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**SUMMARY OF  
BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2012-13 GRANT APPLICATIONS  
RECEIVED ON MARCH 2, 2012**

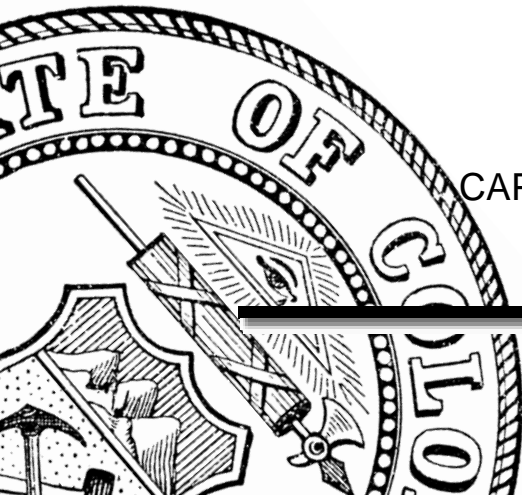


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DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

MAY 2012

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## **SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2012-13 GRANT APPLICATIONS**

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# **PUBLIC SCHOOL CAPITAL CONSTRUCTION ASSISTANCE BUILDING EXCELLENT SCHOOLS TODAY (BEST)**

## **Public School Capital Construction Assistance Board Members**

Lyndon Burnett	Tom Stone
Pete Jefferson	Dave Van Sant
Mike Maloney	Mary Wickersham – Chair
Greg Randall	Adele Willson
Norwood Robb – Vice Chair	

## **Division Staff**

Ted Hughes, Director of Public School Capital Construction Assistance	
Wendi Chapin	Dustin Guerin
Cheryl Honigsberg	Jay Hoskinson
Kevin Huber	Kristin Lortie
Scott Newell	

## **BEST Grant Application Timeline for Grant Approval**

- **March 2, 2012**
  - Due date for BEST grant applications in this Summary Book;
- **June 27-29, 2012**
  - Assistance Board to review applications to make recommendations to State Board for grant approval;
- **July 9, 2012**
  - Provide prioritized list of applications to be recommended for award to the State Board;
- **August 8-9, 2012**
  - State Board meeting to review Assistance Boards' recommendations and approve grants;
- **August 10, 2012**
  - Division will award Cash Grants;
- **December 2012**
  - Secure financing for BEST Lease-Purchase Grants.

## **INTRODUCTION**

In 2008, the General Assembly enacted and the Governor signed HB08-1335 which established a new program called Building Excellent Schools Today (BEST) to assist School Districts, Charter Schools, Institute Charter Schools, BOCES, and the Colorado School for the Deaf and Blind (CSDB) with capital improvements in facilities.

The Bill:

- Created the Division of Public School Capital Construction Assistance (Division) within CDE to administer the program;
- Established the Assistance Board to oversee the program;
- Created the Assistance Fund to fund BEST projects;
- Required the establishment of Public School Facility Construction Guidelines (Guidelines);
- Required a statewide facility assessment;
- Provides funding to the Assistance Fund for capital construction projects addressing health/safety, overcrowding, technology, and other;
- Provides technical assistance to school districts, charter schools, BOCES, and the CSDB.

The funding for the Assistance Fund (BEST Funds) consists of:

- State School Lands revenue from rental income, land surface leases, timber sales, and mineral leases;
- Colorado Lottery spillover;
- Matching monies to grants;
- Interest from monies in the Assistance Fund

On March 2, 2012, the Division received 74 grant applications for BEST Funds. The applications request \$301.3 million and provide \$144.5 million in matching funds. The Assistance Board is responsible submitting a prioritized list of recommendations to the State Board for final approval and award. This book summarizes all of the applications submitted and provides some data to assist with evaluating the applications. The Guidelines established in rule by the Assistance Board are in this book and are to be used when reviewing applications.

The Division staff has read each application thoroughly and if necessary obtained clarification of information from the applicants.

Section 6.2 of the BEST Rules require the Assistance Board, taking into consideration the Statewide Assessment, to prioritize and determine the type and amount of the grant

or matching grant from applications for projects deemed eligible for BEST funding based on the following criteria, in descending order of importance:

- Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security. In prioritizing an application for a public school facility renovation project that will address safety hazards or health concerns, the Assistance Board shall consider the condition of the entire public school facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide financial assistance for the renovation project;
- Projects that will relieve overcrowding in public school facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities;
- Projects that are designed to incorporate technology into the educational environment;
- All other projects.

Projects will be recommended for one of two possible types of grants:

1. BEST Cash Grants which are funded with available cash in the Assistance Fund, or;
2. BEST Lease-Purchase Grants which are financed by the State Treasurer.

The grants are matching grants and each applicant is required to provide matching funds in an amount determined using criteria in statute. An applicant can submit a waiver request for part, or the entire, matching requirement and the Assistance Board may or may not grant the waiver.

The Assistance Board may recommend that any specific project, called a “back-up project”, to only receive financial assistance if another higher priority project or group of projects becomes ineligible for financial assistance, due to the inability of an applicant to raise required matching moneys by a deadline prescribed by Assistance Board.

The review process for each application will be as follows (applicant’s photos will be shown while each project is being discussed):

The applications are presented in this Summary Book in alphabetical order by county and will be reviewed by the Assistance Board in that order and as follows:

1. The Director will provide a brief introduction to the project.
2. If the Applicant wishes to, they may make a timed, verbal, presentation that lasts no more than 2-minutes. This is entirely optional and up to the applicant. No visual or audio aids will be allowed for this presentation other than the photos submitted with the grant application
3. One BEST staff member and, if the applicant wishes, one or two applicant representatives, will be available to answer questions from the Assistance Board. The Assistance Board will discuss the project.
  - The Assistance Board may request further summary of what the BEST staff knows about the project;

- The Assistance Board may ask questions of the Applicant and/or BEST staff. Questions may address, but aren't limited to:
  - Scope;
  - Cost;
  - Planning;
  - Existing conditions;
  - Reasons for needing BEST funding;
  - Supplemental information not included in this grant application Summary Book;
  - The proposed project's compliance with the Construction Guidelines;
  - The Applicant's willingness and ability to maintain the project if it is awarded. This may include questions about a Capital Renewal Fund and/or a Capital Reserve Fund;
  - Condition of the facility at the time of purchase;
  - Source of matching funds;
  - Efforts to coordinate with local governments, agencies; or special districts;
  - Financial status of the applicant;
  - Cost per pupil;
  - SF per pupil;
  - Project life cycle;
  - Conformance with the State Architect's High Performance Certification Program.
- 4. The Assistance Board may, or may not, make a motion to move the application to a short list of projects to recommend to the State Board for award.
  - If there is no motion, the Assistance Board will move to the next application;
  - If there is a motion, it shall state:
    - The type of grant being recommended:
      - BEST Lease Purchase Grant or;
      - BEST Cash Grant;
    - Other conditions, if applicable.
- 5. The Assistance Board shall vote in favor or in opposition to motions, either unanimously or by roll call.
- 6. If a motion passes by simple majority, and there is not a matching waiver request, it will be moved to a BEST Cash Grant short list or BEST Lease-Purchase Grant shortlist.
- 7. If the applicant is requesting a waiver of part of, or all of, the matching requirement the Assistance Board will discuss the request. The Assistance Board may, or may not, make a motion to grant the waiver request.
  - If no motion is made the application will not be moved to the short list;
  - If there is a motion, the Assistance Board shall vote in favor or in opposition to the motion, either unanimously or by roll call;
    - If the motion passes by simple majority, the application will be moved to the shortlist;



- If the motion fails, the application will not be moved to the shortlist.

After all the applications have been reviewed the Assistance Board may move applications from one shortlist list to the other, or remove an application altogether. This will be done with a motion and vote. Now the short lists will be reviewed to determine which short listed projects will be recommended to the State Board for award and the finalist applications shall be prioritized. This will be done by providing each Assistance Board member a written list of short listed BEST Cash Grant applications and BEST Lease-Purchase Grant applications. Each Assistance Board member shall prioritize both lists by scoring them starting with the number 1 as their 1<sup>st</sup> priority. Then BEST staff will tally the scores to determine the prioritized order of both short lists.

- The Assistance Board will then determine which of the projects on each list, in priority order, will be recommended to the State Board for award, and which “back-up” projects, in priority order, will be recommended to the State Board.
- The scoring will be included in the minutes of the meeting.

If the Assistance Board recommends an application for partial funding or no funding, then a reason(s) must be agreed upon by the Assistance Board and the reason will be provided to the applicant in writing;

The Assistance Board review will result in two prioritized lists of projects to submit to the State Board for final approval. The prioritized lists shall include the Assistance Board's recommendation as to the amount and type of financial assistance to be provided and a statement of the source and amount of applicant matching moneys for each recommended project, based upon information provided by the applicant.

The State Board may approve, disapprove, or modify the provision of financial assistance for any project recommended by the Assistance Board if the State Board concludes that the Assistance Board misapplied the prioritization criteria in the statute. If the State Board concludes that the Assistance Board misapplied the prioritization criteria in the statute, then the State Board shall specifically explain in writing its reasons for finding that the Assistance Board misapplied the prioritization criteria.

