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1. Introduction

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1.A | Background & History

In 1966, Central Community College opened as an Area Vocational School #1 in Hastings, Nebraska.

At the time CCC was the first vocational-technical college which included multiple (15) counties in its service area, including Platte County. In 1967, Platte County residents again voted to provide tax support for Nebraska's first county-supported Junior College, called Platte Junior College.

That College opened in 1969 offering comprehensive academic transfer and career educational opportunities. In 1971, the legislature created the Nebraska Community College System that combined the state's junior colleges, vocational/technical colleges and area technical schools. By 1973, the state was divided into six service areas which lead to the current name of Central Community College with a 25-county service area and central administrative offices in Grand Island.

Today, CCC operates three full-service campuses in Columbus, Grand Island and Hastings, it also has four learning centers in Holdrege, Kearney, Lexington, and Ord. Additionally, the College has a presence in numerous secondary schools and communities to support high school "Early College" articulation and dual enrollment opportunities. Customized training, continuing and adult education, and extended learning services are offered in over 90 communities across central Nebraska and web delivery of CCC courses can be taken by anyone in the state or world.

To maintain excellence in all areas for "Early College" and currently enrolled students, CCC has embodied their 2015-2020 Strategic Plan. This Plan establishes goals to maximize student and community success. Part of that success is achieved by continuing to stay connected to the College's service area through athletics. CCC's Columbus campus currently supports seven (7) different athletic programs that all use the Physical Education Center building. When this facility was built in 1967 only four (4) sports were using gymnasium and its support spaces.

"The mission of the Central Community College Athletic Department is to maximize student-athlete success through opportunities and promote academic achievement, leadership, discipline, time management, and a competitive spirit. The vision is to develop student-athletes to excel in academics, athletics and leadership while fostering sustainable skills to prepare them for the competition of life"



1. Introduction

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1.B | Project Description

The project will involve the addition and remodel of the Physical Education Center Building on the Central Community College Columbus Campus. As identified in Master Plans dating back to 2017, additional space has been proposed and there is need to remodel as aspects of the building are in great need of repair. The mechanical system for the entire building will need to be replaced.

The more extensive remodeled area is currently about 9,750 gross square feet; the only exception is that mechanical systems that serve the entire building at over 31,000 gross square feet will also be included in this project. The new additions will be higher volume single story and approximately 5,500 square feet. The additions will be tied into the East and South portions of the existing building.

Both the remodeled areas and new construction will include upgraded technology, much needed support space for athletes, a classroom and large entry. Spaces that help aid in engaging with both students and community, there is currently limited space to congregate and host athletic events.

Building Systems and Materials

- Non-combustible construction type (assume Type II-B.)
- Conventional structural steel framing.
- Combination of composite deck and slab-on-grade floor assembly types.
- Insulated EPDM roof assembly on metal deck.
- Facades to be roughly 30% glazed (storefront/curtainwall), 40% brick veneer, 30% metal panel rainscreen
- Full-building fire sprinkler system.

Heating, Cooling and Plumbing Systems

Existing mechanical air distribution systems (air handling units, fan coils, exhaust fans, heating/cooling coils, etc.) are original units and are at the end-of-life condition. Units will be replaced with similar styles of units and connected back into the existing building's cooling and heating systems (air-cooled chiller, gas-fired boilers).

Restrooms will be installed with fixtures of type and quantity to meet Code and ADA Requirements, more are needed than exist today. Water and sewer piping will connect the fixtures to the sanitary sewer and domestic cold and hot water serving the facility. Heated domestic water will be provided for hand washing and miscellaneous cleaning requirements within the facility via the existing natural gas-fired water heater.

Outdoor/Ventilation Air Requirements

Outdoor/Ventilation air will be introduced into the building at quantities dictated by the International Mechanical Code or ASHRAE 62.1 latest edition. Outdoor rates are based on the square footage and occupancy of the facility. The ventilation of the building will increase to allow for better occupant comfort, more filtration and air changes.

Electrical

The design and installation of all electrical and information technology systems and devices will be in accordance with relative portions of the following Codes and Publications and others as applicable (highlighted in Life Safety). Receptacles for computer loads will be served from dedicated sub-panels with transient voltage surge suppression for increased protection of voltage sensitive loads in these areas.

The fire alarm control panel will be addressable and connected to the campus fiber optic fire alarm network. Building detection and notification will comply with current NFPA codes and ADA guidelines.



