrix:

0-25 Category, this category requires creation of an action plan to address these items within a short period of time, generally less than three years or as quickly as possible.

26-50 Category, this category does not require immediate attention, but an action plan to address these items in the next 5 years should be considered.   These items have not failed and generally do not pose an immediate risk to the building or occupants,

51-100 Category, this category identifies long-term items, or items which may not affect building or program operation, but planning should occur to re-evaluate and address these items in the future. Typically, these items require attention within the next 6-10 years.

Over 100 Category, item scores over 100 typically identify other long-term items, or items which will not affect building or program operation, but have been identified by the assessment team or owner as general improvements or very long-term maintenance items.

iii.   Cost Criteria

Estimated Construction Cost: The construction cost presented for each item was based on the estimated construction cost at the time of the assessment. RTA evaluated the general quantity of work and applied recent construction cost data from similar projects and scopes of work along with construction cost input from General Contractors and other industry resources such as RS MEANS construction cost data to determine the general estimated cost of construction.

Existing Conditions / Conclusions

Soft Cost Criteria: Other factors influence the estimated construction cost for a specific deficiency and need to be included in the estimation. For instance, each line item may require additional construction to allow the work to occur, and not all aspects of the construction cost can be anticipated without an in-depth investigation of hidden conditions within the building or site. Beyond the scope of construction, other costs will be incurred to complete the work including: permitting costs, construction testing, and design fees. In addition, the owner should have a construction contingency to address unanticipated construction conditions and changes in construction costs. The soft cost criteria should be modified depending on the complexity of the construction contemplated and the timing of construction work. We have set aside 20% of the direct construction cost for "Soft Costs" depending on the criteria considered. The logic behind this is that there would not be extra costs like tap fees, permitting fee, soils investigation and survey fees and we feel they would not be a significant factor. Normally on large scale new projects we estimate soft costs at around 35% during this type of preliminary stage.

Final Evaluation: Pueblo Community College must review the items and determine if they align with the organization's expectations, goals, and aspirations. The assessment data provides a summary of the facility on a given day and time and may change based on operation and owner's goals. This data can serve as current and future evaluation criteria, as well as a long-range planning tool to organize capital improvement strategies.

iv.   Facilities Assessment Overview by Building

Deficiencies identified at each of the Pueblo Community College campus buildings include but are not limited to the items noted as follows.

Level 1	Assessment Rating	
		Needs Immediate Action/Life Safety Issue
2		Replace within 5 Years
3		Replace within 6-10 Years
4		Improvement Item
Level2	**Category - What is the problem or concern?**	
	1	Life Safety - This is unsafe
	2	Potential for damage to the building
	3	Code Issues.
	4	Space characteristics / adequacies
	5	ADA Issues.
	6	A component of a system or an entire system needs to be added or replaced.
	7	A component of a site element or an entire site system needs to be replaced.
	8	The Association would prefer a different product, system or equipment.
	9	Input from facility users and administrators.
	10	Politically expedient.
	11	System has been checked and does not have a problem
Level3	**Consequences - What happens when failure occurs?**	
	1	Failure may compromise building occupant safety & health
	2	When failure occurs, complete or partial closure of the facility is necessary.
	3	Failure will cause damage to other components or elements but closure is not necessary
	4	Component does not meet current building code or ADA as required.
	5	Programmatic - Existing space does not meet the goals of the association or site.
	6	Positive cost or benefit. Correction in conjunction with another project could save money.
	7	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature.
	8	No failure/consequences expected
Final Rank		
		The final rank gives you a score from the highest priority of 1 up to a maximum value of 352 which would indicate the lowest priority item in the list. Typically, you would start to address any deficiences in the order from 1 to 352.
Example	**Item - If the roof is leaking the ranking would be:**	
	1	Ranking - (1) Needs Immediate Action/Life Safety Issue (Red)
x	2	Failure has potential to damage to the building
x	3	Failure will cause damage to other components or elements but closure is not necessary
=	6	Final Ranking calculated value

Mancos – Main Building (MMB)

- Paring / Paving: Replace asphalt paving at North, South, and West parking lots.
- Code / ADA – Site: Restripe accessible parking spots and provide accessible parking signs at North, South, and West parking lots.
- Code / ADA – Men's and Women's Restrooms: Remodel four (4) restrooms to provide adequate door configuration/width, accessible route width, and accessible stall configuration.
- Code / ADA: Construct elevator to service second floor.
- Code / ADA: Install automatic fire sprinkler system at first and second floor.
- Roofing: A new TPO roof system has been installed in the last five years.

Mancos – Health Sciences Building (MHS)

- Code / ADA – Site: Remove and replace existing curb ramp w/ ADA compliant curb ramp and landing/sidewalk.
- Code / ADA – Men's and Women's Restrooms: Remodel two (2) restrooms to provide adequate door configuration/width, accessible route width, and accessible stall configuration.

Mancos – Law Enforcement Academy (MLEA)

- Building Envelope: Exterior door at Southwest corner of building needs to be adjusted or replaced to close properly.
- Building Envelope: Repaint metal siding at north side of building.

Mancos – Welding Academy (MWB)

- Building Envelope: Repaint metal siding at north side of building.
- Code / ADA – First Floor Restroom: Configuration does not have separate facilities for men and women. There is a shared gang lavatory, and a separate toilet room for each sex. Remodel to provide separate facilities for each sex. Remodel to provide accessible fixtures.

III.G.   TOPOGRAPHIC MAP

The topography for the Mancos Campus is shown in the site map below in 10' increment topography lines. The site generally slopes from Highway 160 to the southeast to the northwest corner of the site. The site adjacent to the main building is relatively flat except for the portion of land that slopes between Highway 160 and the access road to the south of the Main Building, which includes portions of the right of way. The site extending away from the building and to the hillside at the northeast has grades up to 25%.

III.H.   SUBSURFACE SOIL CONDITIONS MAP

Soil conditions were obtained from the Web Soil Survey mapping tool created by National Resources Conservation Service (NRCS) and the United States Department of Agriculture (USDA). Sideshow silty clay loam, 3 to 6 percent slopes and Sideshow – zigzag complex, make up the majority of PCC's Mancos Campus / area of interest. Reference the Web Soil Survey Map provided below for context and additional information can be found at https://websoilsurvey.nrcs.usda.gov/app/

Cortez Area, Colorado, Parts of Dolores and Montezuma Counties (CO671)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
42	Gladel-Pulpit complex, 3 to 9 percent slopes	0.9	3.2%
124	Sideshow silty clay loam, 3 to 6 percent slopes	13.0	48.5%
126	Sideshow-Zigzag complex, 3 to 25 percent slopes	13.0	48.3%
Totals for Area of Interest		**26.9**	**100.0%**
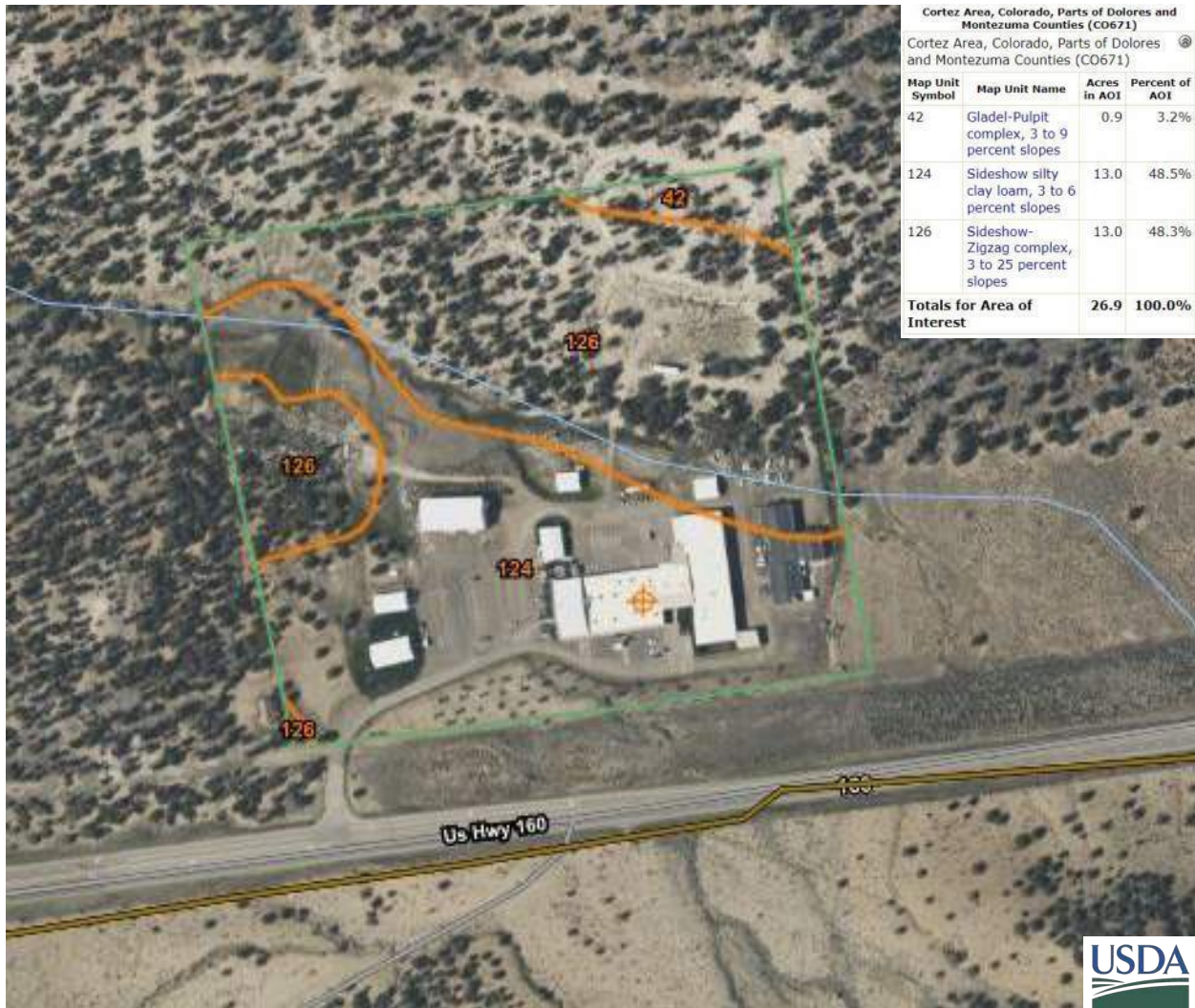
III.I.   100-YEAR FLOOD MAP

Flood data information for PCC was obtained from Flood Insurance Rate Map (FIRM) from FEMA, the Federal Emergency Management Agency (www.msc.fema.gov) The map number 08083C0850C was effective on September 26, 2008. The map designates the campus of Pueblo Community College Mancos as Zone X. According to the FEMA Glossary, Zone X is "the area determined to be outside the 500 year flood and protected by levee from 100 year flood". Reference the Flood Insurance Rate Map provided below for context and additional information can be found at www.fema.gov.

III.J.   CIRCULATION SYSTEMS MAPS

i.   Pedestrian circulation

Dedicated pedestrian circulation on the Mancos campus is minimal and mainly consists of concrete sidewalks along the perimeter of the Main Building, and at the entrances to buildings A, B and C. Reference the site plan below to see specific pedestrian pathways.

LEGEND

1 LAW ENFORCEMENT ACADEMY
2 SHED
3 WELDING
4 HEALTH SCIENCE
5 SHED
6 MAIN BUILDING
7 SHED
8 D BUILDING
9 SHED
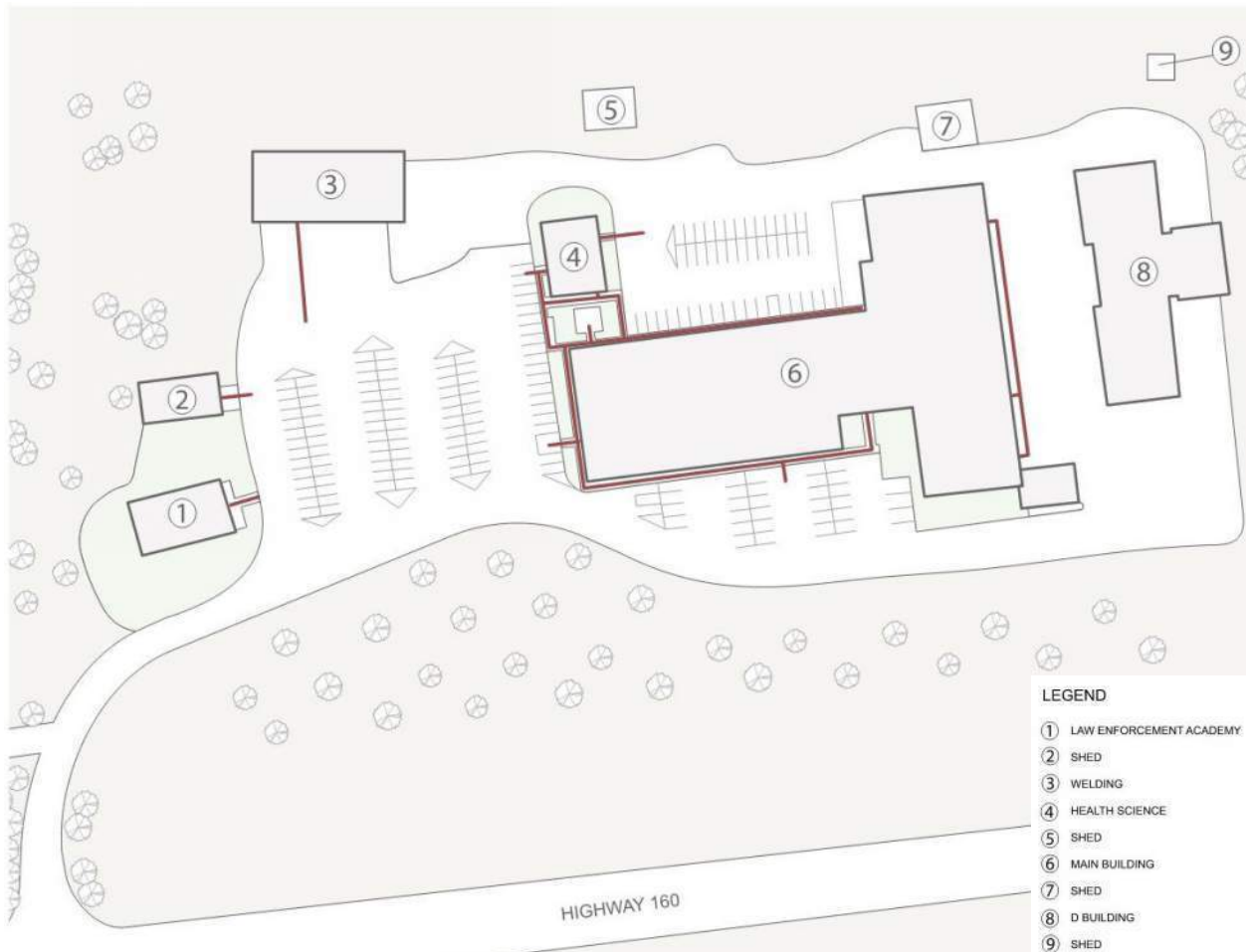
HIGHWAY 160

Existing Conditions / Conclusions

ii.   Vehicular circulation

The PCC Mancos campus has a main drive road extending north from Highway 160 to the campus site. A perimeter access road encircles the main building and provides access to each of the three outbuildings, A, B and C. Reference the site plan below to see drive locations, traffic levels, and campus parking lot locations.

HIGHWAY 160

HEAVIER VEHICULAR MOVEMENT
LIGHTER VEHICULAR MOVEMENT
PRIMARY ENTRANCE

iii.   Bicycle circulation

The PCC Mancos campus is in a remote, rural location, and does not readily allow for commuting to campus via bicycle. However, the Chutes and Ladders trail area off of County Road 34 on nearby BLM lands does have trails for biking.

III.K. UTILITY SYSTEMS MAPS
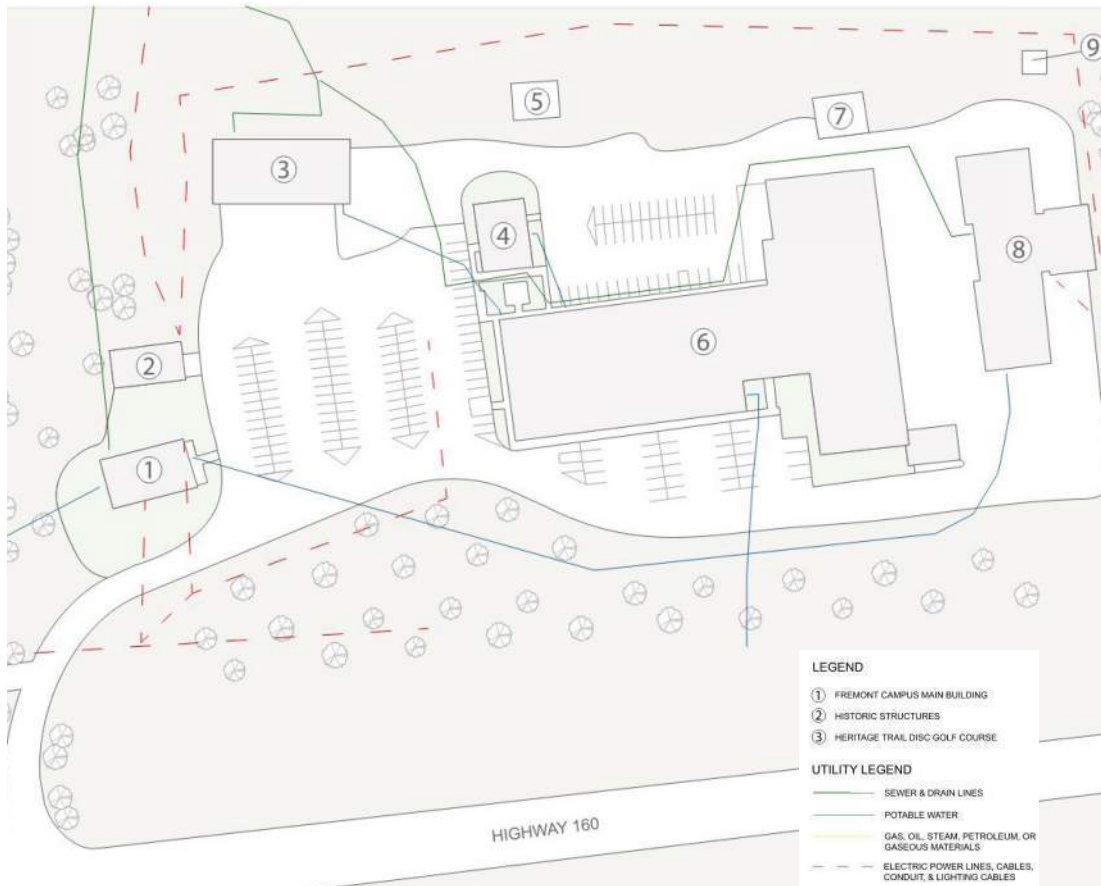
i. Water systems

Domestic water is supplied by Mancos Water District via a 2" copper main line from the south. Plastic 2" lines serve the "D" and "A" Buildings. Water lines to the Welding Building "B" and the Med Shed originate from the Main Building. As noted in the Facility Assessment, the college should consider providing an automatic fire sprinkler system to the building to enhance building and life safety for the campus. Wastewater system sewage lagoons are located northwest of the buildings.

ii. Heating systems

The site uses propane gas as the main fuel for heating. In 2015 a major project was undertaken to replace existing Roof Top Units with Gas-Fired, Electric R-410a Refrigeration, Down Discharge, Packaged Rooftop Units.

iii. Electrical systems

Empire Electric Association, a rural electric cooperative, provides electrical service for the PCC Mancos campus. Electrical service enters the site overhead at a pole located near the campus entrance drive. The electrical service is routed underground at the pole and generally runs along the northern edge of campus and then into each of the buildings on campus.

iv. Technology infrastructure

CenturyLink provides telephone and internet service to the PCC Pueblo Campus. Per the Information Technology Master Plan for the Pueblo Community College, Central Administration and Local Administration services are provided to the campus as follows.