The forgoing is only intended to be a general outline of the process. The Assistance Board's recommendations will be made in accordance with applicable statutes and rules.

For questions contact Ted Hughes, 303 866-6948, [hughes\\_t@cde.state.co.us](mailto:hughes_t@cde.state.co.us)

Attachments:

BEST Grant Program Rules  
Public School Facility Construction Guidelines  
Scoring Table Schedule for BEST Cash Grants  
Map of Participating School Districts

**COLORADO DEPARTMENT OF EDUCATION**  
**DIVISION OF PUBLIC SCHOOL CAPITAL CONSTRUCTION ASSISTANCE**

**1 CCR 303-3**

**BUILDING EXCELLENT SCHOOLS TODAY GRANT PROGRAM**

**Authority**

§ 22-43.7-106(2)(i)(I) C.R.S., the Public School Capital Construction Assistance Board may promulgate rules, in accordance with Article 4 of Title 24, C.R.S., as are necessary and proper for the administration of the BEST Act.

**Scope and Purpose**

This regulation shall govern the Building Excellent Schools Today (BEST) Public School Capital Construction Assistance Program pursuant to the BEST Act.

**1. Definitions**

- 1.1. "Accounting District" means the School District within whose geographical boundaries an Institute Charter School is located.
- 1.2. "Applicant" means an entity that submits an Application for Financial Assistance to the Board, including:
  - 1.2.1. A School District;
  - 1.2.2. A District Charter School;
  - 1.2.3. An Institute Charter School;
  - 1.2.4. A Board of Cooperative Educational Services (BOCES);
  - 1.2.5. The Colorado School for the Deaf and Blind.
- 1.3. "Application" means the Application for Financial Assistance submitted by an Applicant.
- 1.4. "Assistance Fund" means the public school capital construction assistance fund created in § 22-43.7-104(1) C.R.S.
- 1.5. "Authorizer" means the School District that authorized the charter contract of a Charter School or, in the case of an Institute Charter School, as defined in § 22-43.7-106(1) C.R.S., the State Charter School Institute created and existing pursuant to § 22-30.5-503(1)(a) C.R.S.
- 1.6. "BEST Act" means § 22-43.7-101 C.R.S. et seq.
- 1.7. "BEST Lease-purchase Funding" means funding from a sublease-purchase agreement entered into between the state and an entity as described in 2.1 pursuant to § 22-43.7-110(2) C.R.S.
- 1.8. "BEST Cash Grant" means cash funding as a matching grant.

- 1.9. "BEST Emergency Grant" means a request for Financial Assistance in connection with a Public School Facility Emergency.
- 1.10. "Board" means the Public School Capital Construction Assistance Board created in § 22-43.7-106 (1) C.R.S.
- 1.11. "Board of Cooperative Educational Services" or "BOCES" means a Board of Cooperative Services created and existing pursuant to § 22-5-104 C.R.S. that is eligible to receive State moneys pursuant to § 22-5-114 C.R.S.
- 1.12. "Capital Construction" means, pursuant to § 24-75-301 (1) C.R.S.:
- 1.12.1. Purchase of land, regardless of the value thereof;
  - 1.12.2. Purchase, construction, or demolition of buildings or other physical facilities, including utilities and state highways or remodeling or renovation of existing buildings or other physical facilities, including utilities and state highways to make physical changes necessitated by changes in the program, to meet standards required by applicable codes, to correct other conditions hazardous to the health and safety of persons which are not covered by codes, to effect conservation of energy resources, to effect cost savings for staffing, operations, or maintenance of the facility, or to improve appearance;
  - 1.12.3. Site improvement or development;
  - 1.12.4. Purchase and installation of the fixed and movable equipment necessary for the operation of new, remodeled, or renovated buildings and other physical facilities and for the conduct of programs initially housed therein upon completion of the new construction, remodeling, or renovation;
  - 1.12.5. Purchase of the services of architects, engineers, and other consultants to prepare plans, program documents, life-cycle cost studies, energy analyses, and other studies associated with any Capital Construction project and to supervise construction or execution of such Capital Construction projects;
  - 1.12.6. Any item of instructional or scientific equipment if the cost will exceed fifty thousand dollars.
- 1.13. "Capital Renewal Reserve" means moneys set aside by an Applicant that has received an award for a project for the specific purpose of replacing major Public School Facility systems with projected life cycles such as, but not limited to, roofs, interior finishes, electrical systems and heating, ventilating, and air conditioning systems.
- 1.14. "Charter School" means a Charter School as described in § 22-54-124 (1)(f.6)(I)(A) or (1)(f.6)(I)(B) C.R.S., that has been chartered for at least five years on the date its Authorizer forwards an Application for Financial Assistance to the Board on the Charter School's behalf pursuant to § 22-43.7-103(7) C.R.S.
- 1.15. "Division" means the Division of Public School Capital Construction Assistance created in § 22-43.7-105 C.R.S.
- 1.16. "Financial Assistance" means BEST Cash Grants; BEST Lease-purchase Funding; BEST Emergency Grants; funding provided as matching grants by the Board from the Assistance Fund to an Applicant; or any other expenditure made from the Assistance Fund for the purpose of financing Public School Facility Capital Construction as authorized by the BEST Act.

- 1.17. "Grantee" means a School District, Charter School, Institute Charter School, BOCES or the Colorado School for the Deaf and Blind that has applied for Financial Assistance and received an award.
- 1.18. "Institute Charter School" means a Charter School chartered by the Colorado State Charter School Institute pursuant to § 22-30.5-507 C.R.S.
- 1.19. "Matching Moneys" means moneys required to be used directly to pay a portion of the costs of a Public School Facility Capital Construction project by an Applicant as a condition of an award of Financial Assistance to the Applicant pursuant to § 22-43.7-109 (9) C.R.S and/or 22-43.7-110(2) C.R.S.
- 1.20. "Project" means the Capital Construction Project for which Financial Assistance is being requested.
- 1.21. "Public School Facility" means a building or portion of a building used for educational purposes by a School District, Charter School, Institute Charter School, a Board of Cooperative Education Services, the Colorado School for the Deaf and Blind created and existing pursuant to § 22-80-102(1)(a) C.R.S., including but not limited to school sites, classrooms, data centers, libraries and media centers, cafeterias and kitchens, auditoriums, multipurpose rooms, and other multi-use spaces; except that "Public School Facility" does not include a learning center, as defined in § 22-30.7-102(4) C.R.S., that is not used for any other public school purpose and is not part of a building otherwise owned, or leased in its entirety, by a School District, a Board of Cooperative Education Services, a Charter School, Institute Charter School, or the Colorado School for the Deaf and Blind for educational purposes.
- 1.22. "Public School Facility Construction Guidelines" means Public School Facility Construction Guidelines as established in § 22-43.7-107 C.R.S.
- 1.23. "Public School Facility Emergency" means an unanticipated event that makes all or a significant portion of a Public School Facility unusable for educational purposes or poses an imminent threat to the health or safety of persons using the Public School Facility.
- 1.24. "School District" means a School District, other than a junior or community college district, organized and existing pursuant to law in Colorado pursuant to § 22-43.7-103 (14) C.R.S.
- 1.25. "State Board" means the State Board of Education created and existing pursuant to section 1 of article IX of the State Constitution.
- 1.26. "Statewide Assessment" means the Financial Assistance priority assessment conducted pursuant to § 22-43.7-108 C.R.S.

## **2. Eligibility**

- 2.1. The following entities are eligible to apply for Financial Assistance:
- 2.1.1. A School District;
- 2.1.2. A District Charter School or individual school of a School District if the school applies through the School District in which the school is located. The School District shall forward the Application from a Charter School or individual school of a School District to the Division with its comments;
- 2.1.3. An Institute Charter School;

- 2.1.4. A Board of Cooperative Educational Services (BOCES);
  - 2.1.5. The Colorado School for the Deaf and Blind.
- 2.2. The Board may only provide Financial Assistance for a Project for a Public School Facility that the Applicant owns or will have the right to own in the future under the terms of a lease-purchase agreement with the owner of the facility or a sublease-purchase agreement with the state entered into pursuant to § 22-43.7-110(2) C.R.S.
  - 2.3. The Board may provide Financial Assistance to a Charter School that first occupies a Public School Facility on or after May 22, 2008, only if the Public School Facility occupied by the Charter School complied with all Public School Facilities Construction Guidelines addressing health and safety issues when the Charter School first occupied the facility.
  - 2.4. For a BEST Emergency Grant, the Applicant shall be operating in the Public School Facility for which Financial Assistance is requested.

**3. Assistance Board**

3.1. Conflict of Interest

3.1.1. In regard to Board members providing information to potential Applicants:

3.1.1.1. Board members shall exercise caution when responding to requests for information regarding potential Applications, especially in regard to questions that may increase the chances that the Board would give a favorable recommendation on an Application or Project.

3.1.2. Board members, and their firms, shall not present their position on the Board to School Districts, Charter Schools, Institute Charter Schools, BOCES, or the Colorado School for the Deaf and Blind as an advantage for using their firm over other firms in a competition.