1. Introduction

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1.C | Purpose and Objectives

The Physical Education Center at Central Community College–Columbus serves as the primary athletic and support facility for more than 180 student-athletes across the Central area, including over 130 student-athletes based in Columbus, while also accommodating physical education classes, team practices, competitions, strength and conditioning, athletic training, meetings, and campus events. With multiple programs relying on the same limited spaces throughout the day, the building is operating at or beyond its intended capacity. Scheduling conflicts are frequent, and shared-use areas restrict the ability to deliver effective instruction, training, and student support in a safe and efficient manner.

Constructed in the early 1970s, the Physical Education Center was designed for a much smaller athletic program and did not anticipate the significant growth in women’s sports, increased roster sizes, or the modern need for dedicated strength and conditioning and athletic training spaces. Over time, athletic participation and expectations have continued to grow, while the building’s footprint has remained largely unchanged. As a result, critical functions are compressed into undersized areas, and the facility lacks the flexibility and infrastructure required to meet current student-athlete needs. Additional space is essential to support the college’s strong athletic tradition, enhance student success, and ensure the Physical Education Center can continue to serve its role effectively for future generations.

To accomplish this goal, the following objectives have been identified:

- Modernize and expand the 1968 facility to go beyond current standards
- Provide a safe and healthy working environment for faculty and student athletes
- Provide an environment similar in quality and atmosphere that students will encounter in industry
- Create a multi-use facility to accommodate not only college student athletes but all students and the community

Community engagement is another important function of this building. CCC hosts a variety of community events that require a large gathering space with appropriate support areas to ensure comfort and engagement. Currently, the building lacks a comfortable and clearly defined entry separate from the gymnasium, as well as adequate storage, custodial, and data spaces to support evolving needs.

Due to the age and condition of the building’s infrastructure, significant upgrades are necessary to ensure continued functionality and support for campus activities. The existing main components of the mechanical system are original and can no longer be supported or serviced. The building serves as the primary gathering and assembly space on campus and requires updated mechanical systems to properly support the facility. The restrooms are another aspect of the building that require additional fixtures to adequately accommodate building use.

This building serves as the heart of campus life, acting as the premier hub for large group activities and events that bring together students and the community alike. Throughout the year, the space comes alive with competitions in music, one-act plays, martial arts, gymnastics, and robotics, among many others. It also plays host to impactful statewide events such as Manufacturing Nebraska’s Future and a variety of continuing education opportunities that draw inspired minds from across the state. Truly a cornerstone of both academic achievement and community connection, this facility is a critical space for the Columbus campus.



2. Location & Site Considerations

Columbus - PEC Addition and Renovation CCPE Statement

2.A | County

The Central Community College Columbus Campus, is located just outside the City of Columbus in Platte County. Columbus is the seat of Platte County. This is one of three campuses that provides educational opportunities to the 25-county service area of the College.