Central administrative computing is processed by the Colorado Community College System office in Denver. Some of the primary functions include the following:

- Installation and support of the Wide Area Network Infrastructure (WAN)
    - Production (Non-Guest Network) Firewalls, SPAM filters, antivirus, and Intrusion detection
    - Banner ERP supporting Finance, Financial Aid, Student Information, Payroll, and Human Resources
    - Student and Employee Email
    - Office 365 Oversight, configuration, storage, and etc.
    - Centralized Phone System Hardware and Software administration, management, and support.
    - Centralized licensing Contracts and procurement of consolidated application purchases

These areas each comprise multiple standards, which will be expanded as necessary to meet the needs of the business community. All other standards are governed within the Administration and Finance Division for PCC, which includes Local Administration.

Local Administration includes the following highlights:
- Local administrative and instructional computing designed, implemented, and supported by PCC Information Technology Services / information technology. The department is comprised of 9 FTE positions in support of four campus locations and the virtual campus.

Existing Conditions / Conclusions

III.L.   STORMWATER MANAGEMENT MAP OR NARRATIVE

The PCC Mancos campus does not have a storm water management plan. The Main Building has a gutter and downspout system, which directs flow onto adjacent paved surfaces – concrete sidewalk or asphalt paving. The other buildings on campus do not have gutters/downspouts and water flows directly from the roof to the ground below. Currently stormwater flows from the western area of the campus are generally directed to the northwest corner of the site and towards a landscape swale to the west of Building B. The remainder of the site has stormwater that sheet flows into the adjacent landscape.

III.M.   ATHLETICS / PARKS / RECREATIONAL FIELDS / OPEN SPACE MAP

The approximately 32-acre campus site has abundant open space that is mostly native landscape and trees. The north end of the property was previously used for outdoor training skills by the Law Enforcement Academy students. There are athletic fields or parks on the campus.

LEGEND
1. LAW ENFORCEMENT ACADEMY
2. SHED
3. WELDING
4. HEALTH SCIENCE
5. SHED
6. MAIN BUILDING
7. SHED
8. D BUILDING
9. SHED
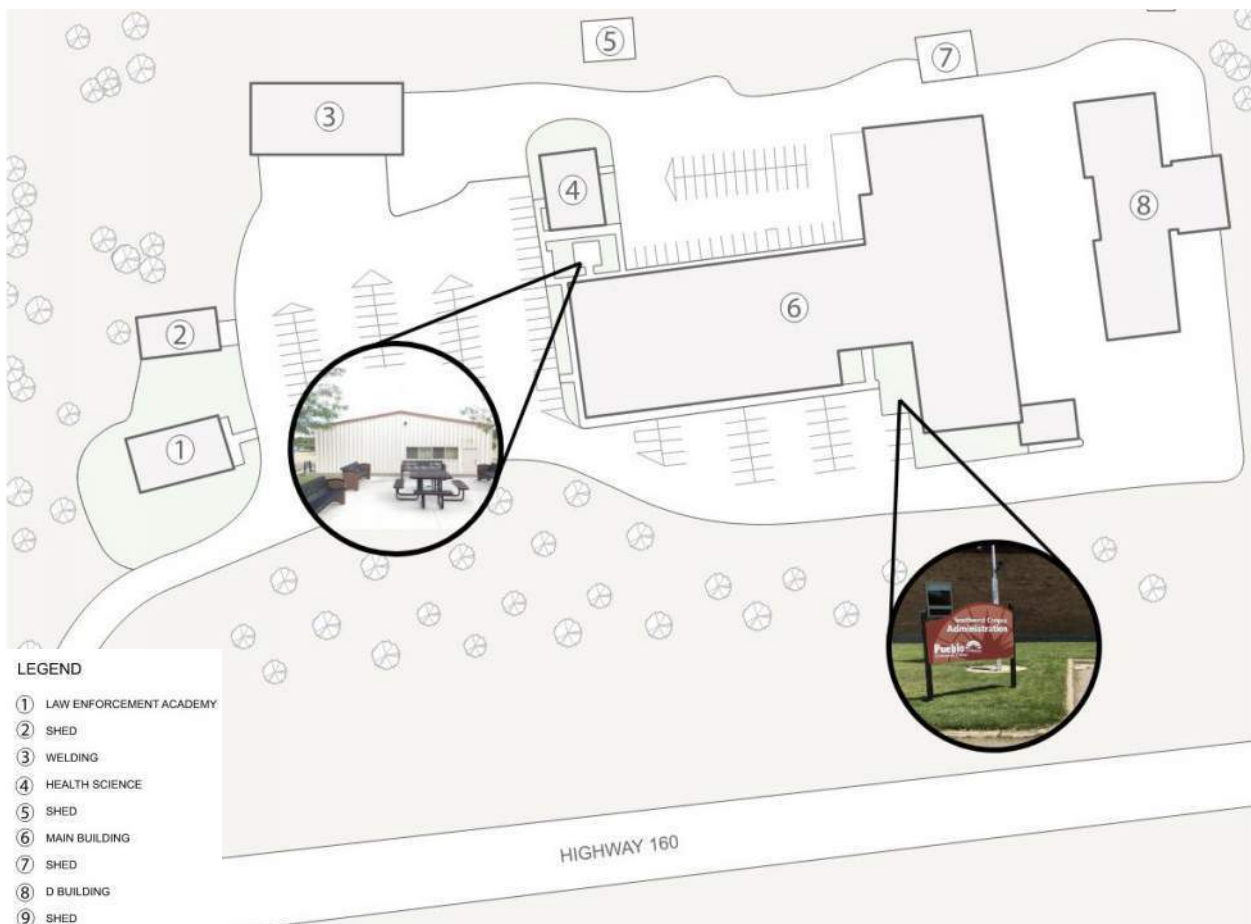
III.N.   ASSESSMENT OF CURRENT CAMPUS AESTHETICS

i.   Architecture

The Main Building on the PCC Mancos campus is a one-story, buff and orange brick clad structure with exposed painted glue-laminated beam roof structure. The façade is punctuated by mostly small rectangular windows and doors. The main building entry has a lighter, more airy feel that is accomplished by integrating large expanses of glass along the length of the entrance. The Main Building entry is also distinguished from the remainder of the structure by a sloped standing seam metal roof. The majority of the main building has a low-slope, tan, membrane roofing. Buildings A, B and C on the campus are utilitarian, tan colored vertical metal siding clad structures with white metal roofs. (You can add the Admin & Welding building photos)

LEGEND

1. LAW ENFORCEMENT ACADEMY
2. SHED
3. WELDING
4. HEALTH SCIENCE
5. SHED
6. MAIN BUILDING
7. SHED
8. D BUILDING
9. SHED
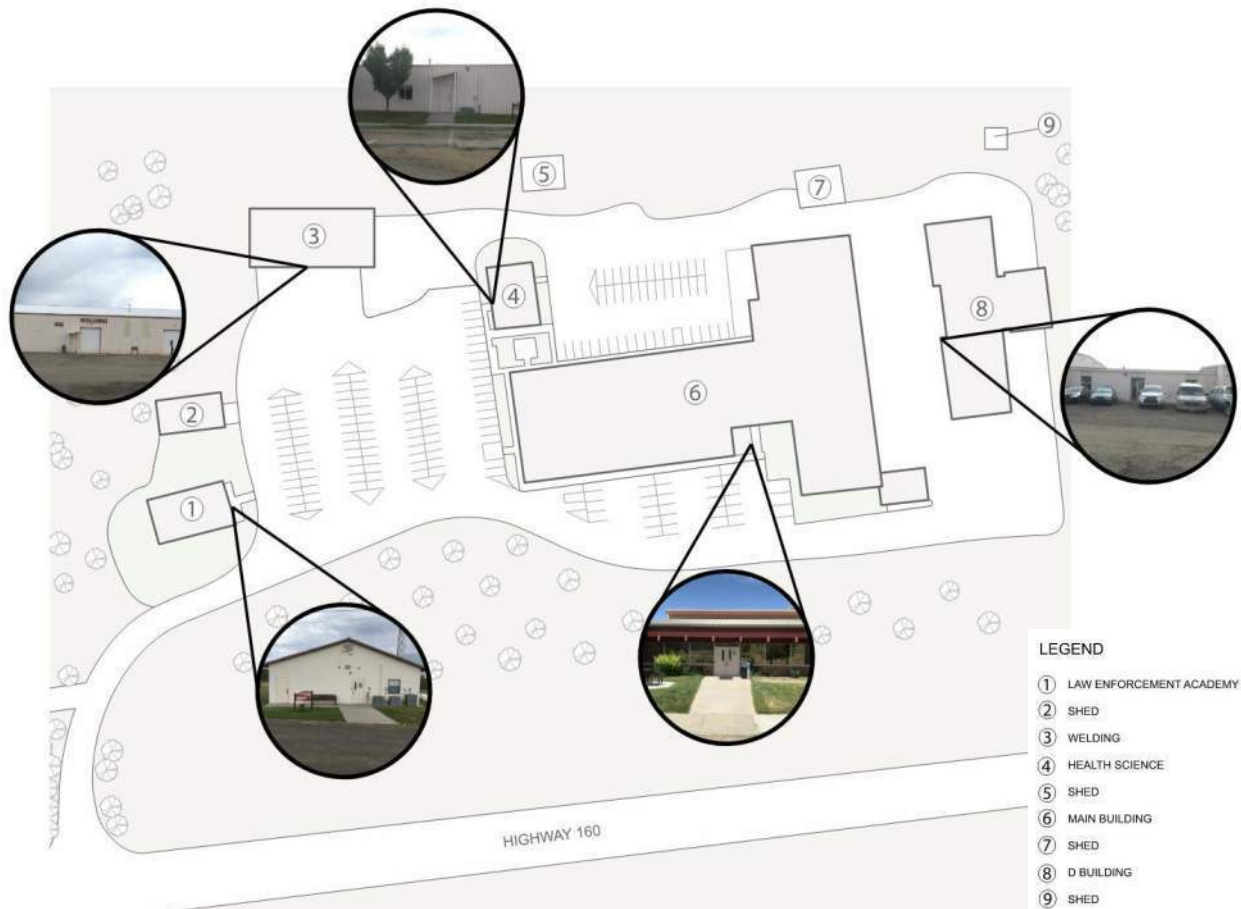
ii.   Scale

The Main Building on the PCC Mancos campus is a one-story structure that is surrounded by similarly scaled one-story outbuildings. The scale of the campus feels appropriate for the surrounding rangeland landscape, rolling hills, and low growing junipers.

iii.   Materials

The Main Building on the PCC Mancos campus is a one-story, buff and orange brick clad structure with exposed painted glue-laminated beam roof structure, and the façade is punctuated by mostly small rectangular windows and doors. The main Building entry has a lighter, airier feel that is accomplished by integrating large expanses of glass along the length of the entrance, and a metal roof. The remainder of the buildings on campus are utilitarian, tan colored vertical metal siding clad structures with white metal roofs.

iv.   Urban design

The PCC Mancos campus is in a remote, rural location, and does not have characteristics that would traditionally be associated with Urban Design.

v.   Public art

The PCC Mancos campus does not currently have any public art installations. However, the existing picnic and shade tree area between the Main Building and Building C affords an opportunity to incorporate a public art installation.

4 THE PLAN

The Plan

IV.   THE PLAN

The Facilities Master Plan process involved an extensive review of various factors including PCC demographics, facility conditions, and input from students, faculty, and staff. Based on this thorough evaluation, the Planning Team has made the following findings and identified two key areas of focus.

Given the current low enrollment and projected minimal increase in enrollment and the unavailability of Utilization data to generate Assignable Square Feet for the campus, the Planning Team does not have recommendations for addressing specific surplus or deficits in Classroom or Class Lab space. Instead, they have outlined two primary areas for attention.

First, the Planning Team recommends that PCC Mancos prioritize addressing facility deficiencies highlighted in the Facility Assessment. Second, they emphasize the importance of implementing the Master Plan Principles identified below moving forward.

IV.A.   FACILITIES MASTER PLAN PRINCIPLES

The Master Plan Principles were developed to align with the criteria and goals enumerated in the PCC Destination 2027 Strategic Plan. The principles developed and their associated Strategic plan elements are as outlined below. Each of the principles includes a brief description and a list of associated priorities (in bullet points). Finally, each principle lists action items (highlighted in red) including strategies or projects that are outlined in greater detail in the presentation at the end of this Section. Each corresponding presentation category is underlined.

Master Plan Principle: Activate Campus
Bring students on campus and keep them on campus – "want to be here"; Create dynamic institution with student-centric, "fun" activities
•   Commons and Lounges Refresh
•   Access to support services

Strategic Plan Criteria

Criterion 1 / Goal Statement: Mission / Pueblo Community College will create an inclusive culture dedicated to continuous improvement, shared governance and a shared devotion to student learning and support. The metrics for this Goal include Increase student retention / Increase usage of student support services.
Activate Campus: Undertake a Heritage Hall Refresh to create amenities, such as Student Flex Spaces, which will provide a more inclusive, dynamic and comfortable learning experience that will lead to improved student success and retention.
Activate Campus: Take steps to Make Campus All Inclusive by integrating universal design strategies, all-gender restrooms, and wellness and mother's rooms, which become part of student support services.

The Plan

Master Plan Principle: Educational Experience

Transform the student experience
- Teaching Environment
    - Active Learning
    - Integrate Technology
    - Hybrid Instruction

<u>Strategic Plan Criteria</u>

Criterion 1 / Goal Statement: Mission / Pueblo Community College will create an inclusive culture dedicated to continuous improvement, shared governance and a shared devotion to student learning and support. The metrics for this goal include expanding flexible and innovative modes of delivery and teaching methodologies.

Educational Experience: Implementation of <u>Modern Learning Environment</u> strategies will bring flexibility and inclusive modes of learning for students empowering them to strive to bypass any limitation.

Master Plan Principle: Enrollment Initiatives

Move beyond being a commuter college
- CTE - Career and Technical Education
- Adult Learners

<u>Strategic Plan Criteria</u>

Criterion 3 / Goal Statement: Teaching and Learning: Quality, Resources, Support / Goal Statement: PCC will implement bold initiatives that expand state-of-the-art teaching and learning resources, supporting equitable avenues for exceptional educational experiences to meet workforce needs. The metrics for this goal include adding CTE programs over time and increasing certificates/degrees for adult learners.

Enrollment Initiatives: <u>Emphasize Career & Technical Education</u> by adding and promoting programs available at the Mancos can solidify CTE as a cornerstone of the college's mission, and attract more Adult Learners seeking Career education as well.

The Plan

IV.B.   FACILITIES CONSTRUCTION AND RENOVATION TIME SCHEDULE

Completion of work to address facility deficiencies identified in the Facility Assessment and implementation of the Master Plan Principles updates will be contingent on priorities established in the PCC strategic and academic plans.

IV.C.   CRITERIA FOR UPDATING THE PLAN

Pueblo Community College will regularly review this document annually to remain informed about planning guidelines and policies that will influence planning decisions as academic needs arise. The review task group should align its assessment with the College's Academic and Strategic Plans, as well as the Colorado Community College Strategic Plan. After approval from the State Board of Community Colleges of Occupational Education and the Colorado Department of Higher Education, the College will develop program plans for proposed projects and seek necessary approvals and funding.

ACTIVATE CAMPUS | EDUCATIONAL EXPERIENCE | ENROLLMENT INITIATIVES

ACTIVATE CAMPUS | EDUCATIONAL EXPERIENCE | ENROLLMENT INITIATIVES

Make Campus All Inclusive

Creating an all-inclusive campus necessitates integrating universal design strategies to ensure accessibility and equity for all students and staff. Implementing appropriate door hardware throughout all rooms ensures ease of access for individuals with varying physical abilities. Furthermore, offering all-gender restroom options in every facility promotes inclusivity and accommodates diverse gender identities. Additionally, incorporating wellness and mothers' rooms in each building provides essential spaces for relaxation, privacy, and childcare support, fostering a supportive environment for all members of the campus community. Through these measures, the campus can truly embody inclusivity, accessibility, and equality for everyone.

ALL GENDER RESTROOMS

ACCESSIBILITY

WELLNESS/MOTHER'S ROOM

ACTIVATE CAMPUS

EDUCATIONAL EXPERIENCE

ENROLLMENT INITIATIVES

Student Flex Spaces

Integrating active learning via student flex spaces across campus, with a particular focus on academic buildings, is paramount for fostering dynamic educational experiences. These spaces should prioritize adaptability and inclusivity, offering a neurodiverse atmosphere where students can engage in various forms of studying and collaboration. By incorporating versatile environments that cater to diverse learning styles and needs, such as quiet study areas, collaborative zones, and technology-rich hubs, the campus supports both students and faculty in maximizing their potential. Embracing this multifaceted approach to learning environments ensures that every individual has the opportunity to thrive academically and creatively, promoting a culture of innovation and inclusivity throughout the campus community.
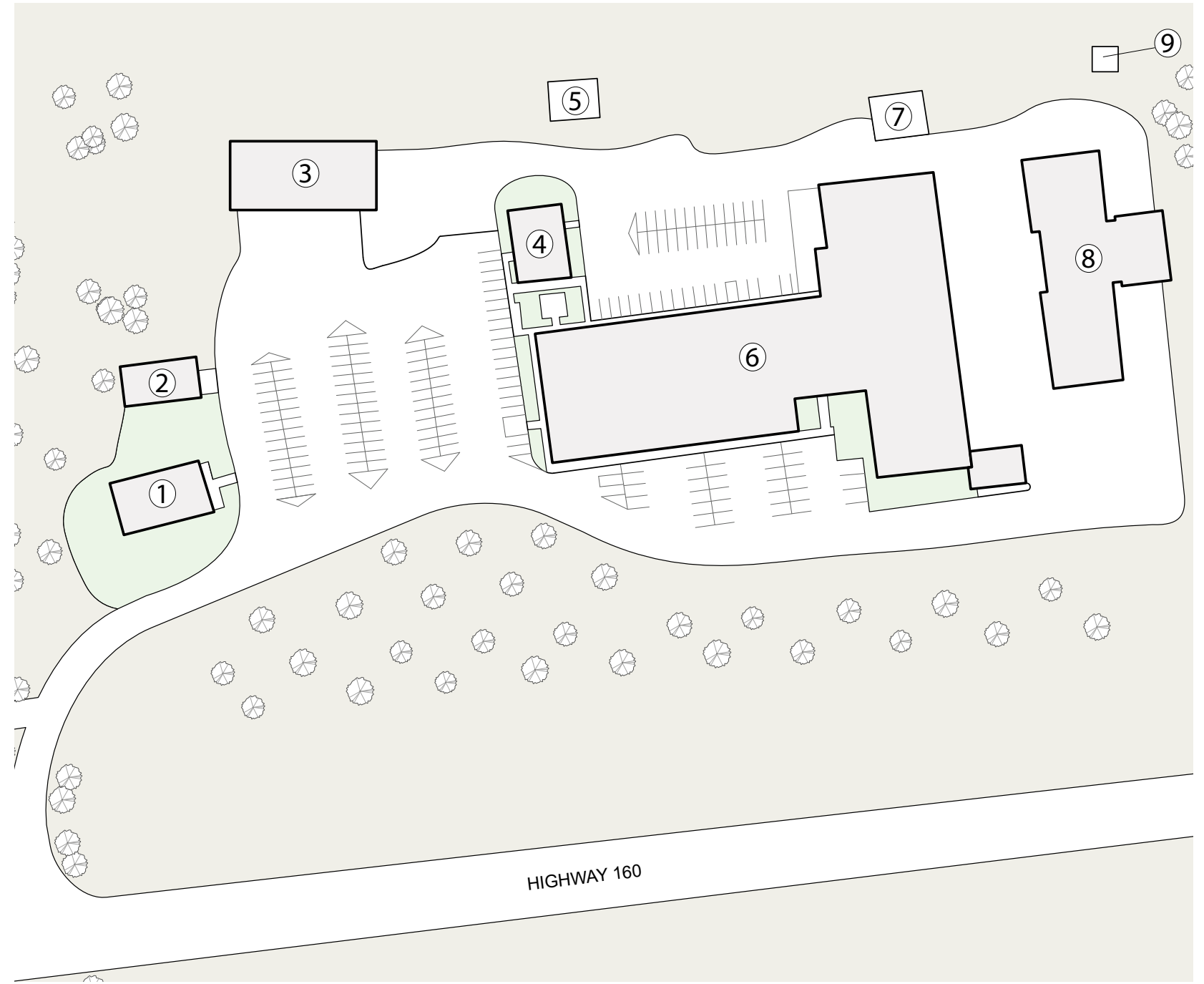
HIGHWAY 160

1	LAW ENFORCEMENT ACADEMY	5	SHED	9	SHED
2	SHED	6	MAIN BUILDING		
3	WELDING	7	SHED		
4	HEALTH SCIENCE	8	D BUILDING		

0   50   100   200

N

SECTION 4 - THE PLAN

Modern Learning Environment

Pueblo Community College can significantly enhance its educational experience by prioritizing modern classroom strategies that cater to diverse learning needs. Incorporating proper lighting, including daylight where possible, creates a more conducive learning environment that fosters alertness and engagement among students. Adaptive furniture promotes comfort and flexibility, accommodating various learning styles and physical needs. Improved acoustics ensure clear communication and minimize distractions, enhancing the overall classroom experience. Embracing modern technology, such as sound reinforcement systems for the hearing impaired and listening devices for language translation, promotes language equity and accessibility for all students. By integrating these elements, the college creates inclusive and dynamic learning spaces that empower all students to thrive.