3.1.3. In regard to Board members avoiding potential conflicts of interest in evaluation of and voting on Applications:

3.1.3.1. If a Board member's firm has no prior contact regarding the Project included in an Application, the Board member may appropriately vote on the Application;

3.1.3.2. No Board member shall participate in the Board's evaluation process, including voting, for any Application when the Board member's firm has had prior contact with the Applicant directly related to the Project or Application;

3.1.3.3. At all times Board members must exercise judgment and caution to avoid conflicts of interest and/or appearance of impropriety, and should inform the Division staff of any questionable situation that may arise. A Board member may recuse himself or herself from any vote.

3.1.4. In cases where a Board member or a Board member's firm has not consulted with an Applicant prior to the evaluation and voting process, and a Board member votes on an Application, if the Application is approved by the State Board the Board member or Board member's firm may respond to a competitive RFP or RFQ, or work on the Project, but must exercise caution to avoid conflicts of interest and/or appearance of impropriety, and he or she should inform the Division staff of the situation, then the CCAB.

**4. Matching Requirement**

4.1. Except as provided below in section 4.2, Financial Assistance may be provided only if the Applicant provides Matching Moneys in an amount equal to a percentage of the total cost of the Project determined by the Board after consideration of the Applicant's financial capacity, based on the following factors:

4.1.1. With respect to a School District's Application for Financial Assistance:

- 4.1.1.1. The School District's assessed value per pupil relative to the state average;
- 4.1.1.2. The School District's median household income relative to the state average;
- 4.1.1.3. The School District's bond redemption fund mill levy relative to the statewide average;
- 4.1.1.4. The percentage of pupils enrolled in the School District who are eligible for free or reduced-cost lunch; and
- 4.1.1.5. The amount of effort put forth by the School District to obtain voter approval for a ballot question for bonded indebtedness, including but not limited to, a ballot question for entry by the district into a sublease-purchase agreement of the type that constitutes an indebtedness of the district pursuant to § 22-32-127 C.R.S., during the ten years preceding the year in which the district submitted the Application, which factor may be used only to reduce the percentage of Matching Moneys required from a district that has put forth such effort and not to increase the amount of Matching Moneys required from any district;
- 4.1.1.6. A School District shall not be required to provide any amount of Matching Moneys in excess of the difference between the School District's limit of bonded indebtedness, as calculated pursuant to § 22-42-104 C.R.S., and the total amount of outstanding bonded indebtedness already incurred by the School District.

4.1.2. With respect to a Board of Cooperative Education Services' Application for Financial Assistance:

- 4.1.2.1. The average assessed value per pupil of all members of the Board of Cooperative Education Services participating in the Project relative to the state average;
- 4.1.2.2. The average median household income of all members of the Board of Cooperative Education Services participating in the Project relative to the state average;
- 4.1.2.3. The average bond redemption fund mill levy of all members of the Board of Cooperative Education Services participating in the Project relative to the statewide average;
- 4.1.2.4. The percentage of pupils enrolled in the member schools within the Board of Cooperative Education Services that are participating in the Project who are eligible for free or reduced-cost lunch; and
- 4.1.2.5. The amount of effort put forth by the members of the Board of Cooperative Education Services to obtain voter approval for a ballot question for bonded indebtedness, including but not limited to a ballot question for entry by any member into a sublease-purchase agreement of the type that constitutes an indebtedness of the member pursuant to § 22-32-127 C.R.S., during the ten years preceding the year in which the Board of Cooperative Education Services submitted the Application, which factor may be used only to reduce the percentage of Matching Moneys required from a Board of Cooperative Education Services whose members, or any of them, have put forth such

effort and not to increase the amount of Matching Moneys required from any Board of Cooperative Education Services.

4.1.3. With respect to a Charter School's Application for Financial Assistance:

- 4.1.3.1. The amount of per pupil operating revenue that the Charter School has budgeted to expend in order to meet its facilities obligations during the fiscal year for which an Application is made relative to other Charter Schools in the state, measured both in terms of total dollars and as a percentage of the Charter School's total per pupil operating revenue;
- 4.1.3.2. The per pupil revenue received by the Charter School from the state education fund for Capital Construction pursuant to § 22-30.5-112.3 C.R.S.;
- 4.1.3.3. If the Charter School is an Institute Charter School, whether the Charter School has applied for or received a grant from the Institute Charter School assistance fund created in § 22-30.5-515.5 C.R.S. to assist the Charter School in providing matching monies;
- 4.1.3.4. The percentage of children enrolled in the Charter School who are eligible for the federal free and reduced lunch program; and
- 4.1.3.5. The amount of effort put forth by the Charter School during the ten years preceding the year in which the Charter School submitted the Application to meet its facilities needs by accessing vacant School District facilities or obtaining funding for Capital Construction by having the Colorado educational and cultural facilities authority created and existing pursuant to § 23-15-104(1)(a) C.R.S., issue bonds on its behalf, seeking voter approval of a ballot question for bonded indebtedness or for a special mill levy authorized by § 22-30.5-405 C.R.S., or seeking inclusion of its Capital Construction needs in a School District's ballot question seeking voter approval for bonded indebtedness, which factor may be used only to reduce the percentage of Matching Moneys required from a Charter School that has put forth such effort and not to increase the amount of Matching Moneys required from any Charter School.

4.2. Waiver or reduction of Matching Moneys

- 4.2.1. An Applicant may apply to the Board for a waiver or reduction of the Matching Moneys requirement. Such application shall discuss unique issues demonstrating why the percentage is not representative of the Applicant's current financial state. The Board may grant a waiver or reduction if it determines:
  - 4.2.1.1. That the waiver or reduction would significantly enhance educational opportunity and quality within a School District, Board of Cooperative Education Services, or Applicant school,
  - 4.2.1.2. That the cost of complying with the Matching Moneys requirement would significantly limit educational opportunities within a School District, Board of Cooperative Education Services, or Applicant school, or
  - 4.2.1.3. That extenuating circumstances deemed significant by the Board make a waiver appropriate.
- 4.2.2. Waiver requests shall not list the issues and impacts in general terms. A waiver request shall explain issues and impacts in detail, including dollar amounts of the issues and impacts and specific ways in which such issues and impacts make it impossible for the Applicant to

make its full Matching Moneys contribution. The Board will determine the merit of the request based on the following issues or impacts:

- 4.2.2.1. The general fund and capital reserve fund balance if applicable, and an explanation of why it is at that level (do not include TABOR Reserves);
- 4.2.2.2. Commitments to the capital reserve fund, showing why the capital reserve fund cannot be used to fund the matching contribution;
- 4.2.2.3. Bond history including an explanation of factors contributing to the decision to pursue or not pursue a bond issue, and factors contributing to past bond issue failures and successes;
- 4.2.2.4. Changes in insurance costs;
- 4.2.2.5. Changes in salaries;
- 4.2.2.6. Other increased expenses;
- 4.2.2.7. Changes in enrollment;
- 4.2.2.8. Changes in revenues;
- 4.2.2.9. Additional projects undertaken or additional projects which are budgeted or are being saved for;
- 4.2.2.10. Upgrades to technology, textbooks, facilities or other upgrades being contemplated or undertaken beyond the submitted projects;
- 4.2.2.11. Recent unexpected maintenance to facilities or equipment;
- 4.2.2.12. Planned maintenance or equipment replacement;
- 4.2.2.13. Busses and other capital purchases;
- 4.2.2.14. Additional circumstances that make it financially impractical or impossible to provide the matching contribution.

## **5. Applications**

### 5.1. Deadline for submission

- 5.1.1. Except as provided below, Applications shall be filed with the Board on or before a date determined by the Board.
- 5.1.2. An Application will not be accepted unless it is received in the Board office by 4:30 p.m. on or before the deadline date determined by the Board. This does not apply to an Application in connection with a Public School Facility Emergency;
- 5.1.3. The Board may, in its sole discretion and upon a showing of good cause in a written request from an Applicant, extend the deadline for filing an Application.

- 5.2. The Board prefers Applications to be in electronic form, but one hard copy to the Board office is acceptable. Each Application shall be in a form prescribed by the Board and shall include, but not be limited to, the following (with supporting documentation):