2.B | Town and Campus

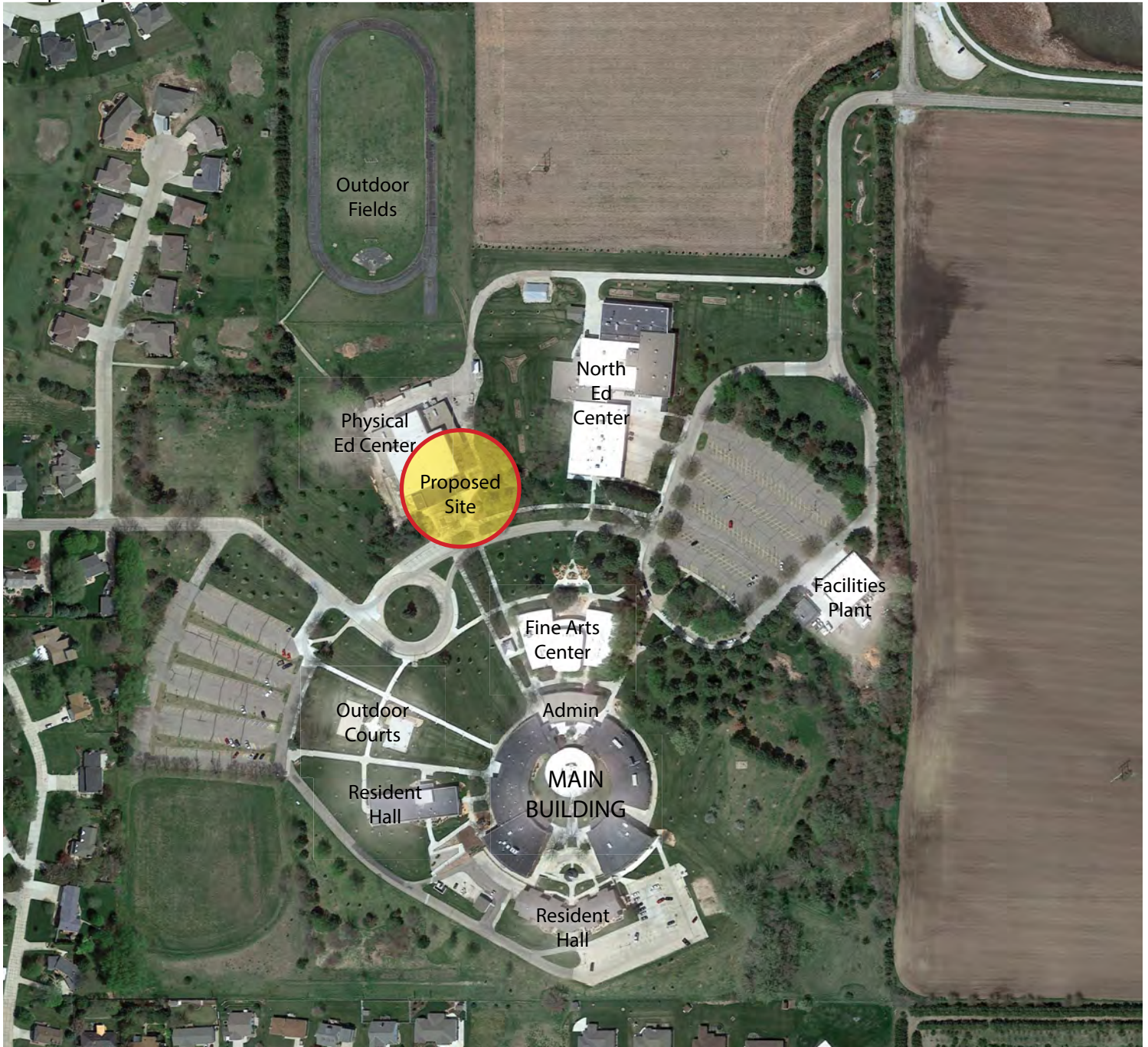
Central Community College is located 2.5 miles northwest of the community of Columbus, which has a population just over 21,000. The campus is on a 92 acre property developed in phases starting in 1969. The campus was developed as a circular complex with a smaller circular building in the center. The campus consists of 9 buildings total to facilitate 25 transfer programs and 17 career and technical programs where students can earn certificates, diplomas or associate degrees.



2. Location & Site Considerations

Columbus - PEC Addion and Renovation CCPE Statement

3.C | Proposed Site



2.D | Statewide Building Inventory

This is not required for new building construction.

2. Location & Site Considerations

Columbus - PEC Addition and Renovation CCPE Statement



2.E | Influence of Project on Existing Site Conditions

(1) The proposed area of work includes the north-western portion of the campus serving as the Physical Education Center.

(2) Utilities: Power, water, sewer, natural gas, and communications lines are currently serving the existing East Education Building and will be accessible for the new addition.

1. Water: Water demand will be evaluated and connection to the existing service is expected
2. Sanitary: A new 6" sanitary pipe will be connected to the existing sanitary main. Further study needs to occur for exact connection locations.
3. Storm: Storm water will be gathered and routed to multiple locations. Piping will be routed 5'-0" out the building.
4. Lawn Irrigation: Wall hydrants will be installed on the exterior of the new building at approximately 100-foot spacing. A 2-inch water pipe will be stubbed out below grade to 5 feet from the building for irrigation.
5. Fire Main: The existing fire suppression system will be expanded to cover the new additions and re-connected to accommodate the renovation area of new space.
6. Gas: Natural gas will be studied to see if it can be extended from the existing gas service to serve domestic water heaters, gas-fire boilers and gas-fired HVAC equipment. Gas pressure and capacity to be confirmed with gas company.

(3) Parking and Traffic Circulation: The existing entrance to the campus circles around the existing main entrance with parking located directly south. No additional parking is needed at this time and the new project brings the entrance closer to the parking area.