FURNITURE

TECHNOLOGY

MODERN
LEARNING
ENVIRONMENT

LIGHTING

ACOUSTICS
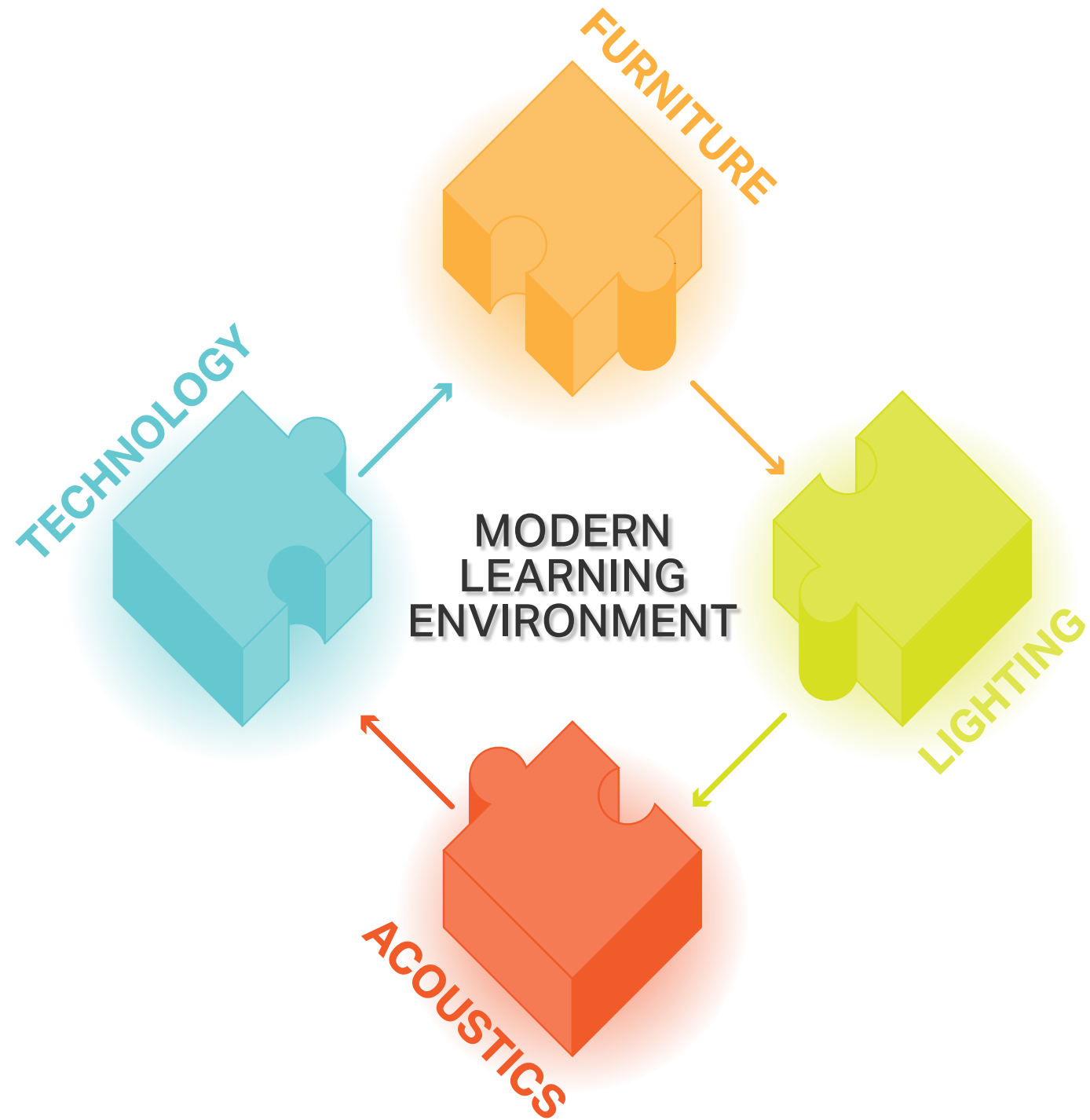
ACTIVATE CAMPUS

EDUCATIONAL
EXPERIENCE

ENROLLMENT
INITIATIVES

Emphasized Career & Technical Education

Pueblo Community College can elevate its focus on Career and Technical Education (CTE) by centralizing all programs into a single or multiple dedicated buildings on campus, solidifying CTE as a cornerstone of the college's mission. By consolidating these programs, the college enhances accessibility and visibility, reinforcing its commitment to providing high-quality vocational training. Moreover, reintegrating off-site programs onto campus fosters a cohesive learning environment and strengthens community engagement. This strategic approach not only streamlines resources but also bolsters the college's reputation as a hub for innovative CTE initiatives, preparing students for success in today's competitive workforce.
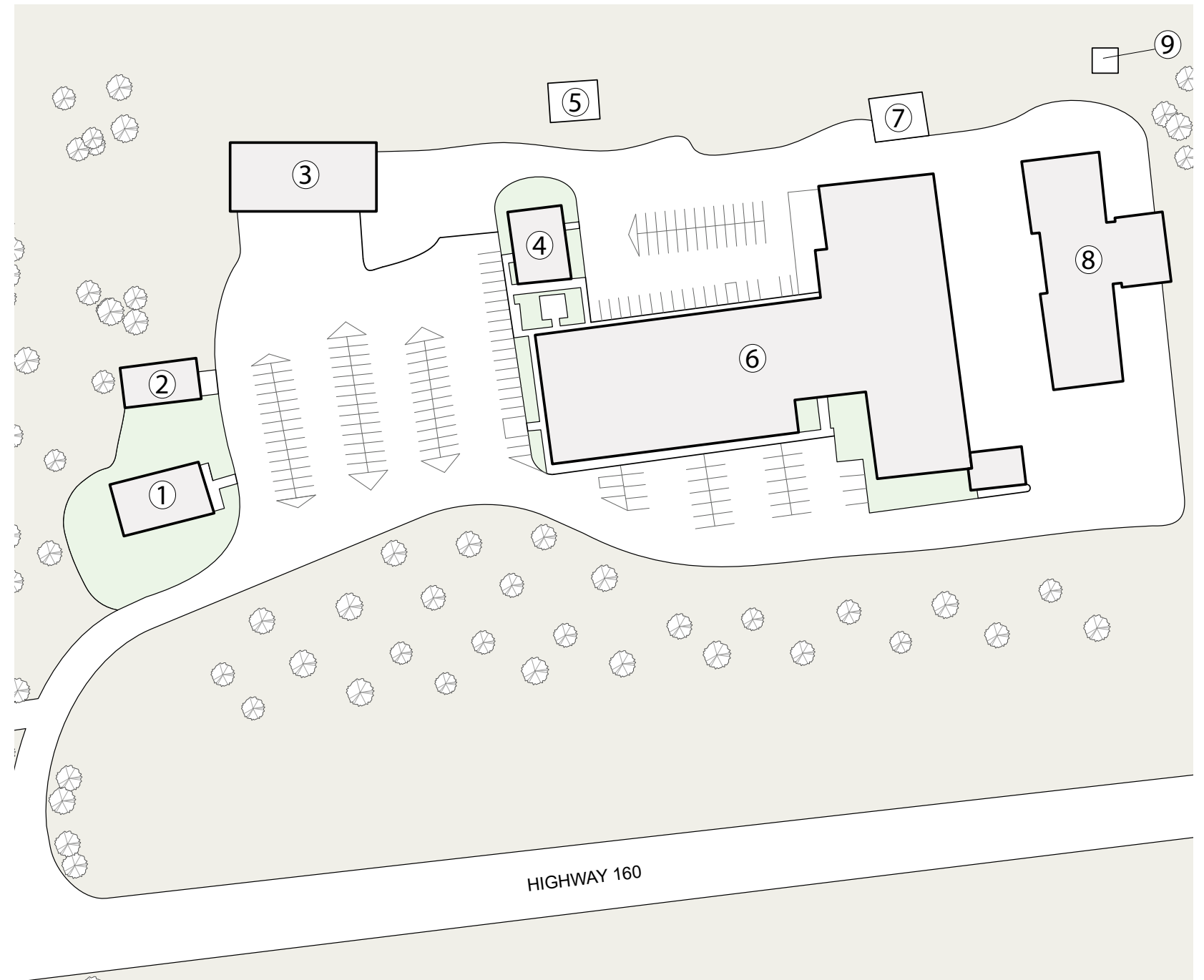
① LAW ENFORCEMENT ACADEMY	⑤ SHED	⑨ SHED
② SHED	⑥ MAIN BUILDING	
③ WELDING	⑦ SHED	
④ HEALTH SCIENCE	⑧ D BUILDING	

SECTION 4 - THE PLAN

5 APPENDICES

STUDENT SENATE DISCUSSION

PCC STUDENT SENATE MEMBERS:
POLL EVERYWHERE QUESTIONS AND RESULTS

APRIL 5TH, 2023

Describe the CAMPUS of PCC in a few words

Describe the FACILITIES of PCC in a few words

Describe the STUDENT CENTER of PCC in a few words.
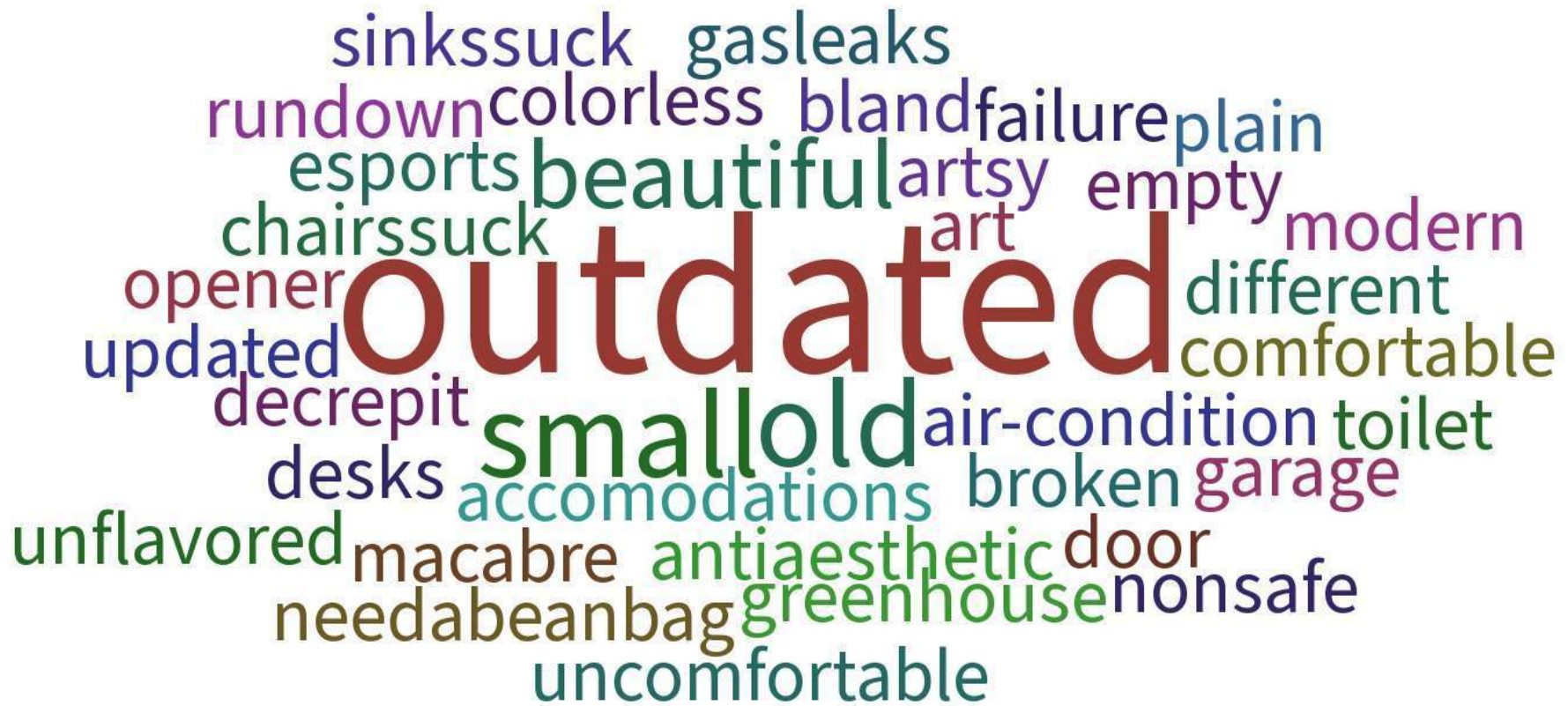
REPORT DISCUSSION

PCC ACADEMIC LEADERSHIP ADVISORY GROUP: POLL EVERYWHERE QUESTIONS AND RESULTS

JANUARY 22ND, 2024

Describe the LIBRARY of PCC in a few words.

nicestudyrooms
peaceful quiet stateparkpass
laptop architecture
outdatedbooks beautiful neat plus
greatview big loving
clean unused expansive
staircase hidden
wet clear helpful lively
spiral good fluid packed
story books above moist
kiosk hot never
needsmorebooks

Describe the GENERAL CLASSROOMS of PCC in a few words

Describe the INSTRUCTIONAL LABS of PCC in a few words

What word or phrase would you use to describe the campus?

What word or phrase would you use to describe the buildings on campus?

Which program would benefit the most from facility improvements?

If we could add an impactful student life program what would it be?

mental-health-counseling
concurrent-enrollment-life student-exchange
test-anxiety-help childcare music-performingarts
affirdablehousing skills
study altheltics dei center
humancapital coping abroad student
rec counseling life
abroof rodeo
mental-health mt housing music
cafeteria sports improve-food-services
community-theater-
mental-health-services

Which building should be refreshed first?

What is the one big thing that the campus facility MP needs to address?
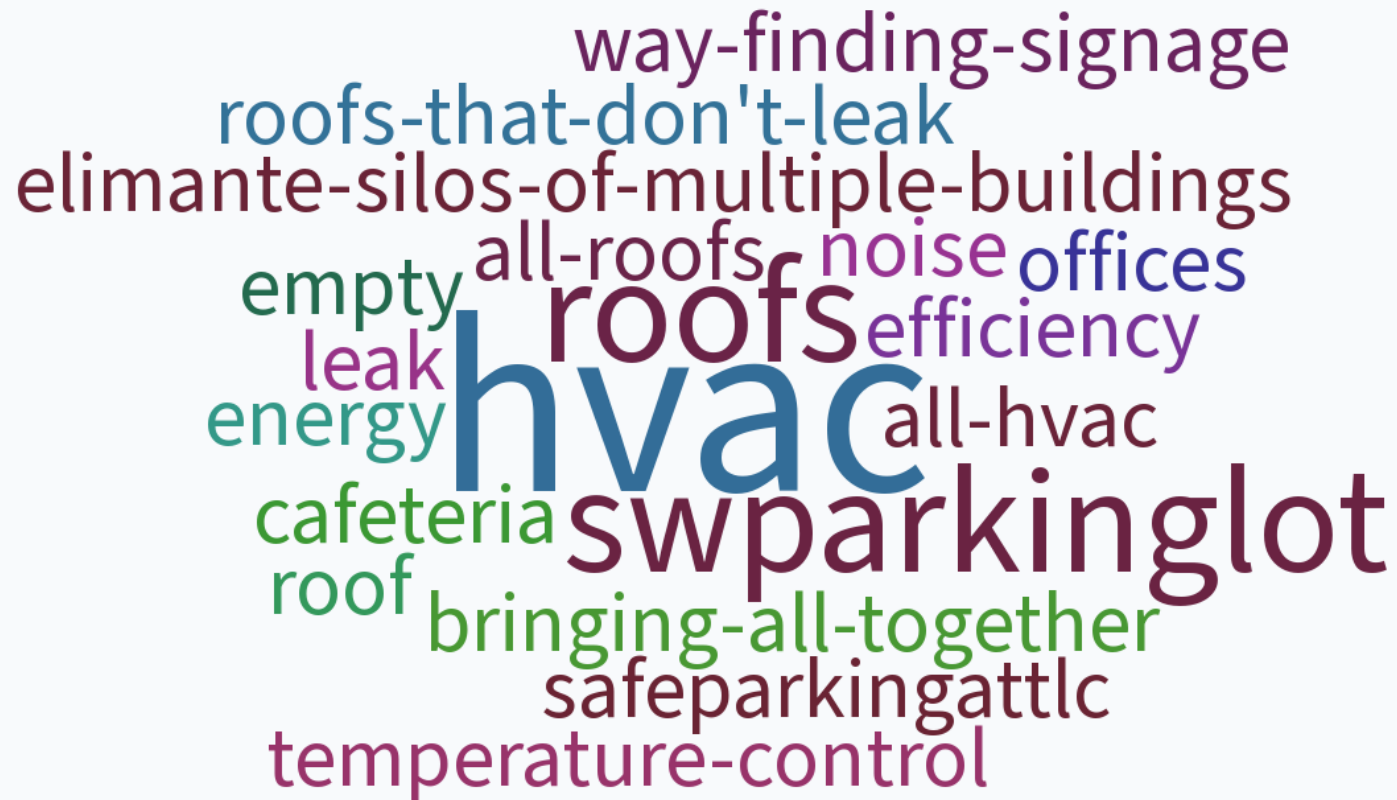
Rank the following "Activate Campus" items:

Food Options
1st

Affinity Groups
2nd

Student Center Refresh
3rd

Community Engagement / Services / Partnerships
4th
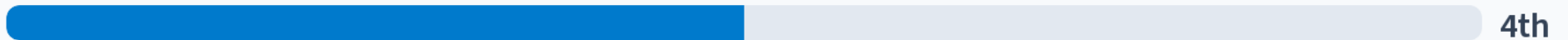
Housing
5th
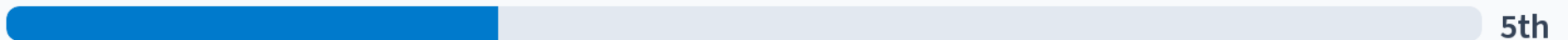
Intramural Sports
6th
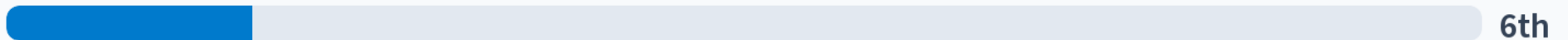
Rank the following "Educational Experience" items:

Teaching Environment

1st

Teaching Excellence Academy

2nd

Library Update

3rd
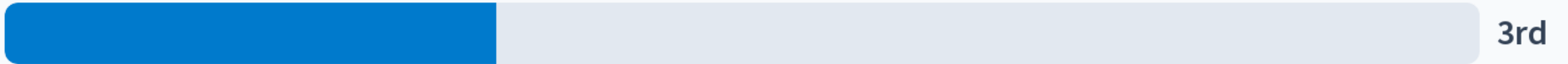
Rank the following "Enrollment Initiative" items:

Completion / Retention

1st

CTE - Career and Technical Education

2nd

Adult Learners

3rd

HSI - Hispanic Serving Institution

4th
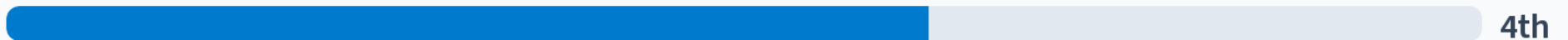
Concurrent Students

5th
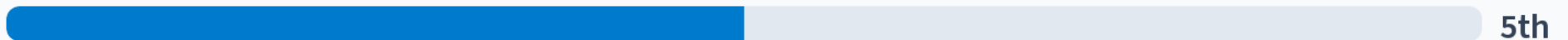
Bachelor's programs

6th
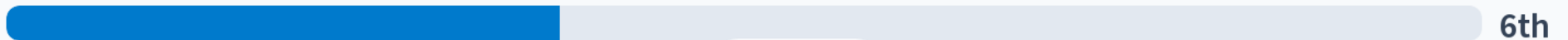
SEE MORE ⌄

More students would be drawn to the campus if (rank the following items)

Career and technology center prominently located on campus

1st

Day care and preschool available on campus

2nd
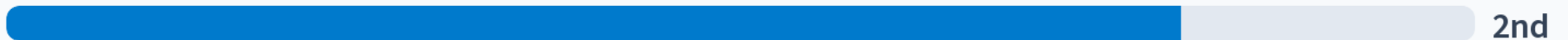
Modern and energetic student center with multiple food options

3rd
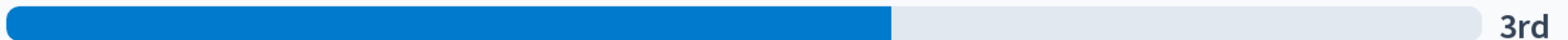
A large health and fitness center prominently located on campus

4th
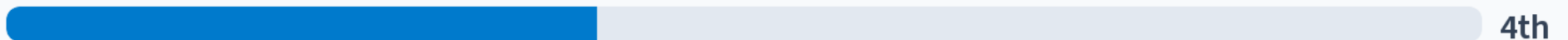
An "E Sports arena" prominently located on campus
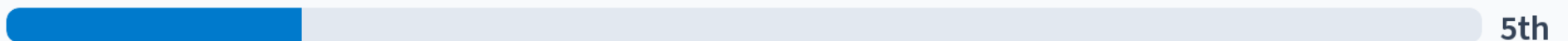
5th

More students would linger on campus if the following spaces were available (rank the following items)

Student flex, study spaces, and collaboration spaces

1st

Affinity and club programs prominently located on campus

2nd

Modern library with fabrication / technology lab

3rd

Short term business incubator office space "we work"
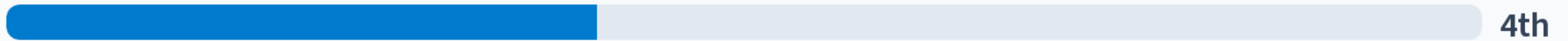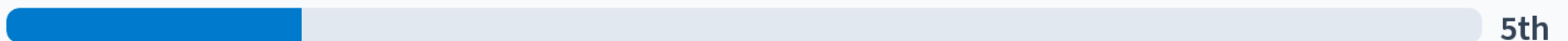
4th

Health and fitness center

5th
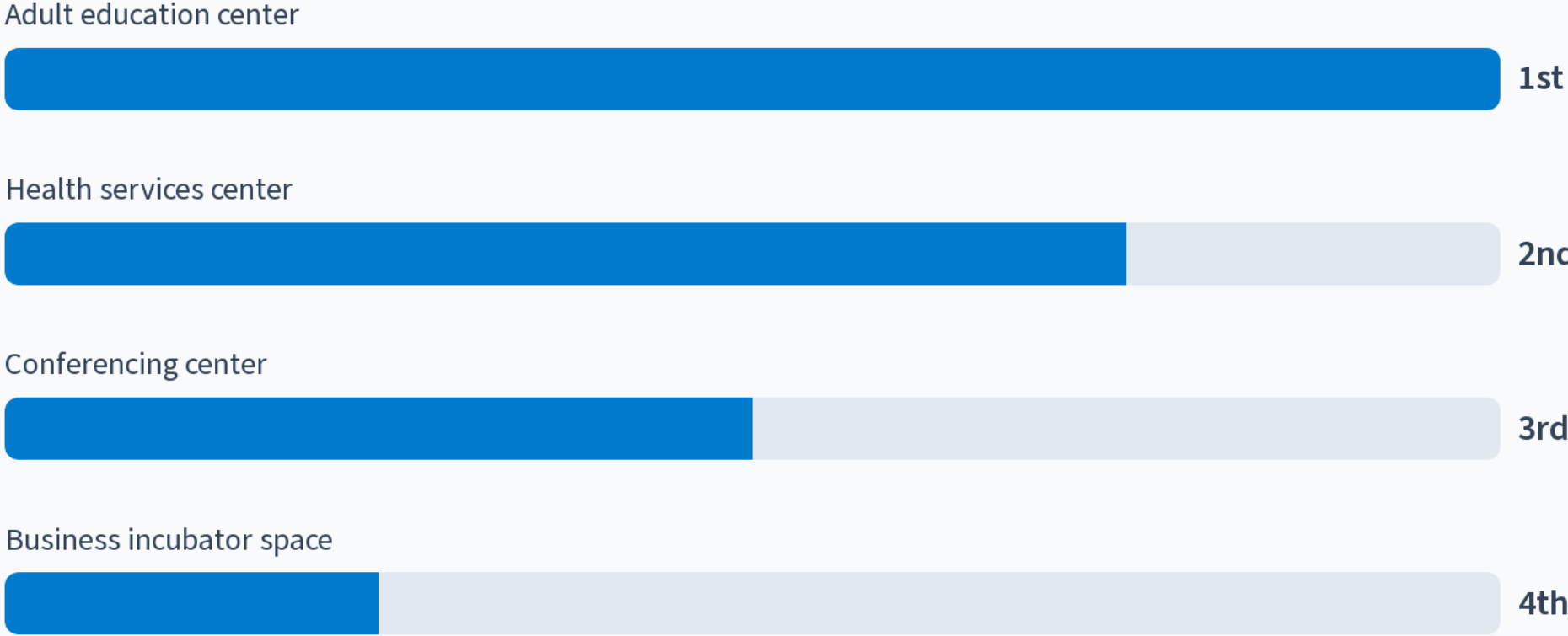
Pueblo Community College

Master Plan Support

November 2023

Demographics

Population by Zip

Population Age 18-64 by ZIP Code, 2023

Pueblo Community Colleges, Colorado
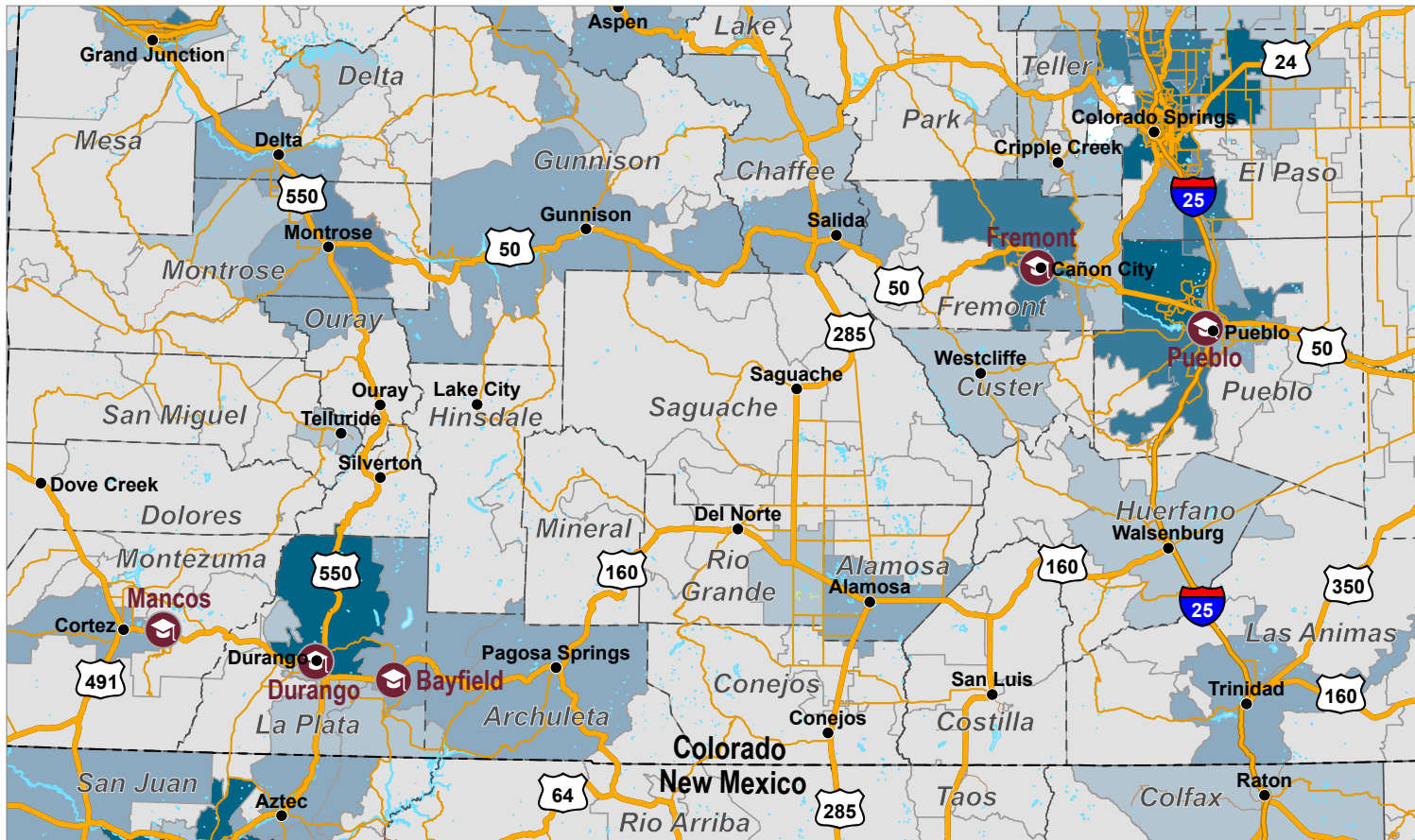
Population Age 18-64

≤2,500	≤15,000
≤5,000	≤20,000
≤10,000	>20,000

Source: ESRI and Facility Programming and Consulting

Pueblo Community College

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Information shown hereon is a graphical representation only and based upon available information. Facility Programming and Consulting cannot be responsible for consequences resulting from error or omission in the information and graphical representations made hereon.

Population Growth

Population Growth Age 18-64 by ZIP Code, CAGR 2023-33

Pueblo Community Colleges, Colorado

Population Growth Age 18-64

≤-2.0%	≤1.0%
≤-1.0%	≤2.0%
≤0.0%	>2.0%

Pueblo Community College

Source: ESRI and Facility Programming and Consulting

Information shown hereon is a graphical representation only and based upon available information. Facility Programming and Consulting cannot be responsible for consequences resulting from error or omission in the information and graphical representations made hereon.

Catchment Areas

Each campus is analyzed to determine its primary service area or catchment area. A catchment area is a distinct geographic zone that contains the majority of the students that are served by a given campus. The primary catchment area, as suggested by drive-time and geocode analysis, includes zip codes that include 80% of the students attending a given campus location. Once a catchment area is established, capture rates (student enrollment as a percent of population) are analyzed by zip code.

Drive Time

Mile Radii Distances and Typical Drive-Times to Campus

Pueblo Community Colleges, Colorado
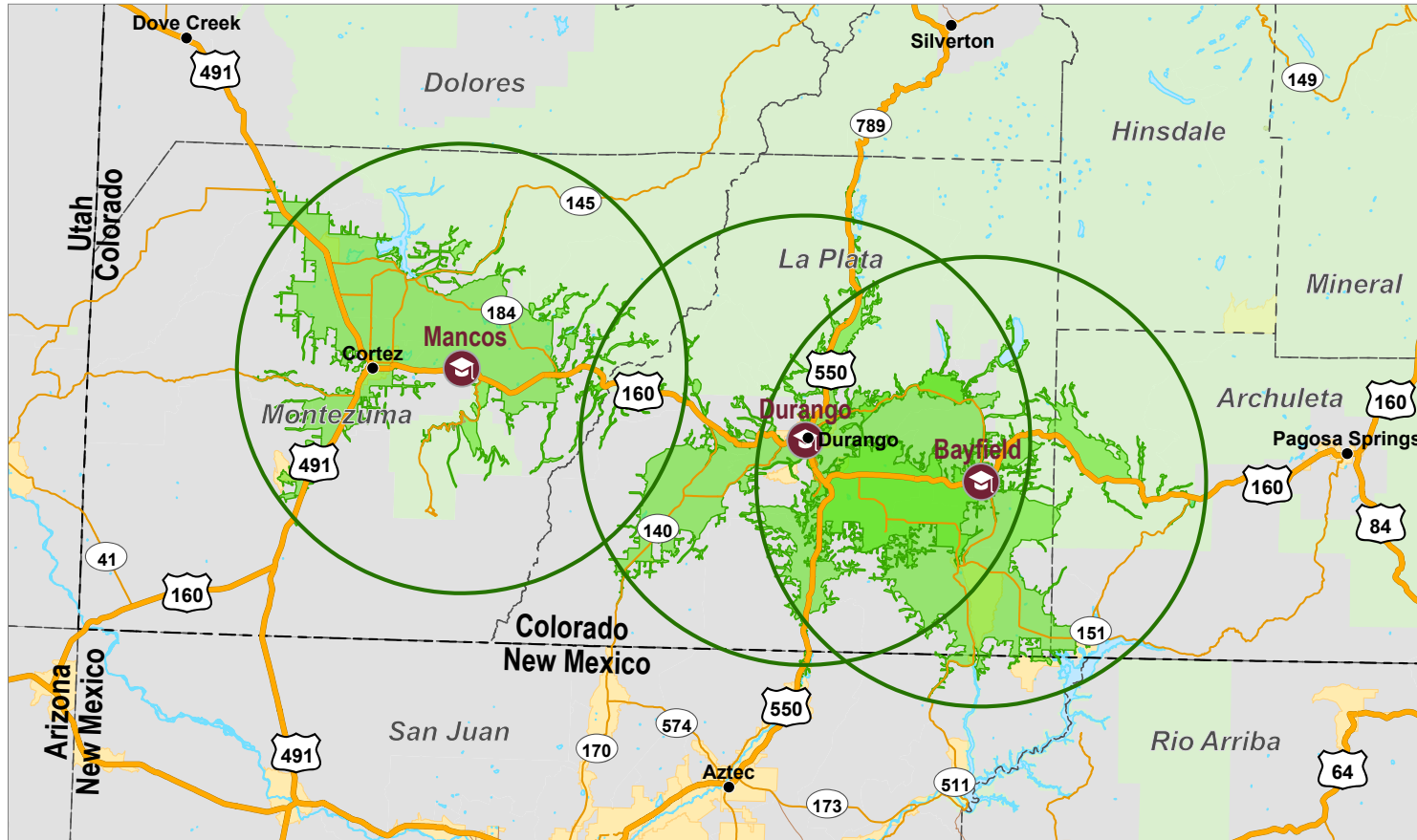
Geocode - Mancos

Student Residence Density
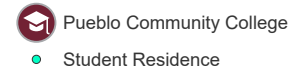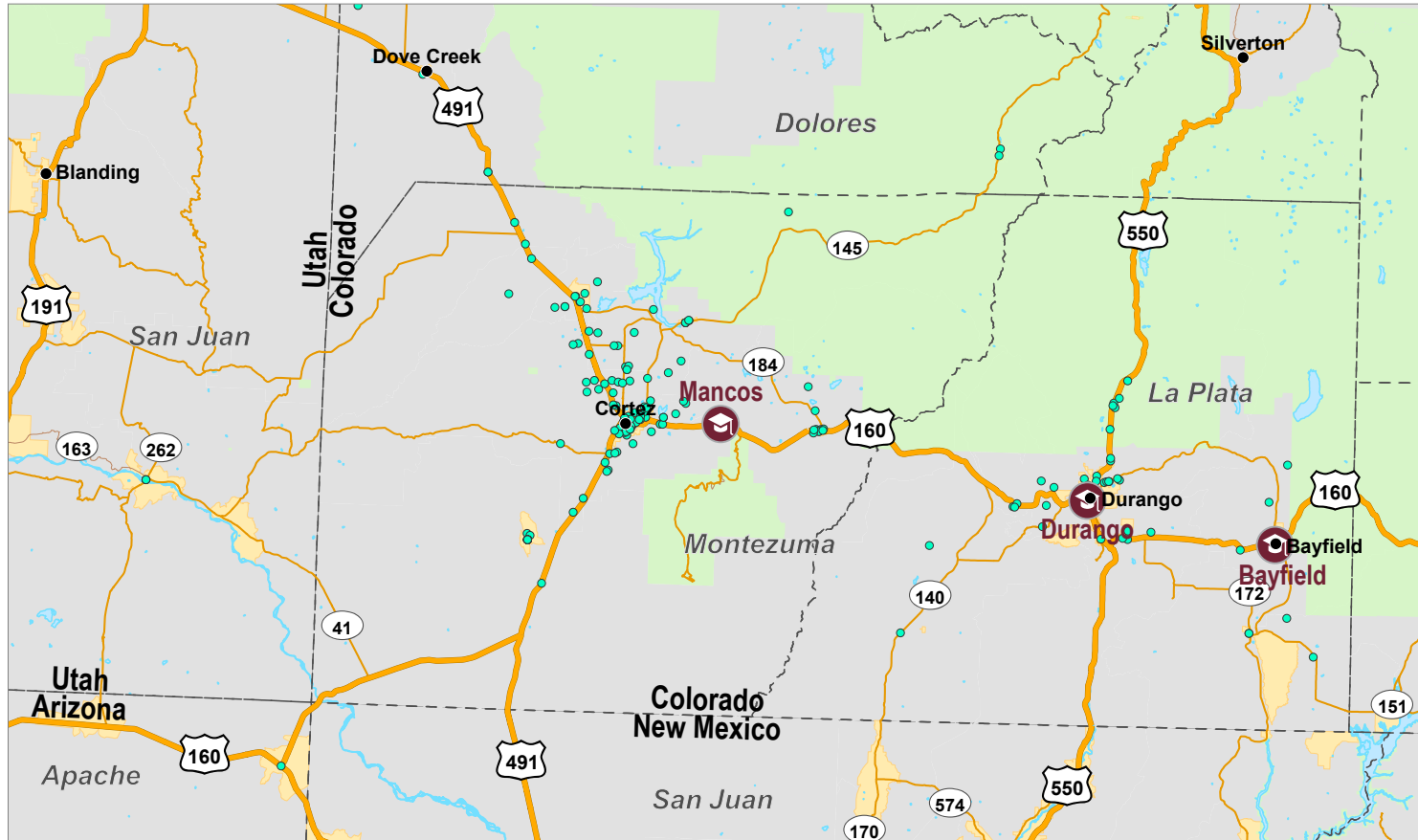
Pueblo Community College, Colorado: Mancos Campus, Fall 2023

Source: ESRI and Facility Programming and Consulting

Pueblo Community College
Student Residence

Information shown hereon is a graphical representation only and based upon available information. Facility Programming and Consulting cannot be responsible for consequences resulting from error or omission in the information and graphical representations made hereon.