- 5.2.1. A description of the scope and nature of the Project;
- 5.2.2. A description of the architectural, functional, and construction standards that are to be applied to the Project that indicates whether the standards are consistent with the Construction Guidelines and provides an explanation for the use of any standard that is not consistent with the Construction Guidelines;
- 5.2.3. The estimated amount of Financial Assistance needed for the Project and the form and amount of Matching Moneys that the Applicant will provide for the Project;
- 5.2.4. If the Project involves the construction of a new Public School Facility or a major renovation of an existing Public School Facility, a demonstration of the ability and willingness of the Applicant to renew the Project over time that includes, at a minimum, the establishment of a capital renewal budget and a commitment to make annual contributions to a Capital Renewal Reserve within a School District's capital reserve fund or any functionally similar reserve fund separately maintained by an Applicant that is not a School District;
- 5.2.5. If the Application is for Financial Assistance for the renovation, reconstruction, expansion, or replacement of an existing Public School Facility, a description of the condition of the Public School Facility at the time the Applicant purchased or completed the construction of the Public School Facility and, if the Public School Facility was not new or was not adequate at that time, the rationale of the Applicant for purchasing the Public School Facility or constructing it in the manner in which it did;
- 5.2.6. A statement regarding the means by which the Applicant intends to provide Matching Moneys required for the Project, including but not limited to voter-approved multiple-fiscal year debt or other financial obligations, gifts, grants, donations, or any other means of financing permitted by law, or the intent of the Applicant to seek a waiver of the Matching Moneys requirement. If an Applicant that is a School District or a Board of Cooperative Educational Services with a participating School District intends to raise Matching Moneys by obtaining voter approval to enter into a sublease-purchase agreement that constitutes an indebtedness of the district as pursuant to § 22-32-127 C.R.S., it shall indicate whether it has received the required voter approval or, if the election has not already been held, the anticipated date of the election;
- 5.2.7. A description of any efforts by the Applicant to coordinate Capital Construction projects with local governmental entities or community-based or other organizations that provide facilities or services that benefit the community in order to more efficiently or effectively provide such facilities or services, including but not limited to a description of any financial commitment received from any such entity or organization that will allow better leveraging of any Financial Assistance awarded;
- 5.2.8. A copy of any existing Master Plan or facility assessment relating to the facility(ies) for which Financial Assistance is sought;
- 5.2.9. A signed declaration acknowledging the assurances and certifications; and
- 5.2.10. Any other information that the Board may require for the evaluation of the project;
- 5.2.11. An Application from a School District shall include signatures of the Superintendent and a District Board Officer;
- 5.2.12. An Application from a Charter School shall include signatures of the District Superintendent, School Board Officer, and the Charter School Director;

- 5.2.13. An Application from an Institute Charter School shall include signatures of the Charter School Institute Director and the Institute Charter School Director;
- 5.2.14. An Application from a Board of Cooperative Educational Services shall include signatures of the BOCES Director and a BOCES Board Officer;
- 5.2.15. An Application from the Colorado School for the Deaf and Blind shall include signatures of the Colorado School for the Deaf and Blind Director and a Colorado School for the Deaf and Blind Board Officer.

### 5.3. BEST Lease-Purchase Funding

- 5.3.1. In addition to the information required in section 5.2 above, the Applicant shall agree to provide any necessary documentation related to securing the lease-purchase agreement.

### 5.4. BEST Emergency Grants

- 5.4.1. Applicant shall contact the Division by phone, fax, or email. Appropriate follow up documentation will be determined based on type and severity of emergency, including financial need.

5.5. Applications that are incomplete may be rejected without further review.

5.6. The Board may request supplementation of an Application with additional information or supporting documentation.

## 6. Application Review

### 6.1. Time for Review

- 6.1.1. The Board, with the support of the Division, will review the Applications;
- 6.1.2. The Board will submit the prioritized list of Projects to the State Board for which the Board is recommending Financial Assistance according to the timeline established by the Board;
- 6.1.3. The Board may, in its discretion, extend these deadlines;
- 6.1.4. The Board shall meet within fifteen days of receiving the Application for a BEST Emergency Grant to determine whether to recommend to the State Board that emergency Financial Assistance be provided, the amount of any assistance recommended to be provided, and any conditions that the Applicant shall meet to receive the assistance.

6.2. The Board, taking into consideration the Statewide Assessment, shall prioritize and determine the type and amount of the grant or matching grant for Applications for Projects deemed eligible for Financial Assistance based on the following criteria, in descending order of importance:

6.2.1. For FY2008-09 only, priority consideration will be given to the following:

- 6.2.1.1. Previous Applicants that received awards in the previous program and that require supplemental funding;
- 6.2.1.2. New BEST project sublease-purchase agreements for projects that have matching funds not contingent on future elections and for which the Division has worked with the Applicant on project planning prior to submission of the Application.

- 6.2.2. Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security;
  - 6.2.2.1. In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project.
- 6.2.3. Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities.
- 6.2.4. Projects that are designed to incorporate technology into the educational environment; and
- 6.2.5. All other projects.
- 6.2.6. Among other considerations, the Board may take into account the following in reviewing Applications:
  - 6.2.6.1. The amount of the matching contribution being provided in excess of or less than the minimum;
  - 6.2.6.2. Whether the Applicant has been placed on financial watch by the Colorado Department of Education;
  - 6.2.6.3. Overall condition of the Applicant's existing facilities;
  - 6.2.6.4. The project cost per pupil based on number of pupils affected by the proposed Project;
  - 6.2.6.5. The project life cycle.
  - 6.2.6.6. The Public School Facility's Facility Condition Index (FCI), Colorado Facility Index (CFI), school priority score and construction guidelines score.
  - 6.2.6.7. The Applicants ability to help itself, including available bonding capacity, planning and criteria in sections 4.1.1 or 4.1.2 or 4.1.3.
- 6.3. Additional actions the Board may take when reviewing an Application:
  - 6.3.1. The Board may modify the amount of Financial Assistance requested or modify the amount of Matching Moneys required;
  - 6.3.2. The Board may recommend funding a project in its entirety or recommend a partial award to the project;
    - 6.3.2.1. If a project is partially funded a written explanation will be provided.
- 6.4. The Board shall submit to the State Board the prioritized list of Projects. The prioritized list shall include:
  - 6.4.1. The Board's recommendation to the State Board as to the amount of Financial Assistance to be provided to each Applicant approved by the Board to receive funding and whether the assistance should be in the form of a BEST Cash Grant, BEST Lease-purchase Funding or a BEST Emergency Grant.

6.5. In considering the amount of each recommended award of Financial Assistance, the Board shall seek to be as equitable as practical in considering the total financial capacity of each Applicant.

## **7. BEST Lease-purchase Funding**

7.1. Subject to the following limitations, the Board may instruct the State Treasurer to enter into lease-purchase agreements on behalf of the state to provide Lease-purchase Funding for Projects for which the State Board has authorized provision of Financial Assistance.

7.2. Whenever the State Treasurer enters into a lease-purchase agreement pursuant to § 22-43.7-110 C.R.S., the Applicant that will use the facility funded with the Lease-purchase Funding shall enter into a sublease-purchase agreement with the state that includes, but is not limited to, the following requirements:

7.2.1. The Applicant shall perform all the duties of the state to maintain and operate the Public School Facility that are required by the lease-purchase agreement;

7.2.2. The Applicant shall make periodic rental payments to the state, which payments shall be credited to the Assistance Fund as Matching Moneys of the Applicant;

7.2.3. Ownership of the Public School Facility shall be transferred by the state to the Applicant upon fulfillment of both the state's obligations under the lease-purchase agreement and the Applicant's obligations under the sublease-purchase agreement.

## **8. Payment and Oversight**

8.1. Payment.

8.1.1. All Financial Assistance awarded is expressly conditioned on the availability of funds.

8.1.2. Payment of Financial Assistance will be on a draw basis. As a Grantee expends funds on a Project, the Grantee may submit a request for funds to the Division on a fund request form provided by the Division. The fund request shall be accompanied by copies of invoices from the vendors for which reimbursement is being requested and any other documentation requested by the Division.

8.1.2.1. The Division will review the fund request and make payment. Payments will only be made for work that is included in the Project scope of work defined in the Application.

8.1.2.2. If the Grantee is a School District, request for payment shall come from the School District. Requests will not be accepted from individual School District schools.

8.1.2.3. If the Grantee is a District Charter School, request for payment shall come from the School District. Payment shall be made to the School District and the School District shall make payment to the charter school. The School District may not retain any portion of the moneys for any reason.

8.1.2.4. If the Grantee is an Institute Charter School, request for payment shall come from the Charter School Institute and the Charter School Institute shall make payment to the Institute Charter School. Payment shall be made directly to the Charter School Institute.

8.1.2.5. If the Grantee is a Board of Cooperative Educational Services, request for payment shall come from the Board of Cooperative Educational Services. Requests will not be accepted from individual Board of Cooperative Educational Services schools.

8.1.2.6. If the Grantee is the Colorado School for the Deaf and Blind, request for payment shall come from the Colorado School for the Deaf and Blind.

8.1.3. Payment of BEST Lease-purchase Funding will be determined by the terms of the lease-purchase agreement and any subsequent sublease-purchase agreements.

8.1.4. A grant reserve shall automatically be added to the cost of the Project: 5% for new construction Projects and 10% for renovation Projects.

8.1.4.1. Grant reserve requests shall be submitted on a Division provided form;

8.1.4.2. Grant reserve draws shall be limited to issues that could not have been known about or planned for at the time the Application was submitted.

## 8.2. Oversight

8.2.1. A Grantee currently receiving Financial Assistance shall submit a written progress report to the Division by July 31, of each year on a Division provided form.

8.2.2. When a Grantee completes Project, it shall submit a final report to the Division on a Division provided form before final payment will be made. Once the final report is submitted and final payment is made, the Project shall be considered closed.

8.2.3. If a Grantee has not used all Financial Assistance on a closed out BEST Cash Grant, the unused balance will be returned to the Assistance Fund.

8.2.4. If a Grantee has not used all Financial Assistance on a closed out Lease-Purchase Grant, some or all of the unused balance, as determined by the State Treasurer, may be refunded upon consent of the Board.