3. Comprehensive Plan Compliance

Columbus - PEC Addition and Renovation CCPE Statement



3.A | Year of Comprehensive Plan and Updates

A comprehensive Master Site and Facilities Plan was approved by the College Board and presented to the CCPE in 2006. The plan was updated in 2011, 2017, and 2022. The expansion of athletic facilities in Columbus was identified in all three of the most recent studies.

3.B | Consistency with Comprehensive Capital Facilities Plan

A need for a remodel and addition for the Physical Education Center has been ongoing and identified as early as 2006. The remodel and addition has consistently ranked high on the facilities needs list from a campus and college perspective, however with several infrastructure and building needs across the area and campuses it was postponed until now.

3.C | Consistency with Current Version of CCPE Project Review Criteria

The proposed Physical Education Center project is consistent with the General Guidelines for Capital Construction and Building Renewal Projects. The following areas highlight compliance specifically:



4. Analysis of Existing & New Facilities

Columbus - PEC Addition and Renovation CCPE Statement

4.A | Square Footage of Existing Areas

Room Number	Room Use	S.F. Each	Station/Seats
-	Vestibule	220 SF	-
800	Laundry	110 SF	-
801	Custodial	160 SF	-
802	Women's Restroom	250 SF	-
803	Office	175 SF	1
804	Office	150 SF	1
805	Office	175 SF	1
806	Concessions	280 SF	-
807	Men's Restroom	250SF	-
820	Classroom	670 SF	24
832	Office	100 SF	1
842	Athletic Training	650 SF	3
843	Cardio & Weights	2,100 SF	20
845	Conference Room	185 SF	6
846	Reception	460 SF	2
847	Office	120 SF	1
848	Office	120 SF	1
849	Office	120 SF	1
850	Work Area	210 SF	2
851	Office	120 SF	1
852	Office	120 SF	1
853	Office	120 SF	1
	*TOTAL	7,040 SF	

4. Analysis of Existing & New Facilities

Columbus - PEC Addition and Renovation CCPE Statement



4.B | Square Footage of New Areas

Room Number	Room Use	S.F. Each	Station/Seats
800	Vestibule	300 SF	-
801	Lobby	1,980 SF	-
803	Men's Restroom	550 SF	-
804	Concessions	330 SF	-
805	Custodial	175 SF	-
806	Woman's Restroom	550 SF	-
807	Classroom	980 SF	24
808	Storage	150 SF	-
809	Cardio & Weights	2,020 SF	20
820-822	Athletic Training	680 SF	24
832	Officials Locker Room - East	100 SF	1
842	Laundry & Athletic Storage	425 SF	3
843	Officials Locker Room - West	85 SF	20
844	Restroom	85 SF	-
846	Coach's Open Conference	1,140 SF	6
847	Reception	395 SF	2
848	Work Room	155 SF	-
849	Teaming	130 SF	4
850	Office	130 SF	1
851	Concussion Testing	110 SF	1
852	Office	130 SF	1
853	Office	130 SF	1
854	Data	110 SF	1
855	Office	255 SF	1
856	Office	130 SF	1
857	Office	175 SF	1
858	Office	130 SF	1
859	Office	130 SF	1
860	Conference	255 SF	12
861	Office	130 SF	1
862	Office	130 SF	1
	*TOTAL	12,175 SF	



5. Projected Budget & Final Impact



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5.A | Cost Estimate Criteria

The cost estimate was prepared February 6, 2026 using recent cost data on comparable projects in the same area. The design team assembled a 50% construction document set to establish schematic parameters of the project. An independent cost consultant used this set to establish the project cost analysis. This cost opinion is established based on the best judgement at the time, however we cannot guarantee that actual construction costs will not vary from these opinions of probable cost.

Project Size:

Gross square feet	GSF	5,500 S.F. new	9,750 renovation
Net assignable square feet	NASF	5,135 S.F. new	

Project Cost:

Gross cost per square foot	\$476
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Construction Cost:

Gross cost per square foot	\$402
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5. Projected Budget & Final Impact



Columbus - PEC Addition and Renovation CCPE Statement

5.C| Fiscal Impact Based On First Full Year of Operation

1. Physical Plant

a.	General Administration	\$0
b.	Physical Plant Administration	\$0
c.	Building Maintenance	\$ 5,789.07
d.	Custodial	\$19,800.90
e.	Utilities	\$52,320.00
f.	Landscape & Grounds	\$0

Total \$77,909.57

Support Services

g.	Communications/Telephone	\$ 2,800.00
h.	Security/Police	\$0
i.	Mail Service	\$ 275.00
j.	Insurance	\$ 2,100.00
k.	Environmental Health & Safety	\$0

Total \$ 5,175.00

2. Estimated additional programmatic costs per year are not anticipated.
3. Applicable building renewal assessment charges are not anticipated.
4. General Operating Fund will be used for new Operating and Maintenance costs.