Catchment Areas - Durango, Mancos, Bayfield

Catchment Areas, 2023
Pueblo Community Colleges, Colorado
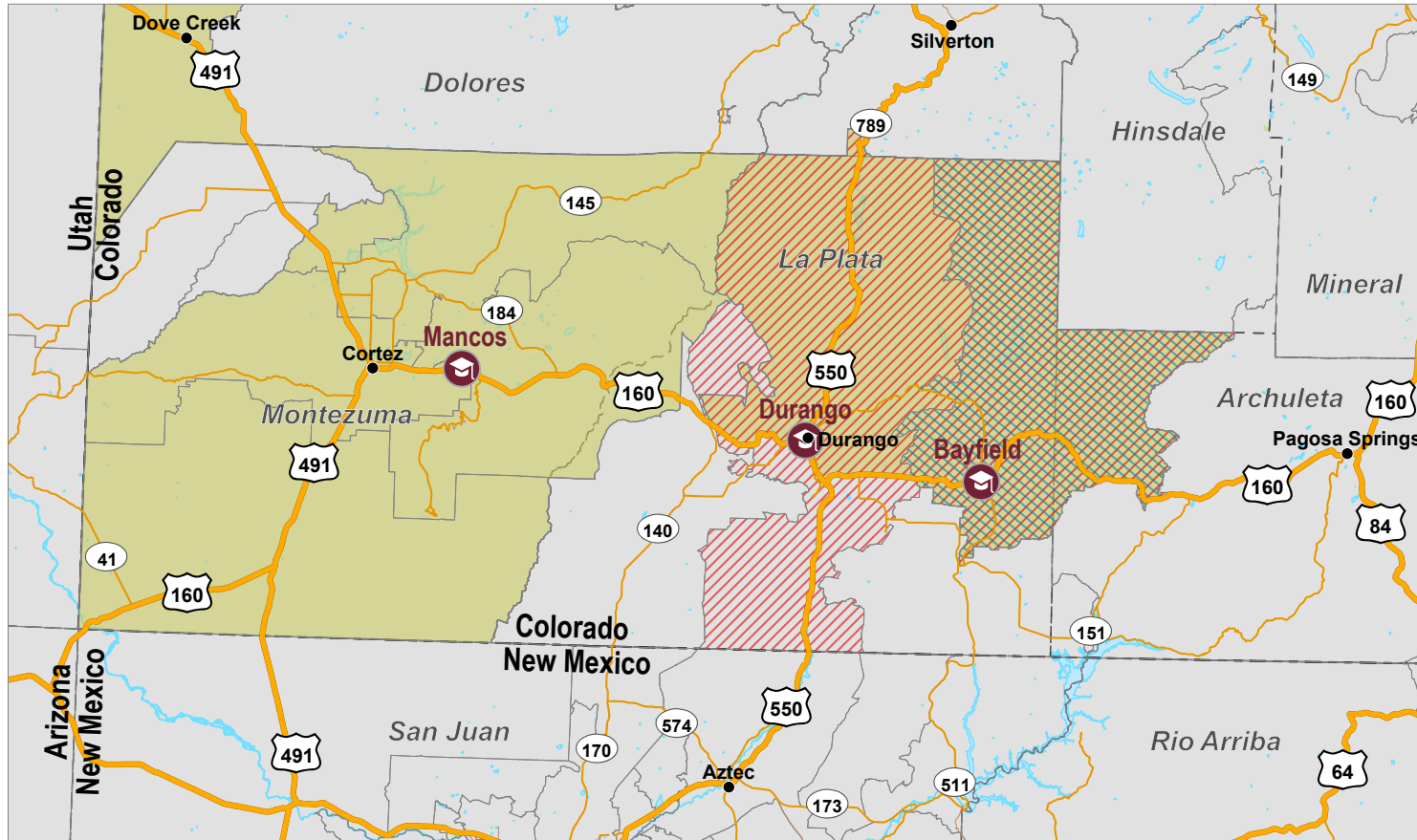
Catchment Areas
Durango (CUML 80%) Mancos (CUML 80%) Bayfield (CUML 63%)

Source: ESRI and Facility Programming and Consulting

Information shown hereon is a graphical representation only and based upon available information. Facility Programming and Consulting cannot be responsible for consequences resulting from error or omission in the information and graphical representations made hereon.

Catchment Area - Mancos

Catchment Area: Student Residency by ZIP Code

Pueblo Community College: Mancos Campus, Fall 2023 Enrollment

SOURCE: Pueblo Community College, ESRI, and Facility Programming and Consulting

Catchment Area Divisions

🟧 Primary

		Students (2022)	Percent of Total	Cumulative Percent	Population Age 18-64 (2023)		Capture Rate (2023)		Age 18-64 Growth Rate (CAGR 2023-33)	
Grand Total		**228**	**100.0%**							
Primary Catchment Area		**179**	**78.5%**		**41,000**		**0.43%**		**-0.1%**	
ZIP	**Rank**									
81321	1	78	34.2%	34.2%	7,700		1.02%		-0.4%	
81301	2	25	11.0%	45.2%	20,800		0.12%		0.2%	
81323	3	20	8.8%	53.9%	2,200		0.90%		-1.1%	
81334	4	16	7.0%	61.0%	800		1.89%		-0.5%	
81328	5	15	6.6%	67.5%	2,200		0.67%		-0.8%	
81327	6	10	4.4%	71.9%	300		3.35%		-1.6%	
81122	7	8	3.5%	75.4%	5,800		0.14%		-0.1%	
81324	8	7	3.1%	78.5%	1,000		0.67%		0.5%	

High School

2021 Graduates at Colorado Institutions Offering 9-12 Grades

Pueblo Community Colleges, Colorado: Top High Schools of Origin Fall 2023
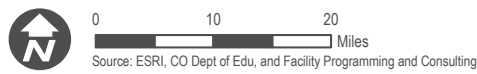
Catchment Areas, 2023F
- Mancos (CUML 80%)
- Durango (CUML 80%)
- Bayfield (CUML 63%)

2021 Graduates at Institution
- ≤50
- ≤100
- ≤200
- ≤350
- >350

Source: ESRI, CO Dept of Edu, and Facility Programming and Consulting

FACILITY PROGRAMMING AND CONSULTING

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Population Projections - Mancos

Historic and Projected Population Estimates

Mancos Catchment Area, 2023F
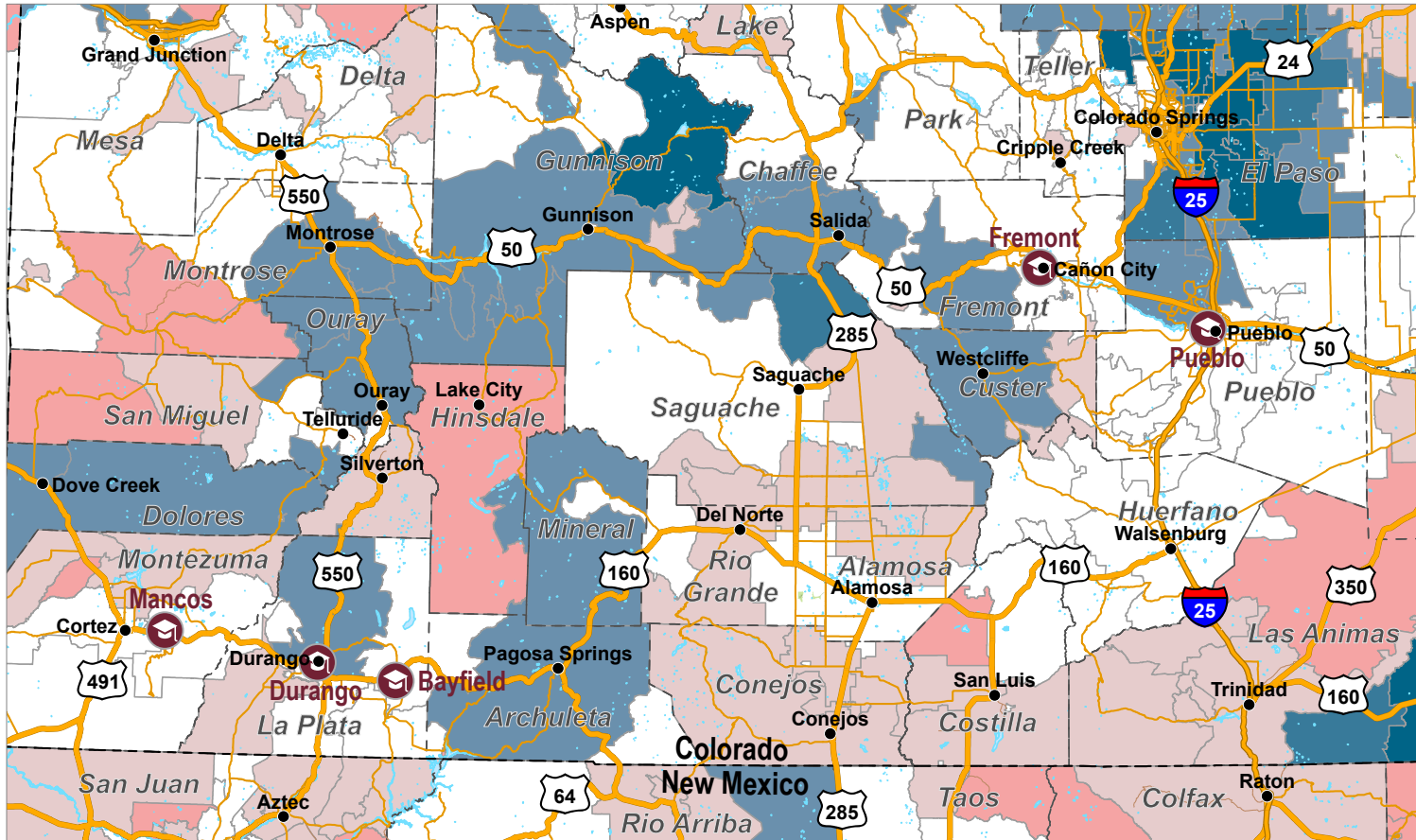SOURCE: ESRI and Facility Programming and Consulting

Historic Population Estimates
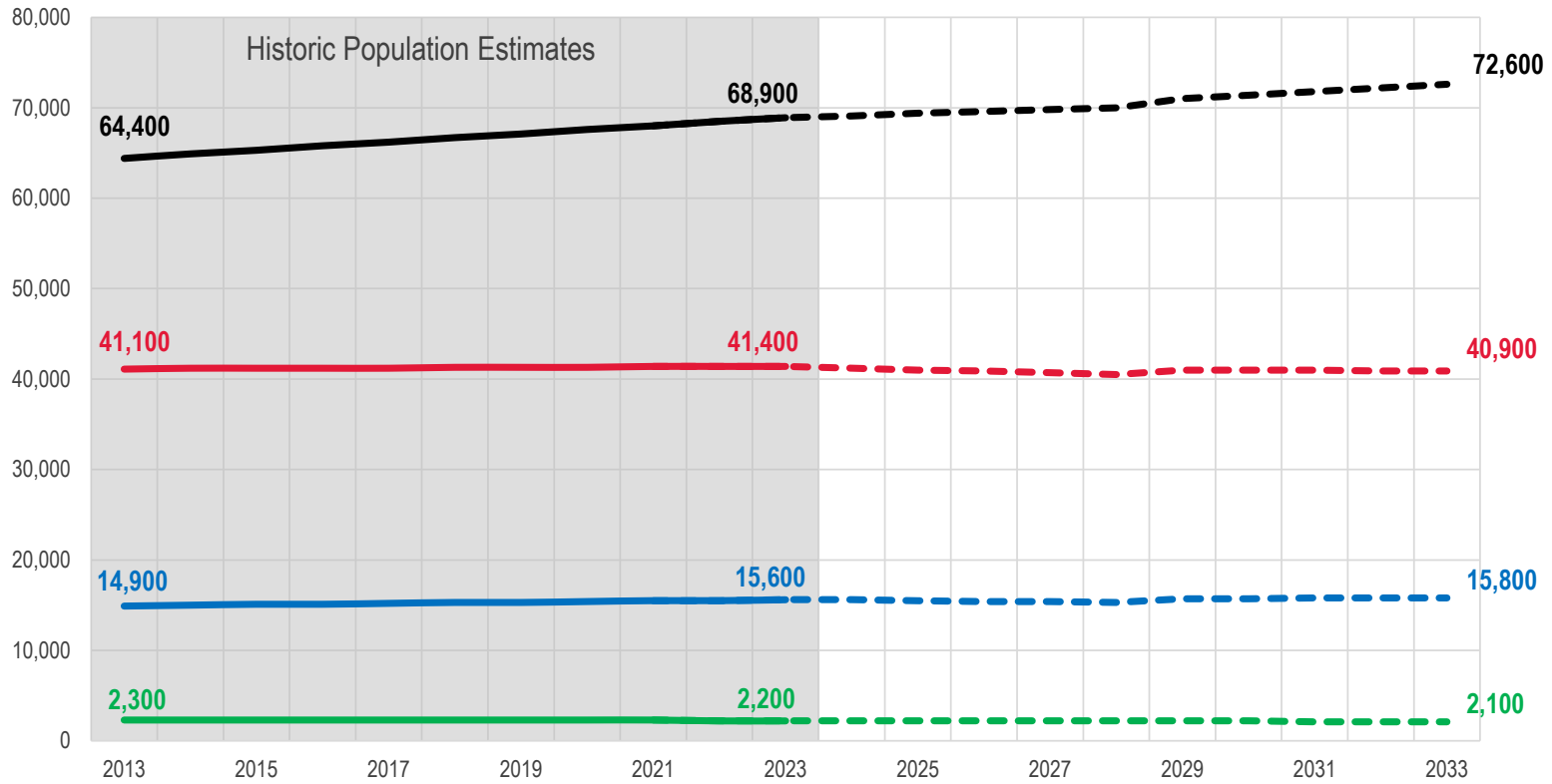
2012-22 Total Population CNG: 4,500, 7.0% or CAGR 0.7% || 2022-32 CNG: 3,700, 5.4% or CAGR 0.5%

2012-22 Age 18-64 CNG: 300, 0.7% or CAGR 0.1% || 2022-32 CNG: -500, -1.2% or CAGR -0.1%

2012-22 Age 18-34 CNG: 700, 4.5% or CAGR 0.4% || 2022-32 CNG: 200, 1.5% or CAGR 0.1%

2012-22 Age 15-17 CNG: -100, -3.9% or CAGR -0.4% || 2022-32 CNG: -100, -5.3% or CAGR -0.5%

FACILITY PROGRAMMING AND CONSULTING

Observations

The purpose of the demographic study is to provide a data-driven framework to assist in planning the Master Plan. Key observations of the analysis are listed below:

- Regional young adult population projected to provide very limited impact on enrollment – no demographic "tailwind"

- Age 18-34 Projected 10-yr CAGR in primary catchment areas

  - Pueblo 0.2%
  - Fremont 0.2%
  - Durango 0.1%
  - Mancos 0.1%
  - Bayfield 0.0%

- Older adults growing as share of population

- Proximity matters – students are concentrated in immediate area of campuses

- Primary catchment areas (80% of students) of Pueblo and Fremont do not overlap

- Only Pueblo enjoys historical growth in graduates from contributory high schools

- Durango, Mancos, and Bayfield operate as regional hubs

- Catchment areas of Durango and Bayfield overlap

- Low capture rate in primary catchment areas (enrollment as percent of adult population)

  - Pueblo 1.94%
  - Fremont 0.81%
  - Durango 0.24%
  - Mancos 0.43%
  - Bayfield 0.29%

- Low enrollment of SW Colorado campuses

  - Durango 100
  - Mancos 228
  - Bayfield 27

Master Plan Support - Pueblo Community College

Market Analysis

Market Summary - Mancos

FACILITY PROGRAMMING AND CONSULTING

Market Summary

| 2023 ⌄ | Mancos Catchment Area, 2023F ⌄ |

SOURCE: ESRI

Age Groups

18-64 **60.1%**

- ≤14
- 15-17
- 18-34
- 35-64
- ≥65

3.2%
15.6%
21.0%
37.5%
22.7%

Total Population

2010	63,100
2023	68,900
2033	72,600

10-Yr Projected CAGR ▶ 0.5%

Population Age 18-64

2010	41,000
2023	41,400
2033	40,900

10-Yr Projected CAGR ▶ -0.1%

Race/ Ethnicity

Diversity Index **50.3**

20.6%
0.4%
11.9%
78.3%

- White
- Black
- Asian
- Other
- Hispanic

NOTE: Persons of Hispanic Origin may be of any race. | The Diversity Index measures the probability that two people from the same area will be from different race / ethnic groups. A Diversity Index increases from 0 to 100 as the population is evenly divided into two or more race / ethnic groups.

Educational Attainment

No High School	4.6%
High School Degree or Equivalent	23.2%
Some College, No Degree	18.6%
Associates Degree	7.8%
Bachelor's Degree	28.6%
Graduate Degree	17.2%

53.6%

Households

29,300
Total

$447,900
Median Home Value

Income

$69,600
Median HH Income

$42,600
Per Capita Income

Market Summary - Mancos

FACILITY PROGRAMMING AND CONSULTING

Market Summary

| 2023 ⌄ | Mancos Catchment Area, 2023F ⌄ | SOURCE: ESRI |

Businesses and Employment

Sector	PCT	Businesses	Employment	PCT
Health Care	11.1%	500	5,180	13.6%
Accommodation	7.8%	350	4,870	12.8%
Retail	12.6%	570	4,640	12.2%
Government	5.7%	260	3,510	9.2%
Education	2.9%	130	3,300	8.7%
Other Services	11.1%	500	2,200	5.8%
Administrative	3.3%	150	2,120	5.6%
Professional	9.9%	440	2,080	5.5%
Construction	8.1%	360	2,040	5.3%
Real Estate	6.3%	290	1,980	5.2%
Entertainment	2.6%	120	1,200	3.1%
Wholesale	2.4%	110	920	2.4%
Finance	3.7%	170	860	2.3%
Information	2.5%	110	720	1.9%
Manufacturing	2.3%	100	640	1.7%
Agriculture	1.2%	50	610	1.6%
Transportation	1.6%	70	530	1.4%
Unclassified	3.9%	180	340	0.9%
Utilities	0.6%	30	230	0.6%
Mining	0.2%	10	90	0.2%
Headquarters	0.1%	10	10	0.0%

● Businesses
● Employment

An estimated **4,500** businesses are located within the Market Area and they employed approximately **38,060** workers.