8.2.5. The Division may make site visits to review Project progress or to review a completed Project;

8.2.6. The Division may require a Grantee to hire additional independent professional construction management to represent the Applicant's interests, if the Division deems it necessary due to the size of the Project, the complexity of the Project, or the Grantee's ability to manage the Project with Grantee personnel.

8.2.7. Upon completion of a new school, major renovation or addition Project, the Grantee shall affix a permanent sign that reads: "Funding for this school was provided through the Building Excellent Schools Today Program from School Trust Lands," unless waived in writing by the Division.

## 9. Technical Consultation

9.1. The Division will provide technical consultation and administrative services to School Districts, Charter Schools, Institute Charter Schools, BOCES and the Colorado School for the Deaf and Blind.

**COLORADO DEPARTMENT OF EDUCATION**  
**DIVISION OF PUBLIC SCHOOL CAPITAL CONSTRUCTION ASSISTANCE**

**1 CCR 303(1)**

**PUBLIC SCHOOL FACILITY CONSTRUCTION GUIDELINES**

**Authority**

§ 22-43.7-106(2)(i)(I) C.R.S., the Capital Construction Assistance Board (Assistance Board) may promulgate rules, in accordance with Article 4 of Title 24, C.R.S., as are necessary and proper for the administration of the BEST Act. The Assistance Board is directed to establish Public School Facility Construction Guidelines in rule pursuant to §22-43.7-107(1)(a), C.R.S.

**Scope and Purpose**

§ 22-43.7-106(1)(a) C.R.S., the Assistance Board shall establish Public School Facility Construction Guidelines for use by the Assistance Board in assessing and prioritizing public school capital construction needs throughout the State pursuant to § 22-43.7-108 C.R.S., reviewing applications for financial assistance, and making recommendations to the Colorado State Board of Education (State Board) regarding appropriate allocation of awards of financial assistance from the assistance fund only to applicants. The Assistance Board shall establish the guidelines in rules promulgated in accordance with Article 4 of Title 24, C.R.S.

**1. Preface**

- 1.1. The Colorado Public School Facility Construction Guidelines were established as a result of House Bill 08-1335 which was passed by the General Assembly of the State of Colorado, signed by the Governor and became law in 2008. This Bill requires the Assistance Board to develop Public School Facility Construction Guidelines (Guidelines) to be used by the Assistance Board in assessing and prioritizing public school capital construction needs throughout the state, reviewing applications for financial assistance, and making recommendations to the State Board regarding appropriate allocations of awards of financial assistance from the Public School Capital Construction Assistance Fund.
- 1.2. These Guidelines are not mandatory standards to be imposed on school districts, charter schools, institute charter schools, the boards of cooperative services or the Colorado School for the Deaf and Blind. As required by statute, the Guidelines address:
  - 1.2.1. Health and safety issues, including security needs and all applicable health, safety and environmental codes and standards as required by state and federal law;
  - 1.2.2. Technology, including but not limited to telecommunications and internet connectivity technology and technology for individual student learning and classroom instruction;
  - 1.2.3. Building site requirements;
  - 1.2.4. Building performance standards and guidelines for green building and energy efficiency;
  - 1.2.5. Functionality of existing and planned public school facilities for core educational programs, particularly those educational programs for which the State Board has adopted state model content standards;

1.2.6. Capacity of existing and planned public school facilities, taking into consideration potential expansion of services and programs;

1.2.7. Public school facility accessibility; and

1.2.8. The historic significance of existing public school facilities and their potential to meet current programming needs by rehabilitating such facilities.

## 2. Mission Statement

2.1. The "Colorado public school facility construction guidelines" shall be used to assess and prioritize public schools capital construction needs throughout the state, review applications for financial assistance, make recommendations to the State Board regarding appropriate allocations of awards of financial assistance from the Public School Capital Construction Assistance Fund, and help ensure that awarded grant moneys will be used to accomplish viable top priority construction projects.

## 3. SECTION ONE - Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled as follows:

3.1. Sound building structural systems. Each building should be constructed and maintained with a sound structural foundation, floor, wall and roof systems. Local snow, wind exposure, seismic, along with pertaining importance factors shall be considered.

3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof. The National Roofing Contractors Association (NRCA) divides roofing into two generic classifications: low-slope roofing and steep-slope roofing. Low-slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen degrees). Steep slope roofing includes water-shedding types of roof coverings installed on slopes exceeding 3:12 (fourteen degrees);

3.2.1. Low-slope roofing:

3.2.1.1. Built-up-Roofing (BUR);

3.2.1.2. Ethylene Propylene Diene Monomer (EPDM);

3.2.1.3. Poly Vinyl Chloride (PVC);

3.2.1.4. Co-Polymer Alloy (CPA);

3.2.1.5. Thermal Polyolefin (TPO);

3.2.1.6. Metal panel roof systems for low slope applications;

3.2.1.7. Polymer-modified bitumen sheet membranes;

3.2.1.8. Spray polyurethane foam based roofing systems (SPF) and applied coatings;

3.2.1.9. Restorative coatings.

3.2.2. Steep slope roofing systems:

3.2.2.1. Asphalt shingles;

3.2.2.2. Clay tile and concrete tile;

3.2.2.3. Metal roof systems for steep-slope applications;

3.2.2.4. Slate;

3.2.2.5. Wood shakes and wood shingles;

3.2.2.6. Synthetic shingles;

3.2.2.7. Restorative coatings.

- 3.3. A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis. The Facility Code Analysis shall address, at a minimum, building use and occupancy classification, building type of construction, building area separation zones, number of allowed floors, number of required exits, occupant load, required areas of refuge and required fire resistive construction.
- 3.4. A potable water source and supply system complying with 5CCR 1003-1 "Colorado Primary Drinking Water Regulations" providing quality water as required by the Colorado Department of Public Health and Environment. Water quality shall be maintained and treated to reduce water for calcium, alkalinity, Ph, nitrates, bacteria, and temperature (reference, Colorado Primary Drinking Water Act and EPA Safe Water Drinking Act). The water supply system shall deliver water at a minimum normal operating pressure of 20 psi and a maximum of 100 psi to all plumbing fixtures. Independent systems and wells shall be protected from unauthorized access.
- 3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements. Exceptions include unoccupied very small single story buildings, sheds and temporary facilities where code required systems are not mandatory and the occupancy does not warrant a system.
- 3.6. Facilities with safely managed hazardous materials such as asbestos found in Vinyl Asbestos Tile and mastic, acoustical and thermal insulation, window caulking, pipe wrap, roofing, ceiling tiles, plaster, lead paint and other building materials. Public schools shall comply with all Asbestos Hazard Emergency Response Act (AHERA) criteria and develop, maintain and update an asbestos management plan kept on record at the school district.
- 3.7. Facilities choosing to utilize closed circuit video and keycard or keypad building access.
- 3.8. An Event Alerting and Notification system (EAN) utilizing an intercom/phone system with communication devices located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.
- 3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or through a less preferred mechanism like a video camera system. All other exterior entrances shall be locked and have controlled access.



Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.

- 3.10. Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. The electrical system shall provide artificial lighting in compliance with The Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00. Emergency lighting shall be available when normal lighting systems fail and in locations necessary for orderly egress from the building in an emergency situation as required by electrical code.
  - 3.10.1. The material hereby incorporated by reference in these rules is the "RP-3-00, Lighting for Educational Facilities" produced by The Illumination Engineering Society of North America (IESNA). 2006 reaffirmed.
  - 3.10.2. Later Amendments to the "RP-3-00, Lighting for Educational Facilities" are excluded from these rules.
  - 3.10.3. The Director of the Division of Public School Capital Construction Assistance, 1580 Logan St. Denver, Colorado will provide information regarding how the "RP-3-00, Recommended Practice on Lighting for Educational Facilities" may be obtained or examined.
- 3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.
  - 3.11.1. The material hereby incorporated by reference in these rules is the "Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)" produced by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc. 2010 Update.
  - 3.11.2. Later Amendments to the "Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)" are excluded from these rules.
  - 3.11.3. The Director of the Division of Public School Capital Construction Assistance, 1580 Logan St. Denver, Colorado will provide information regarding how the "Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)" may be obtained or examined.
- 3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.
- 3.13. Sanitary school facilities that comply with Colorado Department of Public Health and Environment (CDPHE), Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing Schools."
- 3.14. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required by Colorado Retail Food Establishment Rules and Regulations 6 CCR 1010-2.
- 3.15. Safe laboratories, shops and other areas storing paints or chemicals that complying with CDPHE 6CCR 1010-6 "Rules Governing Schools."