6. Funding

Columbus - PEC Addition and Renovation CCPE Statement

6.A | Total Funds Required

Total funds required \$7,259,454

6.B | Project Funding Sources

Capital Improvement 2025-26 (tax levy)..... \$ 500,000

Capital Improvement 2026-27 (tax levy) \$3,379,727

Capital Improvement 2027-28 (tax levy) \$3,379,727

6.C | Fiscal Year Expenditures for Project Duration

Fiscal Year 2026-27..... \$3,629,727

Fiscal Year 2027-28..... \$3,629,727

7. Time Line

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7.A | Timeline

Project Milestones	Start Date	Completion Date
Program Statement	January 2026	February 2026
Program Statement Presented to Board of Governors		February 19, 2026
Review by CCPE	March 2026	May 16, 2026
Schematic Design/Design Development	January 2026	February 2026
Construction Document Production	March 2026	April 2026
100% Construction Document & Specifications Complete		April 2026
Final Project Presented to Board of Governors		May 21, 2026
Construction	June 2026	July 2027

8. Higher Education Supplement

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8.A | CCPE Review

The Coordinating Commission for Postsecondary Education review of this project is required.

8.B | Method of Contracting

The method of contracting for this project will be Design - Bid - Build.

Rational for Design - Bid - Build:

- This method was selected because of the competitive and responsible local bidding market. The current competitive construction market and the building type favor this type of delivery method.



Appendix A | Existing and New Floor Plans

PRELIMINARY
 DRAWING
 NOT FOR
 CONSTRUCTION

CONSULTANT
 LOGO AND
 CONTACT
 INFORMATION

Central Community College - Columbus
 PHYSICAL EDUCATION CENTER ADDITION & REMODEL
 4500 63rd ST
 Columbus, Nebraska 68602



Room Legend
 Existing
 Existing to Remodel

FLOOR PLAN - GROUND FLOOR EXISTING
 TRUE PROJECT NORTH NORTH
 SCALE: 1/8" = 1'-0"

Revision/Issue	Date

FLOOR PLAN EXISTING

Project Number: 2576
 Date: February 5, 2026

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 WILKINS Architecture | Design | Planning L.L.C.