In terms of employment, the **Health Care & Social Assistance** sector was the largest in the *Market Area with approximately **5,180** workers. This sector accounted for an estimated **500** businesses.

* Market Area: Is the same as the region referenced in the YELLOW bar highlighted at the top of the page

Occupations

● White Collar 63.7%
● Blue Collar 18.4%
● Services 17.9%

Management	15.7%
Professional	25.0%
Sales	11.0%
Admin	12.0%
Farming	0.8%
Construction	5.9%
Maintenance	2.4%
Production	4.1%
Transportation	5.2%

Market Summary - Mancos

Education Summary

| 2023 ⌄ | Mancos Catchment Area, 2023F | ⌄ | SOURCE: ESRI, ACS | | Page 1 of 1 |

School Enrollment

Total Enrolled in School	**14,100**
Not Enrolled in School	**50,000**
Percent in/ Not in School	**22.0%** **78.0%**

Household Expenditures on Education

Total Spending	**$45,984,900**
Average/ Household	**$1,572**
Index	**88**

School Enrollment by Grade Level

Grade 1-4	CLG	Grade 5-8
3,000		
Grade 9-12	**3,000**	**2,900**
	PRE	KND	GRAD
3,000	**900**	**800**	**600**

Percent of Enrolled

68.8% K-12

21.3% College

4.3% Grad School

● PRE-Preschool   ● KND-Grade 12   ● Higher Ed
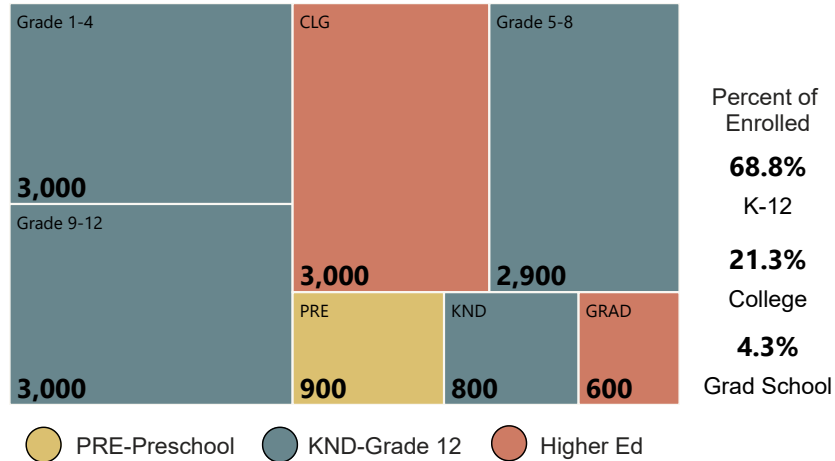
SOURCE: 2021 Pop American Community Survey

Spending Category	Total Expenditures	Average/ Household	Index
College Tuition	$29,515,500	$1,009	87
K-12 Tuition	$6,737,600	$230	84
Other School Supplies	$2,226,200	$76	94
Rental of Books/ Equipment	$1,268,900	$43	89
Supplies for College	$920,700	$31	93
Test Preparation/ Tutoring Services	$653,500	$22	80
Supplies for K-12 Schools	$416,000	$14	91
Tuition for Other Schools	$407,100	$14	85
Vocational Tuition	$384,300	$13	84
Supplies for Preschool	$72,200	$2	96
Supplies for Vocational Schools	$15,500	$1	83

NOTE: An index of 100 reflects the national average. An index of 120 suggests spending is 20 percent above the average.

Market Summary - Mancos

Comparative Market Summary: *Population and Growth*

FACILITY PROGRAMMING AND CONSULTING

| 2023 ⌄ | Mancos Catchment Area, 2023F ⌄ |

SOURCE: ESRI

Total Population

Mancos

2010	63,100
2023	68,900
2033	72,600

10-Yr Projected CAGR ▶ 0.5%

State of Colorado

2010	5,000,000
2023	6,000,000
2033	6,600,000

10-Yr Projected CAGR ▶ 1.0%

United States

2010	308,700,000
2023	337,500,000
2033	355,400,000

10-Yr Projected CAGR ▶ 0.5%
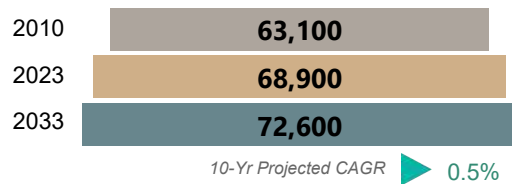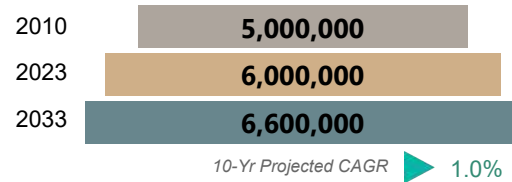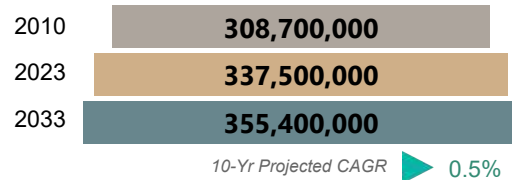
Population Age 18-64

Mancos
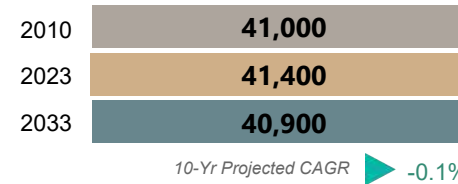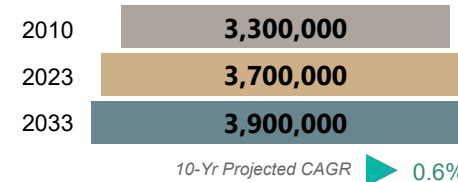
2010	41,000
2023	41,400
2033	40,900

10-Yr Projected CAGR ▶ -0.1%

State of Colorado

2010	3,300,000
2023	3,700,000
2033	3,900,000

10-Yr Projected CAGR ▶ 0.6%

United States

2010	194,300,000
2023	204,400,000
2033	207,600,000

10-Yr Projected CAGR ▶ 0.2%

Percent of Population Age 18-64

60.1%
Mancos

62.0%
State of Colorado

60.6%
United States

Master Plan Support - Pueblo Community College
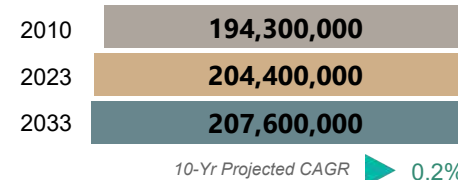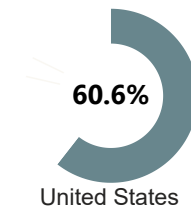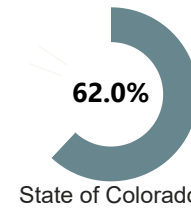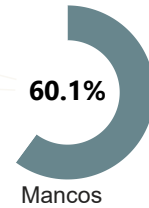
Market Summary - Mancos

Comparative Market Summary: *Age Cohorts*

FACILITY PROGRAMMING AND CONSULTING

2023 ▾ | Mancos Catchment Area, 2023F ▾ | SOURCE: ESRI

Mancos
- ≤14
- 15-17
- 18-34
- 35-64
- ≥65

18-64 **60.1%**

3.2%
15.6%
22.7%
21.0%
37.5%
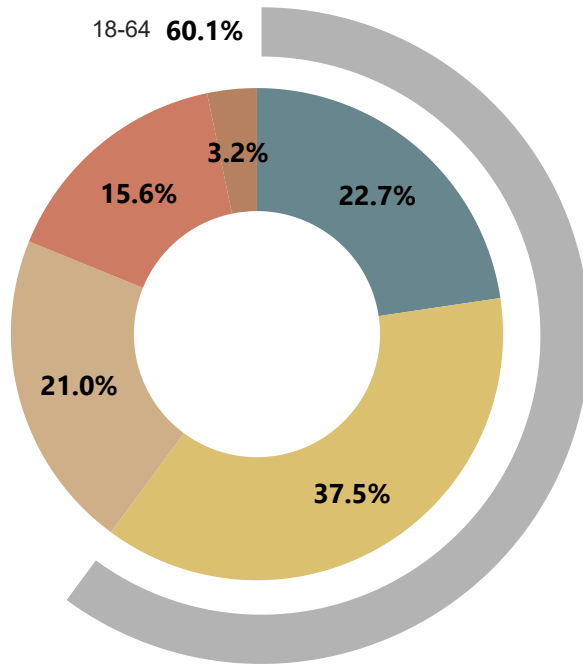
State of Colorado
- ≤14
- 15-17
- 18-34
- 35-64
- ≥65

18-64 **62.0%**

3.7%
18.8%
23.6%
15.6%
38.4%
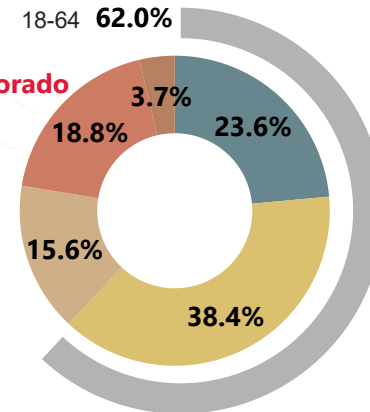
United States
- ≤14
- 15-17
- 18-34
- 35-64
- ≥65

18-64 **60.6%**

3.6%
18.0%
22.9%
17.8%
37.7%
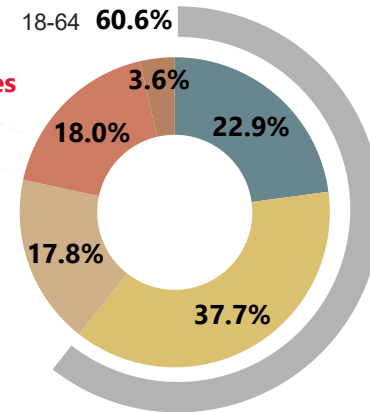
Market Summary - Mancos

Comparative Market Summary: *Race and Ethnicity*

2023 ⌄ | Mancos Catchment Area, 2023F ⌄ | SOURCE: ESRI | | Page 3 of 7

FACILITY PROGRAMMING AND CONSULTING

Mancos

- ⬤ White
- ⬤ Black
- ⬤ Asian
- ⬤ Other
- ⬤ Hispanic

Diversity Index **50.3**

20.6%
0.4%
11.9%
78.3%

State of Colorado

Diversity Index **66.4**

- ⬤ White
- ⬤ Black
- ⬤ Asian
- ⬤ Other
- ⬤ Hispanic

22.3%
4.2%
22.4%
69.9%

United States

Diversity Index **72.1**

- ⬤ White
- ⬤ Black
- ⬤ Asian
- ⬤ Other
- ⬤ Hispanic

20.6%
6.2%
12.5%
19.4%
60.6%

Market Summary - Mancos

Comparative Market Summary: *Education Attainment*

2023 ⌄ | Mancos Catchment Area, 2023F ⌄ | SOURCE: ESRI

State of Colorado

No High School	6.9%
High School Degree or Equivalent	20.6%
Some College, No Degree	18.0%
Associates Degree	8.9%
Bachelor's Degree	28.4%
Graduate Degree	17.1%

54.4% { Associates Degree, Bachelor's Degree, Graduate Degree }

Mancos

No High School	4.6%
High School Degree or Equivalent	23.2%
Some College, No Degree	18.6%
Associates Degree	7.8%
Bachelor's Degree	28.6%
Graduate Degree	17.2%

53.6% { Associates Degree, Bachelor's Degree, Graduate Degree }

United States

No High School	9.6%
High School Degree or Equivalent	27.0%
Some College, No Degree	17.7%
Associates Degree	9.5%
Bachelor's Degree	22.3%
Graduate Degree	13.9%

45.7% { Associates Degree, Bachelor's Degree, Graduate Degree }

Market Summary - Mancos

Comparative Market Summary: *Households and Income*

| 2023 ⌄ | Mancos Catchment Area, 2023F ⌄ | SOURCE: ESRI | **| Page 5 of 7** |

FACILITY PROGRAMMING AND CONSULTING

Median Home Value

Mancos	$447,900
State of Colorado	$498,700
United States	$308,900

Median Household Income

Mancos	$69,600
State of Colorado	$85,700
United States	$72,600

Per Capita Income

Mancos	$42,600
State of Colorado	$47,800
United States	$41,300

Home Valuation and Income Differences Between the *Market Area, Colorado, and United States

	Home Value	Median Income	Per Capita Inc
State of Colorado	$50,800 10.7%	$16,100 20.7%	$5,200 11.5%
United States	($139,000) -36.7%	$3,000 4.2%	($1,300) -3.1%

* Market Area: Is the same as the region referenced in the YELLOW bar highlighted at the top of the page

Market Summary - Mancos

Comparative Market Summary: *Education Enrollment*

| 2023 ∨ | Mancos Catchment Area, 2023F ∨ | SOURCE: ESRI, ACS | Page 6 of 7 |

FACILITY PROGRAMMING AND CONSULTING

Mancos

Total Enrolled	**14,100**
Percent in School	**22.0%**

Percent of Enrolled

○ PRE-Preschool	**6.4%**
○ KND-Grade 12	**68.8%**
○ College	**21.3%**
○ Grad School	**4.3%**
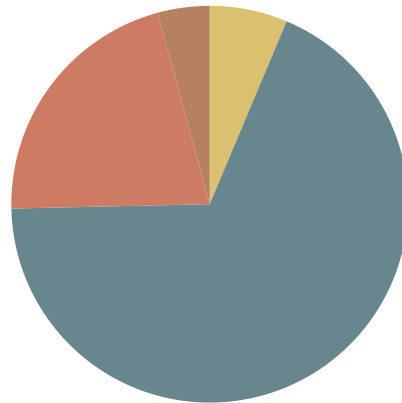
State of Colorado

Total Enrolled	**1,392,700**
Percent in School	**25.2%**

Percent of Enrolled

○ PRE-Preschool	**6.1%**
○ KND-Grade 12	**66.9%**
○ College	**20.8%**
○ Grad School	**6.1%**
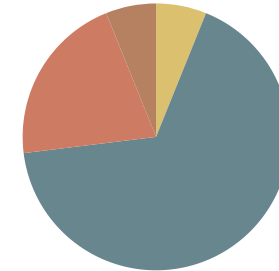
United States

Total Enrolled	**81,076,800**
Percent in School	**25.5%**

Percent of Enrolled

○ PRE-Preschool	**5.9%**
○ KND-Grade 12	**67.1%**
○ College	**21.6%**
○ Grad School	**5.5%**

SOURCE: 2021 Pop American Community Survey

Observations

The purpose of the Market Analysis is to provide a data-driven framework to assist in planning the Master Plan. Key observations of the analysis are listed below:

- Pueblo race/ethnicity is much more diverse due to higher percentage of Hispanics

- Campus Race/Ethnicity Diversity Index

  - Pueblo 77.2
  - Fremont 49.8
  - Durango 47.5
  - Mancos 50.3
  - Bayfield 45.0

- Educational Attainment of Pueblo and Fremont well below State or National averages

- Percent of Adult Population attaining Associates degree or above (Colorado Avg. 54.4%)

  - Pueblo 38.2%
  - Fremont 29.1%
  - Durango 60.3%
  - Mancos 53.6%
  - Bayfield 46.9%

- Lower educational attainment reflected in lower household economic profile and funds available for education

- Median Household Income (Colorado Avg. $85,700)

  - Pueblo $57,000
  - Fremont $58,800
  - Durango $80,600
  - Mancos $69,600
  - Bayfield $86,100

- Occupations classified as White Collar majority in all campus catchment areas

- White Collar occupations generally require higher level of educational attainment

- Educational attainment poorly supports fastest growing occupations and local economy

Enrollment Projections

Total Fall Headcount Enrollment and Learning Mode Share
Pueblo Community College: Mancos Campus

SOURCE: Pueblo Community College and Facility Programming and Consulting
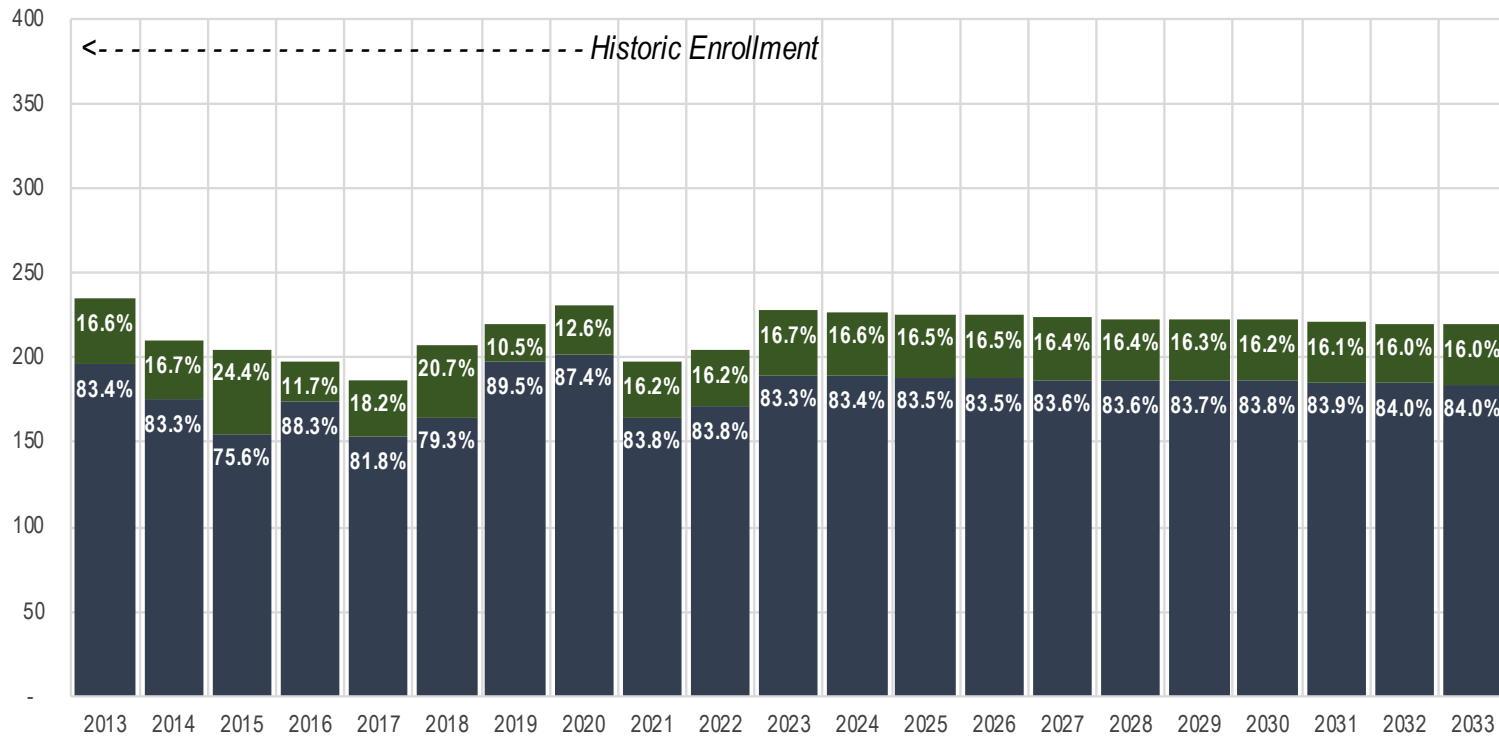
Total Percentage Point Change (2023-33)