- 3.15.1. In laboratories, shops, and art rooms where toxic or hazardous chemicals, hazardous devices, or hazardous equipment are stored, all hazardous materials shall be stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Where an open flame is used, an easily accessible fire blanket and extinguisher must be provided. Fire extinguishers shall be inspected annually. Where there is exposure to skin contamination with poisonous, infectious, or irritating materials, an easily accessible eyewash fountain/shower along with an independent hand washing sink must be provided. The eyewash station must be clean and tested annually. Master gas valves and electric shut-off switches shall be provided for each laboratory, shop or other similar areas where power or gas equipment is used;
    - 3.15.2. All facility maintenance supplies, e.g. cleaning supplies, paints, fertilizer, pesticides and other chemicals required to maintain the school shall be stored in approved containers and stored in ventilated, locked and fire resistive rooms or cabinets.
  - 3.16. A separate emergency care room or emergency care area shall be provided. This room shall have a dedicated bathroom, and shall be used in providing care for persons who are ill, infested with parasites, or suspected of having communicable diseases. Every emergency care room or area shall be provided with at least one cot for each 400 students, or part thereof, and be equipped with a locking cabinet for prescriptions and first aid supplies.
  - 3.17. A facility that complies with the American Disabilities Act (ADA) providing accessibility to physically disabled persons.
  - 3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:
    - 3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;
    - 3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop;
    - 3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted;
    - 3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area;
    - 3.18.5. Provide well-maintained sidewalks and a designated safe path leading to the school entrance. Create paved student queuing areas at major crossings and paint sidewalk "stand-back lines" to show where to stand while waiting. Except at pick-up locations, sidewalks shall be kept a minimum of five feet away from roadways. There should be well-maintained sidewalks that are a minimum of eight feet wide leading to the school and circulating around the school;

- 3.18.6. Building service loading areas and docks should be independent from other traffic and pedestrian crosswalks. If possible, loading areas shall be located away from school pedestrian entries;
  - 3.18.7. Facilities should provide for bicycle access and storage;
  - 3.18.8. Fire lanes shall have red markings and “no parking” signs posted;
  - 3.18.9. Consider restricting vehicle access at school entrances with bollards or other means to restrict vehicles from driving through the entry into the school.
- 3.19. A safe and secure site with outdoor facilities for students, staff, parents, and the community, based on the following criteria;
- 3.19.1. New school sites should be selected that are not adjacent or close to hazardous waste disposal sites, industrial manufacturing plants, gas wells, railroad tracks, major highways, liquor stores or other adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations and power easements, or other uses that would cause safety or health issues to the inhabitants of the school. Consider fencing around the perimeter of the school sites with gates to control access. Gates shall have the capability to be locked to restrict access if desired;
  - 3.19.2. When possible, arrange site, landscaping, playgrounds, sports fields and parking to create clear lines of site from a single vantage point. Keep shrubbery trimmed so that it will not conceal people;
  - 3.19.3. Locate site utilities away from the main school entrance and student playgrounds and sports fields whenever possible. Electric service equipment, gas meters and private water wells shall have fenced in cages to restrict access to unauthorized persons. Propane (LPG) tanks shall be installed in accordance with building and fire codes;
  - 3.19.4. Access to building roofs shall be secured to restrict access;
  - 3.19.5. Exterior buildings and walkways shall be lighted to protect and guide occupants during evening use of the school facility;
  - 3.19.6. Playgrounds shall be protected by adequate fencing from other exposures such as ball fields, where injuries could occur due to flying balls. Play equipment shall be installed pursuant to the manufactures specifications and current industry safety and State of Colorado Insurance pool requirements. Provide play equipment that complies with the Americans with Disabilities Act. All playground equipment shall be purchased from an International Playground Equipment Manufacturers Association (IPEMA) certified playground equipment manufacturer with adequate product liability insurance. Each piece of equipment purchased shall have an IPEMA certification. Provide a firm, stable, slip-resistant, and resilient soft surface under and around the play equipment.

- 4. SECTION TWO - School facility programming and decision-making should be approached holistically involving all community stakeholders taking into consideration local ideals, input, needs and desires. Facilities will assist school districts, charter schools, institute charter schools, boards of cooperative services and the Colorado School for the Deaf and Blind to meet or exceed state model content standards by promoting “learning environments” conducive to performance excellence with technology that supports communities, families and students and provides the following:**
- 4.1. Elementary, middle, high and PK-12 schools built with high quality, durable, easily maintainable building materials and finishes.
  - 4.2. Educational facilities that accommodate the Colorado Achievement Plan for Kids (Cap4K), No Child Left Behind Act (NCLB) and the State Board’s model content standards.
  - 4.3. Educational facilities for individual student learning and classroom instruction, connected to the Colorado institutions of higher education distant learning networks “internet two”, with technology embedded into school facilities; embedded technology to provide adequate voice, data, and video communications in accordance with the Building Industry Consulting Services International’s (BICSI) Telecommunications Distribution Methods Manual (TDMM).
    - 4.3.1. The material hereby incorporated by reference in these rules is the “Telecommunications Distribution Methods Manual (TDMM)” produced by Building Industry Consulting Services International (BICSI). 12<sup>th</sup> edition.
    - 4.3.2. Later Amendments to the “Telecommunications Distribution Methods Manual (TDMM)” are excluded from these rules.
    - 4.3.3. The Director of the Division of Public School Capital Construction Assistance, 1580 Logan St. Denver, Colorado will provide information regarding how the “Telecommunications Distribution Methods Manual (TDMM)” may be obtained or examined.
  - 4.4. School administrative offices should be provided with the technological hardware and software that provides control of web-based activity access throughout the facility; e-mail for staff; a school-wide telephone system with voicemail, a district hosted web site with secure parent online access linked to attendance and grade books.
  - 4.5. Administrative software should include: Individual Educational Programs (IEP), Individual Learning Programs (ILP), Personal Learning Plans (PLP), sports eligibility records, immunization and health service management records, discipline and behavior records, transcripts, food services information, library resource management information, and assessment analysis management records.
  - 4.6. The facility should be protected to maintain business continuity with emergency power backup, redundant A/C for data centers and data backup systems. Off site hosting of critical data to protect against loss of data should be explored;
  - 4.7. School sites that meet the recommended school facility site size guidelines below. New school sites should take into consideration: topography, vehicle access, soil characteristics, site utilities, site preparation, easements/rights of way, environmental restrictions, and aesthetic considerations. Site size guidelines may vary based on local requirements, athletic programming or desired alternate planning models. Site requirements may differ for urban public schools with limited space. Local school site size guidelines will be followed in acquiring and developing school sites. If such guidelines are not provided in board policy and regulations, site criteria provided in paragraphs 3.18 and 3.19 shall be considered;

- 4.8. Elementary, middle, high, and PK-12 buildings that functionally meet the recommended educational programming set forth below, are not over capacity, and are located in permanent buildings. Each facility should have the potential, or be planned for, expansion of services for the benefit of the students for programs such as full-day kindergarten and preschool, and school based health services.
- 4.9. The Assistance Board recognizes that due to local educational programming, individual public school facilities may not include all items following in this section.
- 4.10. Elementary schools (grades PK-5) shall provide exciting learning environments for children along with associated teaching and administrative support areas. When possible, daylight with views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors, and other learning areas should be utilized to create a learning environment that focuses the student's attention. The following uses should be incorporated in elementary educational facilities:
  - 4.10.1. Depending on community needs and desires, public schools should consider sites that include playfields, age appropriate equipment, gardens, trees, non-traditional play features, shade structures, and a gateway to the community. The objectives of the play areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects, establishing a gathering place for neighborhood families, and strengthening community-school partnerships;
  - 4.10.2. Preschool and kindergarten classrooms with dedicated bathrooms. Suggested kindergarten classroom sizes range from 1000-1200 square feet;
  - 4.10.3. Special education classroom;
  - 4.10.4. Special program room;
  - 4.10.5. Classrooms should provide 35 square feet/student. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;
  - 4.10.6. Band/vocal music room with high ceilings, and acoustical wall coverings;
  - 4.10.7. Art room with ample storage cabinets and counter sinks. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;
  - 4.10.8. Beginning computer lab with computer work stations or computer carts utilizing wireless connections whenever possible;
  - 4.10.9. Library/multimedia center (LMC) should provide a flexible space for students, staff, and parents to read, write and draw. If possible the space should be designed with high ceilings, and exposed building structure and materials. The space should have abundant natural light, as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;
  - 4.10.10. Commercial kitchen, with cooking and refrigeration equipment, dry storage, and ware washing area unless food is prepared and delivered from another location;

- 4.10.11. Cafeteria/multipurpose room to support the school and community. Ceiling heights shall be higher in these areas and daylight shall be incorporated. A tiered stage for school productions shall be included. The tiered stage shall be provided with basic theatrical lighting and sound systems;
  - 4.10.12. Small gym with basketball court, volleyball sleeves and standards, safety wall wainscoting and fiberglass adjustable basketball backstops;
  - 4.10.13. Administrative offices, nursing area, bathrooms, conference, reception, and building support areas to accommodate the educational program.
- 4.11. Middle schools (grades 6-8). When possible daylight with views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. The facilities should be designed to provide a vibrant, cheerful, learning environment for students and scaled for teenage occupancy. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas will create a learning environment that focuses the student's attention. The following uses should be incorporated in middle school educational facilities:
- 4.11.1. Based on local needs and desires, sports fields should be considered that include age appropriate equipment, gardens, shade structures and a gateway to the community. The objectives of the sports areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects and providing a gathering place for neighborhood families to watch sporting events. Based on local desired athletic programming, sports fields should be provided to accommodate track, football, soccer, baseball and softball sporting events along with basketball courts for school and community use;
  - 4.11.2. Special education classroom;
  - 4.11.3. Special program room;
  - 4.11.4. Classrooms should provide thirty two square feet/student. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;
  - 4.11.5. Library/multimedia center (LMC) should provide a flexible space for students, staff, parents and the community to read, write, meet, study, and research topics. The space should be designed with high ceilings and exposed structure and materials. The space should have abundant natural light, as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;
  - 4.11.6. Computer lab with technology embedded in classroom to support interactive whiteboards utilizing the most current internet access technology whenever possible;
  - 4.11.7. Distance learning lab should be centrally located in the interior of the school with no windows and isolated from sources of loud noise. To reduce acoustic effects, square rooms should be avoided, if possible. A cork shaped or rectangular room is a better shape, as it does not encourage standing waves (and thus echoes). Acoustic wall panels, heavy wall curtains and carpet flooring should be used in lieu of hard walls and floors to help acoustics. Labs should provide easy wireless access to computers and the internet. There should be