PRELIMINARY
 DRAWING
 NOT FOR
 CONSTRUCTION

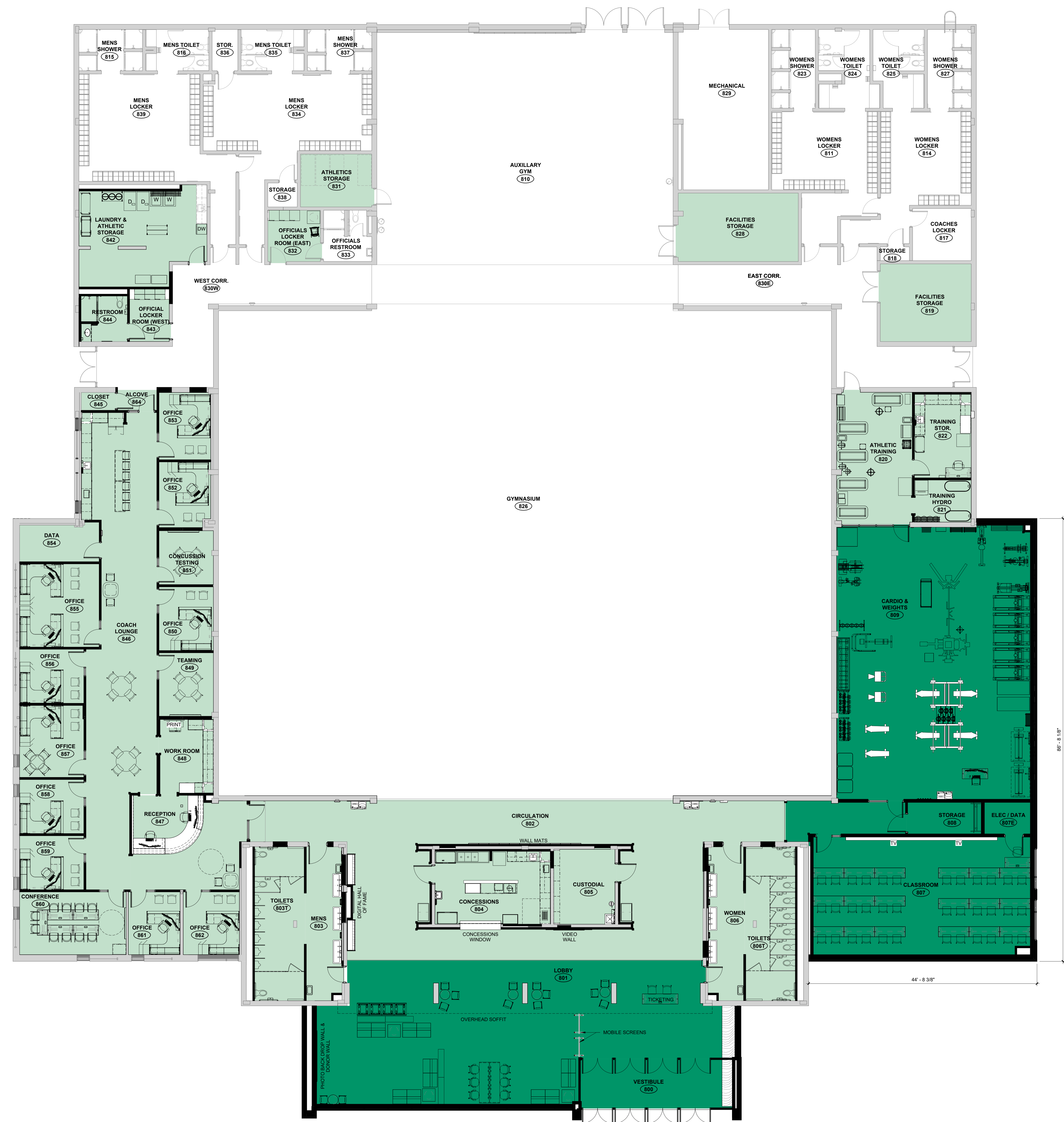
CONSULTANT
 LOGO AND
 CONTACT
 INFORMATION

Central Community College - Columbus
 PHYSICAL EDUCATION CENTER ADDITION & REMODEL
 4500 63rd ST
 Columbus, Nebraska 68602

Revision/Issue	Date

FLOOR PLAN STUDY

Project Number: 2576
 Date: February 5, 2026
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Room Legend
 Existing
 New
 Remodel

FLOOR PLAN - GROUND FLOOR
 TRUE PROJECT NORTH
 SCALE: 1/8" = 1'-0"

Appendix B | Activities and Athletic Schedule

Appendix

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Sport	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Total Hours
Volleyball	0	51	40	40	0	0	0	65	40	46	30	0	312
Men's Basketball	54	42	6	30	0	0	0	14	40	48	44	41	319
Women's Basketball	46	38	8	18	0	0	0	8	30	36	40	34	258
Golf	18	18	10	6	0	0	0	0	8	8	16	8	92
Softball	26	26	19	26	13	0	0	8	32	32	32	32	246
Women's Soccer	6	10	6	0	0	0	0	0	0	0	0	0	22
Men's Soccer	6	10	6	0	0	0	0	0	0	0	0	0	22
Camps	10	0	0	0	0	30	20	0	0	0	0	0	60
Cheer/Dance	10	10	0	3	0	0	0	10	10	10	10	10	73
Open Gym Hours	96	96	96	96	8	0	0	48	96	96	96	36	764
Weight Room Open Hours (evening/weekend)	96	96	96	96	28	189	189	96	96	96	96	36	1210
Athletic Training Room	120	120	120	120	120	0	0	120	120	120	120	120	1200
Weight Room Class Hours	27	36	30	39	9	0	0	18	36	39	30	18	4578
Classroom hours (Classes)	24	24	24	24	12	0	0	15	24	24	24	24	219
Classroom hours (Film)	6	6	6	0	0	0	0	16	16	20	16	16	102
TOTAL	545	583	467	498	190	219	209	418	548	575	554	375	

*Average monthly hours while students are on campus = 452 ; this is roughly 15 hours of use per day; If the gym operates roughly 16-18 hours per day, that represents utilization rate at 83-94%

*Does not include hours used for open gym, available for all enrolled students