■ Face-to-Face Only: 0.7%   ■ Hybrid-Online: -0.7%

■ *Projected Enrollment by Learning Mode (Hybrid-Online) Assumes the Average Annual Percentage Point Change of Students' from 2018-23 is Held Constant at -0.8% from 2023-33.*

■ *Face-to-Face Only Instruction is the difference between the Average of All Enrollment Projection Scenario's Total Enrollment and Projected Hybrid-Online.*

■ *Projected Enrollment Total is based on the Average of All Enrollment Scenarios.*

FACILITY PROGRAMMING AND CONSULTING

Enrollment Projections

The purpose of the Market Analysis is to provide a data-driven framework to assist in planning the Master Plan. Key enrollment observations of the analysis are listed below:

- While FTSE trends flat, there is a significant upward trend in online enrollment

- All campuses except Mancos show an increase in the proportionality of hybrid students

- Pueblo and Fremont on campus enrollment was stabilizing before Covid (2019), with a decrease with in-person enrollment during Covid — a realistic aspirational enrollment goal for Pueblo and Fremont is to return to pre-Covid, 2019 enrollment

- The average of enrollment projections for the Pueblo campus suggests a modest future increase in enrollment based on contributory populations – an aspirational goal of 2.5% compounded growth rate would increase enrollment to pre-Covid levels by 2033

- The average of enrollment projections for the Fremont campus suggests a modest future decrease in enrollment based on contributory populations – an aspirational goal of 1.0% compounded growth would stabilize enrollment

- At the current enrollment, the College should consider if an appropriate level of services and instruction can be provided at the Bayfield Campus

Enrollment Strategic Framework

Issues

Potential Denied Demand

- Welding

- Law Enforcement

Demographic/Market Opportunities

- Hispanic Population

- 65+ Population

- Allied Health Professions

Teaching Modality/Legislative Changes

- Distance Learning

- Hybrid Instruction

Current Program Initiatives

Response

Potential Denied Demand

- Welding – **Add Capacity**

- Law Enforcement - **?**

Demographic/Market Opportunities

- Hispanic Population – **Language Institute**

- 65+ Population – **Life Long Learning Program**

- Allied Health Professions – **New Programs**

Teaching Modality/Legislative Changes/Program Initiatives

- Distance Learning – **Curriculum Innovation Center**

- Hybrid Instruction – **Instructional Environment**

Current Program Initiatives

- Automotive

- Cosmetology

- Dental Hygiene

Buidling Code	Room ID	Space Use Code	Space Use	Room Name	Department	College/Administrative Unit	Office Station Count	Student-Specific Station Count	ASF	Comments
	A1	110	CLASSROOM	CLASSROOM	BUSINESS & TECHNOLOGY	CRIMINAL JUSTICE			568	
	A2	110	CLASSROOM	CLASSROOM	BUSINESS & TECHNOLOGY	CRIMINAL JUSTICE			660	
	A3	650	LOUNGE	BREAK ROOM	BUSINESS & TECHNOLOGY	CRIMINAL JUSTICE			309	
	A4	310	OFFICE	OFFICE	BUSINESS & TECHNOLOGY	CRIMINAL JUSTICE			166	
	A5	310	OFFICE	OFFICE	BUSINESS & TECHNOLOGY	CRIMINAL JUSTICE			160	
	A9	115	CLASSROOM SERVICE	MEN'S LOCKER ROOM	BUSINESS & TECHNOLOGY	CRIMINAL JUSTICE			139	
	A10	115	CLASSROOM SERVICE	WOMEN'S LOCKER ROOM	BUSINESS & TECHNOLOGY	CRIMINAL JUSTICE			175	

Mancos A ASF Total									**2,177**	
Mancos A Gross GSF Total									**2,177**	

		110	CLASSROOM						1228	
		650	LOUNGE						309	
		310	OFFICE						326	
		115	CLASSROOM SERVICE						314	

Buidling Code	Room ID	Space Use Code	Space Use	Room Name	Department	College/Administrative Unit	Office Station Count	Student-Specific Station Count	ASF	Comments
	B1	210	CLASS LABORATORY	WELDING	WELDING TECHNOLOGIES	BUSINESS & TECHNOLOGY			3,776	
	B2	110	CLASSROOM	CLASSROOM	WELDING TECHNOLOGIES	BUSINESS & TECHNOLOGY			404	
	B5	215	CLASS LABORATORY SERVICE	STORAGE	WELDING TECHNOLOGIES	BUSINESS & TECHNOLOGY			192	
	B8	110	CLASSROOM	CLASSROOM	WELDING TECHNOLOGIES	BUSINESS & TECHNOLOGY			569	
	B9	310	OFFICE	OFFICE	WELDING TECHNOLOGIES	BUSINESS & TECHNOLOGY			207	
	B10	650	LOUNGE	LOUNGE	WELDING TECHNOLOGIES	BUSINESS & TECHNOLOGY			492	
Mancos B ASF Total									**5,640**	
Mancos B Gross GSF Total									**5,640**	
		210	CLASS LABORATORY						3776	
		110	CLASSROOM						973	
		215	CLASS LABORATORY SERVICE						192	
		310	OFFICE						207	
		650	LOUNGE						492	

Buidling Code	Room ID	Space Use Code	Space Use	Room Name	Department	College/Administrative Unit	Office Station Count	Student-Specific Station Count	ASF	Comments
	-	725	SHOP SERVICE	STORAGE	FACILITY SERVICES	VP OF ADMINISTRATION & FINANCE			902	
	100	315	OFFICE SERVICE	GO-ZONE ENROLLMENT CENTER	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS			1,034	
	100A	310	OFFICE	OFFICE	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS			180	
	100B	310	OFFICE	OFFICE	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS			121	
	100E	660	MERCHANDISING	VENDING		VP OF STUDENT SUCCESS			186	
	101	110	CLASSROOM	CLASSROOM	ARTS & SCIENCES	VP OF ACADEMIC SERVICES			516	
	102	660	MERCHANDISING	BOOKSTORE		VP OF STUDENT SUCCESS			1,005	
	102A	310	OFFICE	ACADEMIC SERVICES	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS			121	
	102B	310	OFFICE	CASHIER	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS			121	
	102C	310	OFFICE	DIRECTOR ACADEMIC SERVICE	ADVISING & CAREER SERVICES	VP OF STUDENT SUCCESS			121	
	102D	665	MERCHANDISING SERVICE	ID CARD STORAGE		VP OF STUDENT SUCCESS			261	
	102E	660	MERCHANDISING	STUDENT PANTRY		VP OF STUDENT SUCCESS			284	
	103	110	CLASSROOM	CLASSROOM	ARTS & SCIENCES	VP OF ACADEMIC SERVICES			518	
	104	210	CLASS LABORATORY	GENERAL LAB PC'S		VP OF ACADEMIC SERVICES			473	
	105	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			126	
	106	650	LOUNGE	LOUNGE		VP OF ACADEMIC SERVICES			192	
	107	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			136	
	108	110	CLASSROOM	CLASSROOM	ARTS & SCIENCES	VP OF ACADEMIC SERVICES			794	
	109	110	CLASSROOM	CLASSROOM		VP OF ACADEMIC SERVICES			820	
	109A	115	CLASSROOM SERVICE	STORAGE		VP OF ACADEMIC SERVICES			101	
	110	110	CLASSROOM	CLASSROOM		BUSINESS & TECHNOLOGY			793	
	111	310	OFFICE	OFFICE		VP OF STUDENT SUCCESS			114	
	112	110	CLASSROOM	CLASSROOM	ARTS & SCIENCES				621	
	113	315	OFFICE SERVICE	TESTING CENTER	LEARNING CENTER/TEST CENTER	VP OF STUDENT SUCCESS			526	
	114	310	OFFICE	INSTRUCTORS OFFICES		VP OF ACADEMIC SERVICES			543	
	114A	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			166	
	115	210	CLASS LABORATORY	EMS	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			815	
	115A	310	OFFICE	OFFICE	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			144	
	115B	310	OFFICE	OFFICE	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			99	
	115C	215	CLASS LABORATORY SERVICE	EMS	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			213	
	115D	215	CLASS LABORATORY SERVICE	EMS	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			147	
	115E	110	CLASSROOM	CLASSROOM	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			488	
	116	210	CLASS LABORATORY	HEALTH OCCUPATIONS LAB	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			829	
	116A	310	OFFICE	OFFICE	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			95	
	116B	215	CLASS LABORATORY SERVICE	STORAGE	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			158	
	118	110	CLASSROOM	HEALTH OCCUPATIONS CLASSROOM	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			758	
	119	650	LOUNGE	FACULITY LOUNGE		VP OF ADMINISTRATION & FINANCE			202	
	119A	750	CENTRAL SERVICE	MAIL ROOM		VP OF ADMINISTRATION & FINANCE			128	
	120	110	CLASSROOM	CLASSROOM	BUSINESS & TECHNOLOGY	VP OF ACADEMIC SERVICES			1,110	
	120A	310	OFFICE	OFFICE	BUSINESS & TECHNOLOGY	VP OF ACADEMIC SERVICES			143	
	120B	710	CENTRAL COMPUTER	DATA CENTER		VP OF ADMINISTRATION & FINANCE			194	
	121	310	OFFICE	FACILITY SERVICES OFFICE	FACILITY SERVICES	VP OF ADMINISTRATION & FINANCE			339	
	122	210	CLASS LABORATORY	NURSE SIMULATION	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			1,574	
	122A	310	OFFICE	OFFICE	BUSINESS & TECHNOLOGY	VP OF ACADEMIC SERVICES			107	
	122B	715	CENTRAL COMPUTER SERVICE	SERVER ROOM STORAGE		VP OF ADMINISTRATION & FINANCE			92	
	122C	215	CLASS LABORATORY SERVICE	ELECTRONICS STORAGE		VP OF ADMINISTRATION & FINANCE			142	
	122D	715	CENTRAL COMPUTER SERVICE	STORAGE		VP OF ADMINISTRATION & FINANCE			74	
	123	210	CLASS LABORATORY	CONSTRUCTION TRADES	BUSINESS & TECHNOLOGY	VP OF ACADEMIC SERVICES			522	
	124	310	OFFICE	DEAN'S OFFICE	ADMINISTRATION	VP OF ADMINISTRATION & FINANCE			304	
	124B	315	OFFICE SERVICE	COPY	ADMINISTRATION	VP OF ADMINISTRATION & FINANCE			93	
	124C	315	OFFICE SERVICE	COPY ROOM	ADMINISTRATION	VP OF ADMINISTRATION & FINANCE			104	
	125	210	CLASS LABORATORY	ENERGY & WEATHERIZATION LAB	BUSINESS & TECHNOLOGY	VP OF ACADEMIC SERVICES			2,099	
	125A	310	OFFICE	OFFICE	BUSINESS & TECHNOLOGY	VP OF ACADEMIC SERVICES			98	
	125B	215	CLASS LABORATORY SERVICE	STORAGE	FACILITY SERVICES	VP OF ADMINISTRATION & FINANCE			177	
	126	310	OFFICE	RECEPTION	ADMINISTRATION	VP OF ADMINISTRATION & FINANCE			193	
	126A	350	CONFERENCE ROOM	CONFERENCE ROOM	ADMINISTRATION	VP OF ADMINISTRATION & FINANCE			206	
	126B	310	OFFICE	ADMINISTRATION OFFICE	ADMINISTRATION	VP OF ADMINISTRATION & FINANCE			183	
	126C	310	OFFICE	ADMINISTRATION OFFICE	ADMINISTRATION	VP OF ADMINISTRATION & FINANCE			130	
	127	720	SHOP	FACILITY SERVICES WORKSHOP	FACILITY SERVICES	VP OF ADMINISTRATION & FINANCE			2,402	
	127A	310	OFFICE	OFFICE	FACILITY SERVICES	VP OF ADMINISTRATION & FINANCE			99	
	127B	725	SHOP SERVICE	TOOL ROOM	FACILITY SERVICES	VP OF ADMINISTRATION & FINANCE			286	
	128	110	CLASSROOM	CLASSROOM	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			527	
	130	310	OFFICE	CUSTODIAL OFFICE	FACILITY SERVICES	VP ADMIN & FINANCES			237	
	132	210	CLASS LABORATORY	AUTO BAY 1	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			4,438	
	132A	310	OFFICE	OFFICE	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			111	
	134	215	CLASS LABORATORY SERVICE	PARTS	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			1,178	
	136	210	CLASS LABORATORY	AUTO CLASSROOM	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			529	

Buidling Code	Room ID	Space Use Code	Space Use	Room Name	Department	College/Administrative Unit	Office Station Count	Student-Specific Station Count	ASF	Comments
	138	210	CLASS LABORATORY	AUTO BAY 2	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			3,548	
	138A	310	OFFICE	OFFICE	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			151	
	138B	215	CLASS LABORATORY SERVICE	PARTS STORAGE	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			233	
	138C	215	CLASS LABORATORY SERVICE	STORAGE	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			405	
	138D	215	CLASS LABORATORY SERVICE	VEHICLE & EQUIPMENT CLEANING BAY	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			581	
	140	110	CLASSROOM	AUTO CLASSROOM	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			514	
	140A	115	CLASSROOM SERVICE	STORAGE	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			329	
	A113	650	LOUNGE	CAFETERIA STUDY AREA		VP OF STUDENT SUCCESS			1,373	
	C105	215	CLASS LABORATORY SERVICE	AUTO BAY SWITCH	AUTOMOTIVE TECHNOLOGY	BUSINESS & TECHNOLOGY			129	
	200	315	OFFICE SERVICE	STORAGE		VP OF ACADEMIC SERVICES			134	
	201	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			181	
	202	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			186	
	203	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			183	
	204	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			164	
	205	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			98	
	206	310	OFFICE	OFFICE		VP OF ACADEMIC SERVICES			96	
	208	350	CONFERENCE ROOM	MEETING ROOM	ADMINISTRATION	VP OF ADMINISTRATION & FINANCE			1,686	

| Mancos Building ASF Total | | | | | | | | | 42,533 | |
| Mancos Building Gross GSF Total | | | | | | | | | 42,533 | |

		725	SHOP SERVICE						1188	
		315	OFFICE SERVICE						1891	
		310	OFFICE						5090	
		660	MERCHANDISING						1475	
		110	CLASSROOM						7459	
		665	MERCHANDISING SERVICE						261	
		210	CLASS LABORATORY						14827	
		650	LOUNGE						1767	
		115	CLASSROOM SERVICE						430	
		215	CLASS LABORATORY SERVICE						3363	
		750	CENTRAL SERVICE						128	
		710	CENTRAL COMPUTER						194	
		715	CENTRAL COMPUTER SERVICE						166	
		350	CONFERENCE ROOM						1892	
		720	SHOP						2402	

Buidling Code	Room ID	Space Use Code	Space Use	Room Name	Department	College/Administrative Unit	Office Station Count	Student-Specific Station Count	ASF	Comments
	C1	210	CLASS LABORATORY	BIOLOGY LAB	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			972	
	C2	215	CLASS LABORATORY SERVICE	LAB SERVICE	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			419	
	C7	110	CLASSROOM	CLASSROOM	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			359	
	C8	115	CLASSROOM SERVICE	STORAGE	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			50	
	C9	115	CLASSROOM SERVICE	STORAGE	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			52	
	C10	310	OFFICE	OFFICE	HEALTH PROFESSIONS	VP OF ACADEMIC SERVICES			165	
Mancos C ASF Total									**2,017**	
Mancos C Gross GSF Total									**2,017**	
		210	CLASS LABORATORY						972	
		215	CLASS LABORATORY SERVICE						419	
		110	CLASSROOM						359	
		115	CLASSROOM SERVICE						102	
		310	OFFICE						165	

Existing Conditions / Conclusions

Department floor plans

Law Enforcement Academy - First Level
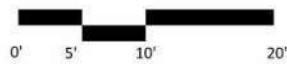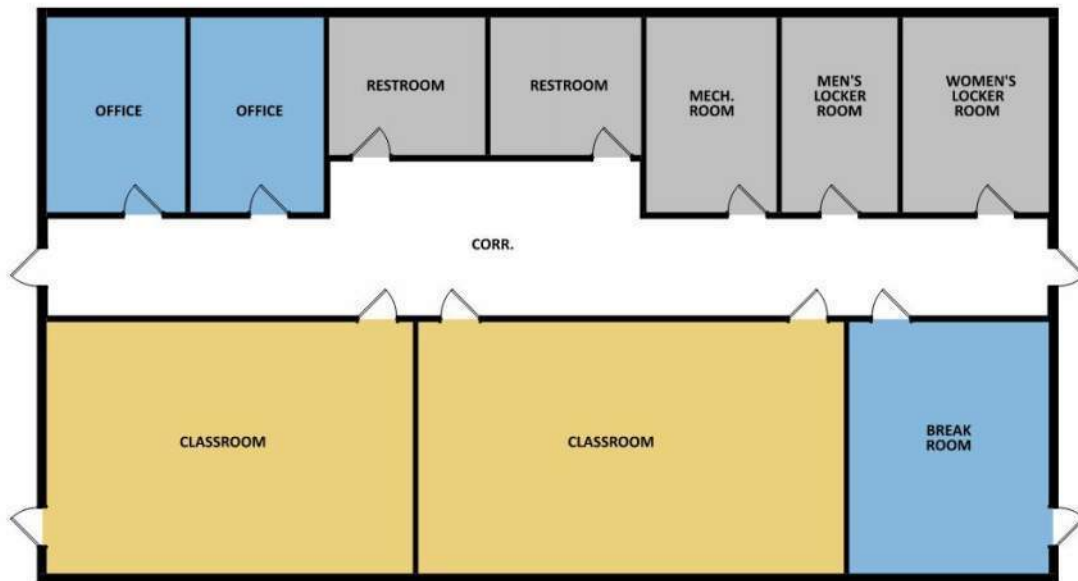
| OFFICE | OFFICE | RESTROOM | RESTROOM | MECH. ROOM | MEN'S LOCKER ROOM | WOMEN'S LOCKER ROOM |

CORR.

| CLASSROOM | CLASSROOM | BREAK ROOM |

0' 5' 10' 20'

NORTH

EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Computer Lab / STEM
- Dining/Commons
- Instructional Areas
- Library
- Support

Existing Conditions / Conclusions

Department floor plans

Welding Building - First Level
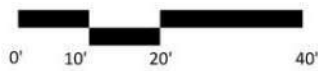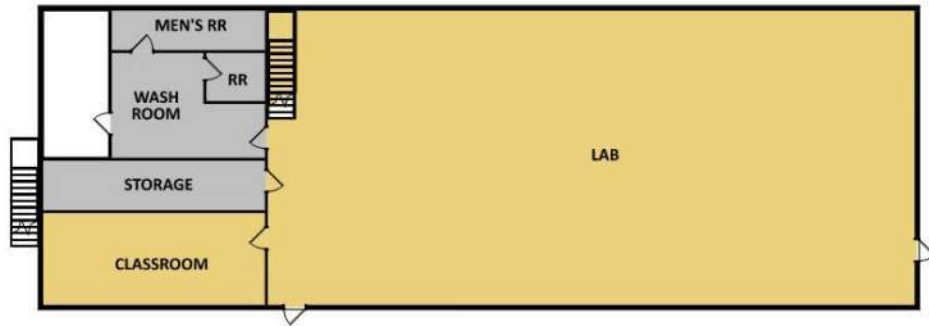
MEN'S RR