- at least two 20-amp electrical circuits on dedicated breakers for the interactive distance learning video equipment;
- 4.11.8. Science lab with teaching demonstration table, emergency shower/eyewash, wet student work stations, and equipped with adequate instrumentation;
- 4.11.9. Family Consumer Science Lab;
- 4.11.10. Band classroom with conducting podium, instrument storage room and acoustic practice room. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.11.11. Vocal classroom with conducting podium and acoustic wall panels. Vocal classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.11.12. Art classroom with ample storage cabinets and counter sinks. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;
- 4.11.13. Beginning shop, vocational, and agricultural Career and Technical Education (CTA) classrooms;
- 4.11.14. Performing arts support area to accommodate set design and building including dressing rooms with lockers, sinks, mirrors, and prop storage area;
- 4.11.15. Commercial Kitchen with cooking and refrigeration equipment, dry storage, and ware washing area, unless food is prepared and delivered from another location;
- 4.11.16. Cafeteria/multipurpose room to support the school and community. The cafeteria ceiling heights should be higher than other areas in the school and incorporate day lighting when possible. A raised stage for school productions should be provided with curtains and theatrical lighting and sound systems;
- 4.11.17. Gymnasium with a regulation basketball court and dividing curtain to create two smaller basketball courts. The following equipment should accompany the gym: Glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chin-up bar, wrestling mat hoist, and scorer table;
- 4.11.18. Weight training area with free weights, wall mirrors, exercise machines, rubber flooring, and protective wainscoting;
- 4.11.19. Men and women's locker rooms with independent bathrooms, showers and locking metal lockers;
- 4.11.20. Administrative offices, nursing area, bathrooms, conference, reception and building support areas to accommodate the educational program.
- 4.12. High schools (grades 9-12) shall provide an environment that prepares students for higher education admittance or the workplace. When possible, daylight and views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. The facilities should be designed to provide vibrant, cheerful, learning environments for students and be scaled for adult occupancy. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas will create a learning environment that focuses the student's attention. The following uses should be incorporated in high school educational facilities:

- 4.12.1. Based on local desired athletic programming, sports fields with associated equipment, gardens, trees, amphitheater, shade structures and a gateway to the community should be considered. The objectives of the sport areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects, establishing a gathering place for neighborhood families to watch sporting events, and strengthening community-school partnerships. Based on local programming, sports fields should consider accommodating track, football, soccer, baseball and softball sporting events as well as tennis and basketball courts for school and community use;
- 4.12.2. Classrooms should provide 32 square feet/student. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;
- 4.12.3. Special program room;
- 4.12.4. Library/multimedia center (LMC) should provide a flexible space for students, staff, parents, and the community to read, write, meet, study, and research topics. The space should be designed with high ceilings and exposed structure and building materials. The space should have abundant natural light, along with well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;
- 4.12.5. Distance learning lab should be centrally located in the interior of the school, with no windows, and isolated from sources of loud noise. To reduce acoustic effects, square rooms should be avoided if possible. A cork shaped or rectangular room is a better shape, as it does not encourage standing waves (and thus echoes). Acoustic wall panels, heavy wall curtains and carpet flooring should be used in lieu of hard walls and floors to help acoustics. Labs should provide easy wireless access to computers and the internet. There should be at least two 20-amp electrical circuits on dedicated breakers for the interactive distance learning video equipment;
- 4.12.6. Computer lab with technology embedded in classroom to support interactive whiteboards, utilizing wireless internet access whenever possible;
- 4.12.7. Science lab with a teaching demonstration table, emergency shower/eyewash, demonstration hood, student work stations provided with water and gas receptacles equipped with adequate instrumentation;
- 4.12.8. Family consumer science lab;
- 4.12.9. Band classroom with conducting podium, instrument storage room and acoustic practice rooms. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.12.10. Vocal classroom with conducting podium and acoustic wall panels. Vocal classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.12.11. Art classroom with ample storage cabinets and counter sinks. At the high school level a kiln/ceramic storage area shall be provided. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;



- 4.12.12. Performing arts support area to accommodate set design and construction, dressing rooms with lockers, sinks and mirrors and prop storage area;
- 4.12.13. Career and technical education (CTE) classroom that supports desired educational programs. The ideal CTA classroom should have 45 square feet/student with a minimum of 780 square feet of exclusive laboratory and storage space. The shop area shall have a minimum of 150 square feet/student with a tool and supply storage room that is at least 20 feet long with a minimum width of eight feet wide for the storage of long building materials. Each shop shall be equipped with welding booths, auto lift station, auto emissions evacuation system and required trade tools. A minimum 2400 SF outdoor patio area should be provided for storing or working on farm machinery, flammable materials, and large construction projects. If desired, a minimum 1880 SF greenhouse should be provided with heat and ventilation. CTA shops should have independent bathrooms with a group hand washing sink and lockers;
- 4.12.14. Commercial kitchen with cooking and refrigeration equipment, dry storage and ware washing area, unless food is delivered from another location;
- 4.12.15. Cafeteria/multipurpose room to support the school and community. Ceiling heights in cafeterias should be higher than other areas in the school, and incorporate daylight to provide a captivating dining environment to keep students on site during lunch hours;
- 4.12.16. Auditorium with a raised proscenium stage, curtains, orchestra pit, sloped floor with fixed seating, sound and project booth, acoustic wall and ceiling panels and professional lighting and sound systems. The auditorium shall be designed to accommodate the entire student body, school staff and as required for community-wide productions;
- 4.12.17. Gymnasium with two regulation basketball courts and dividing curtain. The following equipment should accompany the gym: Glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chin-up bar, wrestling mat hoist, telescoping bleachers and scorer table;
- 4.12.18. Auxiliary gym (larger high schools) with a regulation basketball court and dividing curtain to create two smaller basketball courts. The following equipment should accompany the gym: glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, and chin-up bar;
- 4.12.19. Weight training area with free weights, mirror walls, exercise machines, rubber flooring and protective wainscoting;
- 4.12.20. Men and women's locker rooms with independent bathrooms, showers, and locking metal lockers;
- 4.12.21. Visiting team locker room with independent bathrooms, showers, and locking metal lockers;
- 4.12.22. Administrative offices, nursing area, bathrooms, conference, reception, and building support areas to accommodate educational programming.
- 4.13. PK-12 Rural Schools shall provide exciting learning environments for students as well as associated teaching and administrative support areas. The facilities should be designed to incorporate shared community uses, such as boys and girls clubs, and separate children, grades preschool to six, from older students, grades seven to twelve. When possible, daylight with

views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas will create a learning environment that focuses the student's attention. The following uses should be incorporated in PK-12 educational facilities:

- 4.13.1. Based on desired local programming, school sites should consider including sports fields, playfields, age appropriate equipment, gardens, trees, non-traditional play features, shade structures and a gateway to the community. The objectives of the play areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects, establishing a gathering place for neighborhood families to watch sporting activities and strengthening community-school partnerships. Based on local athletic programming, sports fields should be considered to accommodate track, football, soccer, baseball and softball sporting events as well as tennis and basketball courts for school and community use;
- 4.13.2. Classrooms should accommodate a maximum of up to 25 students and provide 32-35 five square feet/student with a minimum classroom size of 600 square feet. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;
- 4.13.3. Computer lab with technology embedded in classroom to support interactive whiteboards, utilizing wireless internet access whenever possible. Computer labs should be located centrally in the school;
- 4.13.4. Special program room;
- 4.13.5. Distance learning lab should be centrally located in the interior of the school, with no windows, and isolated from sources of loud noise. To reduce acoustic effects, square rooms should be avoided if possible. A cork shaped or rectangular room is a better shape, as it does not encourage standing waves (and thus echoes). Acoustic wall panels, heavy wall curtains and carpet flooring should be used in lieu of hard walls and floors to help acoustics. Labs should provide easy wireless access to computers and the internet. There should be at least two 20-amp electrical circuits on dedicated breakers for the interactive distance learning video equipment;
- 4.13.6. Science lab should be located centrally in the school, and provided with teaching demonstration table, emergency shower/eyewash, demonstration hood and student work stations with water and gas receptacles. The lab should be equipped with adequate instrumentation;
- 4.13.7. Family consumer science lab;
- 4.13.8. Band classroom with conducting podium, instrument storage room and acoustic practice room. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.13.9. Vocal classroom with conducting podium and acoustic wall panels. Vocal classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;