RR

WASH ROOM

STORAGE

CLASSROOM

LAB

0'   10'   20'   40'

NORTH

EDUCATIONAL DEPARTMENT LEGEND

Administration
Computer Lab / STEM
Dining/Commons
Instructional Areas
Library
Support

Existing Conditions / Conclusions

Department floor plans

Welding Building - Second Level
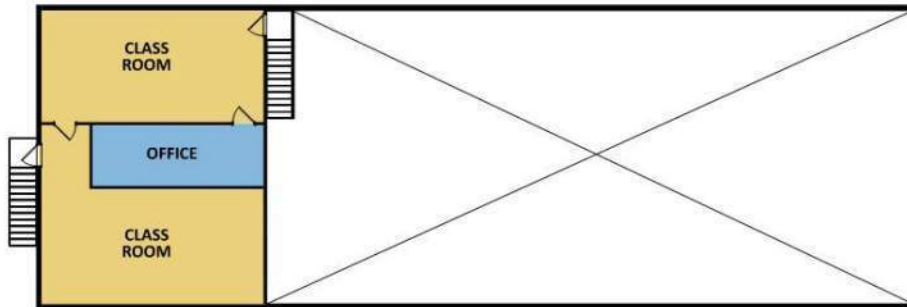
EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Computer Lab / STEM
- Dining/Commons
- Instructional Areas
- Library
- Support

Existing Conditions / Conclusions

Department floor plans

Health Science Building - First Level
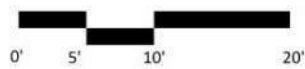
EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Computer Lab / STEM
- Dining/Commons
- Instructional Areas
- Library
- Support

Existing Conditions / Conclusions

Department floor plans

Main Building - First Level
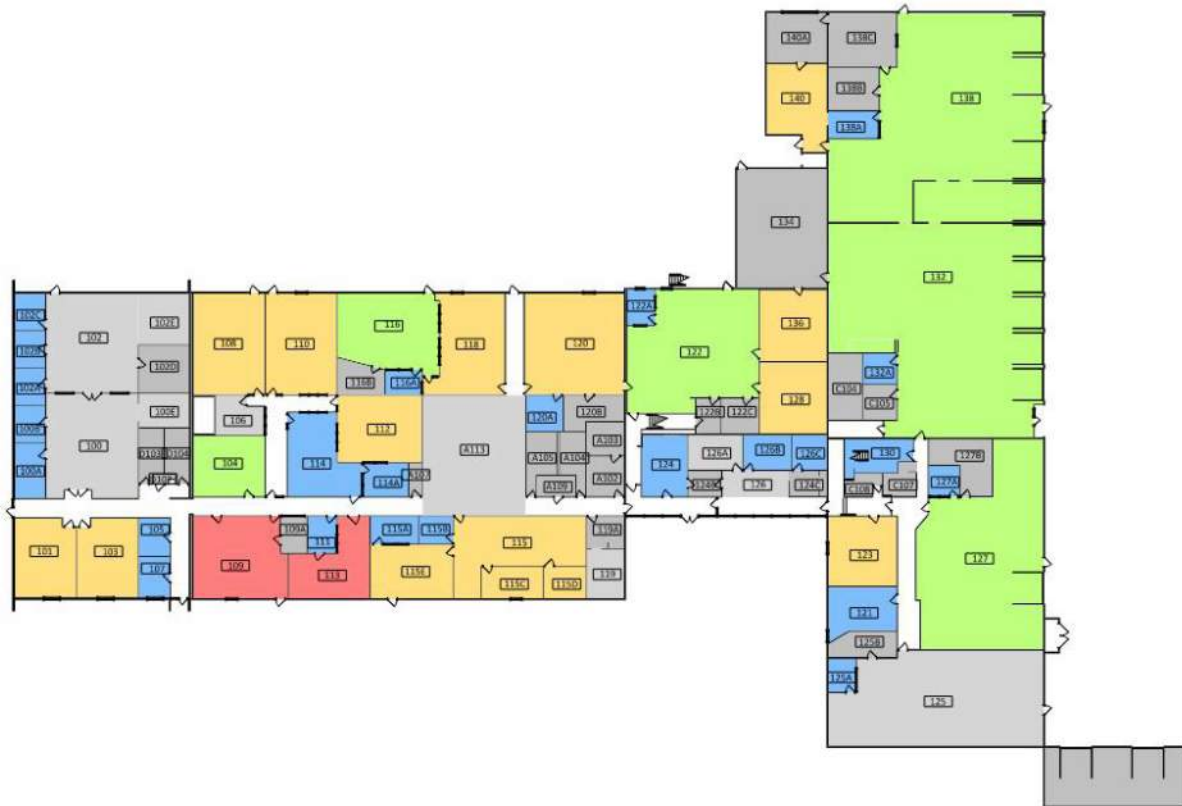
0' 25' 50' 100'

NORTH

EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Computer Lab / STEM
- Dining/Commons
- Instructional Areas
- Library
- Support

Existing Conditions / Conclusions

Department floor plans

Main Building - Second Level
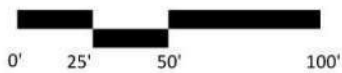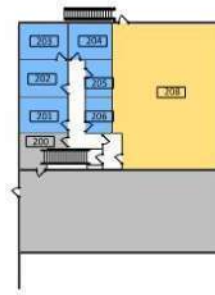
0'   25'   50'   100'

NORTH

EDUCATIONAL DEPARTMENT LEGEND

- Administration
- Computer Lab / STEM
- Dining/Commons
- Instructional Areas
- Library
- Support

PROJECT: PCC - Mancos Campus

DATE: 6/20/2023

Summary of Assessment data: **Facility Compliance**

Abbrev. Name		**Ranking of 0-25 indicates the item has failed or will fail within the next year or is not in code compliancy.**		
MMB	08	Mancos - Main Building	$	737,736
MHSB	09	Mancos - Heath Sciences Building	$	35,230
MLEA	10	Mancos - Law Enforcement Academy	$	390
MWB	11	Mancos - Welding Building	$	58,500
		(**Note:** values above include soft costs, but no escalation)		
		Total 0-25	$	831,856
		3 years of escalation @ 6%/yr	$	990,753

| Abbrev. Name		**Ranking of 26-50 indicates the item has failed but should be replaced in the next 5 years**		
MMB	08	Mancos - Main Building	$	-
MHSB	09	Mancos - Heath Sciences Building	$	-
MLEA	10	Mancos - Law Enforcement Academy	$	-
MWB	11	Mancos - Welding Building	$	-
		(**Note:** values above include soft costs, but no escalation)		
		Total 26-50	$	-
		4 years of escalation @ 6%/yr	$	-

Abbrev. Name		**Ranking of 51-100 indicates that the item has failed but does not affect student achievement**		
MMB	08	Mancos - Main Building	$	1,042,193
MHSB	09	Mancos - Heath Sciences Building	$	-
MLEA	10	Mancos - Law Enforcement Academy	$	2,154
MWB	11	Mancos - Welding Building	$	-
		(**Note:** values above include soft costs, but no escalation)		
		Total 51-100	$	1,044,347
		5 years of escalation @ 6%/yr	$	1,397,572

Abbrev. Name		**Ranking of greater than 100 indicates that the item has failed but is purely cosmetic**		
MMB	08	Mancos - Main Building	$	-
MHSB	09	Mancos - Heath Sciences Building	$	-
MLEA	10	Mancos - Law Enforcement Academy	$	-
MWB	11	Mancos - Welding Building	$	-
		(**Note:** values above include soft costs, but no escalation)		
		Total >100	$	-
		5 years of escalation @ 6%/yr	$	-

	#	**Total for Each Facility (includes all ranks)**		
MMB	08	Mancos - Main Building	$	1,779,929
MHSB	09	Mancos - Heath Sciences Building	$	35,230
MLEA	10	Mancos - Law Enforcement Academy	$	2,544
MWB	11	Mancos - Welding Building	$	58,500
		(**Note:** values above include soft costs, but no escalation)		
		Total (All Ranks)	$	1,876,203
		4 years of escalation @ 6%/yr	$	2,368,663

PCC - Mancos Campus
Totals for each Facility

MLEA 10 Mancos - Law Enforcement Academy, $2,544
MHSB 09 Mancos - Heath Sciences Building, $35,230
MWB 11 Mancos - Welding Building, $58,500
MMB 08 Mancos - Main Building, $1,779,929

PCC - Mancos Campus
Ranking 0-25 - Fail or Will Fail in the Next Year

MHSB 09 Mancos - Heath Sciences Building, $35,230
MLEA 10 Mancos - Law Enforcement Academy, $390
MWB 11 Mancos - Welding Building, $58,500
MMB 08 Mancos - Main Building, $737,736

PCC - Mancos Campus
Ranking 51-100 - Items have failed but does not effect student achievement

MLEA 10 Mancos - Law Enforcement Academy, $2,154
MWB 11 Mancos - Welding Building, $-
MHSB 09 Mancos - Heath Sciences Building, $-
MMB 08 Mancos - Main Building, $1,042,193

Level 1		District 11 Assessment Rating
	1	Needs Immediate Action/Life Safety Issue (Red)
	2	Replace within 5 Years (Orange)
	3	Replace wihtin 6-10 Years (Yellow)
	4	Improvement Item (Green) - Also indicate remaining years of system life

Level2		Category - What is the problem or concern?
	1	Life Safety - This is unsafe
	2	Potential for damage to the building
	3	Code Issues.
	4	Space characteristics / adequacies
	5	ADA Issue
	6	A component of a system or an entire system needs to be added or replaced.
	7	A component of a site element or an entire site system needs to be replaced.
	8	The Association would prefer a different product, system or equipment.
	9	Input from facility users and administrators.
	10	Politically expedient.
	11	Facility or Site item does not have any concerns

Level3		Consequences - What happens when failure occurs?
	1	Failure may compromise building occupant safety & health
	2	When failure occurs, complete or partial closure of the facility is necessary.
	3	Failure will cause damage to other components or elements but closure is not necessary
	4	Component does not meet current building code or ADA as required.
	5	Programmatic - Existing space does not meet the goals of the association or site.
	6	Positive cost or benefit. Correction in conjunction with another project could save money.
	7	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature.
	8	No failure/consequences expected

Final Rank		
		The final rank gives you a score from the highest priority of 1 up to a maximum value of 352 which would indicate the lowest priority item in the list. Typically, you would start to address any deficienes in the order from 1 to 352.

Example		Item - If the roof is leaking the ranking would be:
	1	Ranking - (1) Needs Immediate Action/Life Safety Issue (Red)
x	2	Failure has potential to damage to the building
x	3	Failure will cause damage to other components or elements but closure is not necessary
=	6	Final Ranking calculated value

3.2 Condition Analysis Matrix

Project:	PCC - Mancos Campus										Date of last addition:	NA
Facility:	Health Science										Year round start date:	
Date:	6/20/2023											

Failure Timing Legend

1	Needs Immediate Action/Life Safety Issue (Red)
2	Replace within 5 Years (Orange)
3	Replace within 6-10 Years (Yellow)
4	Improvement Item (Green) - Also indicate remaing years of system life

(see scoring tab for details)

Contingency Amount	30.00%
Soft Cost:	30.00%

Condition Matrix

ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	AREA	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
1		Mancos	North parking lot has 44 parking spaces. Per the ADA (208.2) the existing 44 parking spaces would require 2 accessible parking spaces, including 1 van space. Restripe accessible parking spots and provide accessible parking signs.		Code/ADA	1	5	4	20		$ 450	$ 585	$ 760.50
2		Mancos	South parking lot has 33 parking spaces. Per the ADA (208.2) the existing 33 parking spaces would require 2 accessible parking spaces, including 1 van space. Restripe accessible parking spots and provide accessible parking signs.		Code/ADA	1	5	4	20		$ 450	$ 585	$ 760.50
3		Mancos	West parking lot has 96 parking spaces. Per the ADA (208.2) the existing 96 parking spaces would require 3 accessible parking spaces, including 1 van space. Restripe accessible parking spots and provide accessible parking signs.		Code/ADA	1	5	4	20		$ 450	$ 585	$ 760.50
4		Mancos	North Parking Lot: Replace Ashpalt paving		Parking/Paving	2	6	6	72		$ 175,000	$ 227,500	$ 295,750.00
5		Mancos	South Parking Lot: Replace Ashpalt paving		Parking/Paving	2	6	6	72		$ 201,687	$ 262,193	$ 340,851.03
6		Mancos	West Parking Lot: Replace Ashpalt paving		Parking/Paving	2	6	6	72		$ 420,000	$ 546,000	$ 709,800.00
7		Mancos	South Parking Lot: Replace concrete sidewalk leading from accesssible parkging spaces to accessible entrance		Parking/Paving	2	6	6	72		$ 5,000	$ 6,500	$ 8,450.00
8		Mancos	Men's Restroom (D104): Toilet paper dispenser encroaches on 1 1/2" clear space required below horizontal side wall grab bar. Remove and relocate dispenser.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 120	$ 156	$ 202.80
9		Mancos	Women's Restroom (D106): Toilet paper dispenser encroaches on 1 1/2" clear space required below horizontal side wall grab bar. Remove and relocate dispenser.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 120	$ 156	$ 202.80
10		Mancos	Women's Restroom (D106): Reinstall door to accessible stall to swing into stall.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 1,000	$ 1,300	$ 1,690.00
11		Mancos	Men's Restroom (A105): Remodel restroom to provide adequate door configuration/width, accessbile route width, and accessible stall configuration.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 28,000	$ 36,400	$ 47,320.00
12		Mancos	Women's Restroom (A104): Remodel restroom to provide adequate door configuration/width, accessbile route width, and accessible stall configuration.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 24,000	$ 31,200	$ 40,560.00
13		Mancos	Men's Restroom (C107): Remodel restroom to provide adequate door configuration/width, accessbile route width, and accessible stall configuration.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 18,000	$ 23,400	$ 30,420.00
14		Mancos	Women's Restroom (C108): Remodel restroom to provide adequate door configuration/width, accessbile route width, and accessible stall configuration.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 14,000	$ 18,200	$ 23,660.00
15		Mancos	Construct elevator to service second floor.	1st Floor	Code/ADA	1	5	4	20		$ 120,000	$ 156,000	$ 202,800.00
16		Mancos	Install fire sprinkler system.	1st Floor	Code/ADA	1	5	4	20		$ 324,604	$ 421,985	$ 548,580.76
17		Mancos	Install fire sprinkler system.	2nd Floor	Code/ADA	1	5	4	20		$ 36,295	$ 47,184	$ 61,338.55

Condition	Totals	Totals	Escalation Totals
0-25	$ 567,489	$ 737,736	$ 959,056
26-50	$ -	$ -	$ -
51-100	$ 801,687	$ 1,042,193	$ 1,354,851
> 100	$ -	$ -	$ -
Totals ->	$ 1,369,176	$ 1,779,929	$ 2,313,907

3.2 Condition Analysis Matrix

Project:	PCC - Mancos Campus											Date of last addition: NA		
Facility:	**Health Science Annex**											Year round start date:		
Date:	6/20/2023													

Failure Timing Legend

1	Needs Immediate Action/Life Safety Issue (Red)
2	Replace within 5 Years (Orange)
3	Replace within 6-10 Years (Yellow)
4	Improvement Item (Green) - Also indicate remaining years of system life

(see scoring tab for details)

Contingency Amount	30.00%
Soft Cost:	30.00%

Condition Matrix

ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	AREA	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
1		Mancos	Restripe accessible parkging stalls to provide 1 standard and 1 van accessible space, access aisle and install accessible parking signage.		Code/ADA	1	5	4	20		$ 300	$ 390	$ 507.00
2		Mancos	Remove and replace existing curb ramp w/ ADA compliant curb ramp and landing/sidewalk.		Code/ADA	1	5	4	20		$ 1,200	$ 1,560	$ 2,028.00
3		Mancos	Men's Restroom: Remodel restroom to provide adequate door configuration/width, accessbile route width, and accessible stall configuration.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 12,800	$ 16,640	$ 21,632.00
4		Mancos	Women's Restroom: Remodel restroom to provide adequate door configuration/width, accessbile route width, and accessible stall configuration.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 12,800	$ 16,640	$ 21,632.00

Condition	Totals	Totals	Escalation Totals
0-25	$ 27,100	$ 35,230	$ 45,799
26-50	$ -	$ -	$ -
51-100	$ -	$ -	$ -
> 100	$ -	$ -	$ -
Totals ->	$ 27,100	$ 35,230	$ 45,799

3.2 Condition Analysis Matrix

Project:	PCC - Mancos Campus									Date of last addition: NA		
Facility:	**Medical Arts**											
Date:	6/20/2023									Year round start date:		

Failure Timing Legend

1	Needs Immediate Action/Life Safety Issue (Red)
2	Replace within 5 Years (Orange)
3	Replace within 6-10 Years (Yellow)
4	Improvement Item (Green) - Also indicate remaing years of system life

(see scoring tab for details)

Contingency Amount	30.00%
Soft Cost:	30.00%

Condition Matrix

ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	AREA	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
1		Mancos	Restripe accessible parkging stalls to provide 1 standard and 1 van accessible space, access aisle and install accessible parking signage.		Code/ADA	1	5	4	20		$ 300	$ 390	$ 507.00
2		Mancos	Exterior door at Southwest corner of building needs to be adjusted or replaced to close properly.		Building Envelope	2	6	6	72		$ 1,252	$ 1,628	$ 2,115.88
3		Mancos	Repaint metal siding at north side of building.		Building Envelope	2	6	6	72		$ 405	$ 527	$ 684.45

Condition	Totals	Totals	Escalation Totals
0-25	$ 300	$ 390	$ 507
26-50	$ -	$ -	$ -
51-100	$ 1,657	$ 2,154	$ 2,800
> 100	$ -	$ -	$ -
Totals ->	$ 1,957	$ 2,544	$ 3,307

3.2 Condition Analysis Matrix

Project:	PCC - Mancos Campus										Date of last addition: NA	
Facility:	**Academic Building**											
Date:	6/20/2023										Year round start date:	

Failure Timing Legend

1	Needs Immediate Action/Life Safety Issue (Red)
2	Replace within 5 Years (Orange)
3	Replace within 6-10 Years (Yellow)
4	Improvement Item (Green) - Also indicate remaing years of system life

(see scoring tab for details)

Contingency Amount	30.00%
Soft Cost:	30.00%

Condition Matrix

ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	AREA	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
1													
2		Mancos	Repaint metal siding at north side of building.	1st Flr Restrooms	Building Envelope	2	6	6	72		$ 1,166		
3		Mancos	First Foor Restroom: Configuration does not have separate facilities for men and women. There is a shared gang lavatory, and a separate toilet room for each sex. Remodel to provide separate facilites for each sex.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ -		
4		Mancos	Men's Toilet Room: Remodel to provide accessible lavatory, urinal, and toilet.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 22,500	$ 29,250	$ 38,025.00
5		Mancos	Women's Toilet Room: Remodel to provide accessible lavatory and toilet.	1st Flr Restrooms	Code/ADA	1	5	4	20		$ 22,500	$ 29,250	$ 38,025.00
6		Mancos	Most classroom space and instructor offices are located on the second floor.	2nd Flr Instructional Spaces	Code/ADA	1	5	4	20		$ -	$ -	$ -

Condition	Totals	Totals	Escalation Totals
0-25	$ 45,000	$ 58,500	$ 76,050
26-50	$ -	$ -	$ -
51-100	$ 1,166	$ -	$ -
> 100	$ -	$ -	$ -
Totals ->	$ 46,166	$ 58,500	$ 76,050