- 4.13.9.1. Art classroom with ample storage cabinets and counter sinks. A kiln/ceramic storage area shall be provided. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;
- 4.13.10. Performing arts support area to accommodate set design and construction, dressing rooms with lockers, sinks and mirrors and a prop storage area;
- 4.13.11. Career and technical education (CTA) classroom that supports desired educational programs. The ideal CTA classroom should have 45 square feet/student with a minimum of 780 square feet of exclusive laboratory and storage space. The shop area shall have a minimum of one hundred and fifty square feet/student with a tool and supply storage room that is at least 20 feet long with a minimum width of eight feet wide for the storage of long building materials. Each shop shall be equipped with welding booths, auto lift station, auto emissions evacuation system and required trade tools. A minimum 2400 SF outdoor patio area should be provided for storing or working on farm machinery, flammable materials, and large construction projects. If desired a minimum 1880 SF greenhouse should be provided with heat and ventilation. CTA shops should have independent bathrooms with a group hand washing sink and lockers;
- 4.13.12. Library/multimedia center (LMC) should be the heart of the school, providing a flexible space for students, staff, and parents to read, write and draw. The space should be designed with high ceilings, exposed structure and building materials. The space should have abundant natural light as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;
- 4.13.13. Commercial kitchen with cooking and refrigeration equipment, dry storage and ware washing area;
- 4.13.14. Cafeteria/multipurpose/stage room to support the school and community. Ceiling heights in cafeterias should be a minimum of fifteen feet above the finished floor and incorporate day light. A raised stage for school and community productions should be incorporated. The stage shall be provided with curtains, theatrical lighting, and sound systems. The multipurpose room shall be designed to accommodate the entire student body, school staff, and as required for community-wide productions;
- 4.13.15. Gymnasium with two regulation basketball courts and dividing curtain. The following equipment should accompany the gym: Glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chin-up bar, wrestling mat hoist, telescoping bleachers and scorer table;
- 4.13.16. Weight training area with free weights, mirror walls, exercise machines, rubber flooring, and protective wainscoting;
- 4.13.17. Men and women's locker rooms with independent bathrooms, showers and locking metal lockers;
- 4.13.18. Visiting team locker room with independent bathrooms, showers and locking metal lockers;
- 4.13.19. Administrative, offices, nursing area, bathrooms, conference, reception area and building support areas to accommodate the educational program.

**5. SECTION THREE - Promote school design and facility management that implements the current version of “Leadership in Energy and Environmental Design” (LEED for schools) or “Colorado Collaborative for High Performance Schools” (CO-CHPS), green building and energy efficiency performance standards, or other programs that comply with the Office of the State Architects “High Performance Certification Program” (HPCP), reduces operations and maintenance efforts, relieves operational cost, and extends the service life of the districts capital assets by providing the following:**

5 (1) The material hereby incorporated by reference in these rules is the “Leadership in Energy and Environmental Design (LEED for Schools)” produced by The United States Green Building Council version 2009 and the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” produced by the Governors Energy Office version 2009.

5 (2) Later Amendments to the “Leadership in Energy and Environmental Design (LEED for Schools)” or the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” are excluded from these rules.

5 (3) The Director of the Division of Public School Capital Construction Assistance, 1580 Logan St. Denver, Colorado will provide information regarding how the “Leadership in Energy and Environmental Design (LEED for Schools)” and the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” can be obtained or examined.

5.1. Facilities that conserve energy through High Performance Design (HPD). A high performance building is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment. In new construction it is vital that actual energy performance goals are set for the entire building in terms of KBTU/SF/YR total building load by:

5.1.1. Establishing an integrated design team including school and community stakeholders, architects, engineers, and facility managers. Include an experienced LEED or CO-CHPS accredited professional as a member of the integrated design team to assist with the evaluation of existing facilities and with design of new schools;

5.1.2. Site locations that encourage transportation alternatives such as walking, bicycling, mass transit, and other options to minimize automobile use.

5.1.3. Facilities that reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption, and by providing responsible storm water management and treatment design;

5.1.4. Reduced building footprints;

5.1.5. Minimizing parking to reduce heat island effect and discouraging use of individual automobiles:

5.1.5.1. Provide preferred parking totaling five percent of total parking spaces for carpools, vanpools, or low emission vehicles;

5.1.5.2. High schools – 2.5 spaces per classroom plus parking for 20 percent of students;

5.1.5.3. Elementary schools and middle schools –three spaces per classroom;

5.1.5.4. Provide parking in open grassy areas to accommodate overflow parking when required for large sporting events.

- 5.1.6. Facilities that utilize existing sites, buildings and municipal infrastructure;
- 5.1.7. Utilize Joint-use facilities by making the school a more integrated part of the community by enabling the building and its playing fields to be used for non-school events and functions.;
- 5.1.8. Evaluating energy costs holistically by determining the cost of high performance strategies versus long term cost savings;
- 5.1.9. Utilizing passive solar techniques such as;
  - 5.1.9.1. Positive building solar orientation and building massing;
  - 5.1.9.2. Sun-shading;
  - 5.1.9.3. Natural ventilation;
- 5.1.10. Design buildings to be solar ready. A solar ready building is designed and built to enable installation of solar photovoltaic and heating systems some time after the building is constructed.
- 5.1.11. Utilize energy efficient and or renewable energy strategies;
- 5.1.12. Metering of all utilities with the ability to sub meter selected systems to manage utility usage;
- 5.1.13. Evaluate necessary building materials and systems and consider holistic design solutions that serve multiple purposes;
- 5.1.14. Evaluation of utility bills to determine efficiency of facilities;
- 5.1.15. Investigating performance contracting potentials;
- 5.1.16. Replacement of old inefficient lighting with new energy efficient fixtures and lamps. Incorporate daylighting, and utilize professionally designed task oriented lighting concepts. Use occupancy sensors and natural light sensors to keep lights off when not needed, including emergency lighting when the building is unoccupied;
- 5.1.17. Design site lighting and select lighting styles and technologies to have minimal impact off-site and minimal contribution to sky glow. Minimize lighting of architectural and landscaping features and design interior lighting to minimize trespass light to the outside from the interior.
- 5.1.18. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.
- 5.1.19. Commission mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools;
- 5.1.20. Replacement of single pane inefficient windows with new double/triple pane hard coat low E glazing window units. Install windows to eliminate outdoor air and water infiltration;
- 5.1.21. Landscape school sites optimizing drought tolerant trees and plantings that reduce heat island effects. Place deciduous trees on the south side of buildings to shade the buildings in the summer and allow sun to penetrate the buildings in the winter. Place coniferous trees

on prevailing wind side of the building to block and redirect prevailing winds away from the building. Utilize landscaping or a green roof to filter and manage onsite storm water treatment. Replace turf with native grasses where ever practical. Well-designed landscaping in conjunction with paved surfaces and school buildings will benefit the reducing of “heat island” effects;

- 5.1.22. Employ cool or green roofs to reduce heat island effects. The buildings cooling load should be considered when selecting roofing materials;
- 5.1.23. Identifying building wastes such as cooling condensate water, heat exhaust, and find a way to reuse it. Utilize heat recovery units whenever possible;
- 5.1.24. Providing a tight and well insulated building envelope that meets or exceeds the minimum requirements of the 2009 International Energy Conservation Code. Repair exterior building cracks, caulk building joints, and tuck-point masonry walls annually to maintain exterior shell in good condition;
- 5.1.25. Providing vestibules at main building entrances to minimize loss of conditioned air;
- 5.1.26. Utilizing, when possible, sustainable (green) building materials that are durable, easily maintained, resource efficient, energy efficient and emit low levels of harmful gases. Whenever possible utilize EPA Energy Star labeled systems and equipment. Colorado-based and local and regional material manufactures should be used whenever possible to reduce the impact of transportation costs and support regional and state economies.
- 5.1.27. Increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook.
- 5.2. Analysis of existing school facilities or desired new school facility size against the required school facility size taking into account maintenance and operational costs of the existing or desired new larger facility compared against the costs savings associated with a reduced facility size. Achieve reduced school facility size by minimizing single use spaces, building circulation, and consolidating remote facilities, coupled with maximization of consolidated shared flexible facilities that are well scheduled, and utilize extended hours of operation.
- 5.3. A district-wide energy management plan.
- 5.4. Adoption of a goal of “zero waste” from construction of new buildings and operation and renovation of existing facilities through re-use, reduction, recycling, and composting of waste streams.
- 5.5. Training to establish district wide preventative maintenance tasks for all building systems to determine that systems are functioning as designed and clearly outline follow-up maintenance procedures to keep equipment and materials functioning as intended, extend life of equipment, and reduce operational costs.
- 5.6. If a project is required to achieve LEED or CHPS certification per the High Performance Certification Program, or if otherwise appropriate, it shall establish a solid Measurement and Verification (M&V) process to ensure all systems are performing as specified and to identify any anomalies in equipment, operations procedures or user habits.

- 6. SECTION FOUR – Nothing in these rules affects the Department of Education’s responsibilities pursuant to 24-80.1-101 through 108, C.R.S. Evaluate school facilities based on rehabilitation costs versus replacement costs or discontinuation with consideration given to historically significant facilities by determining:**
- 6.1. The school district’s desired facilities life span e.g. fifty, one hundred, two hundred years, construction costs for the desired life span based on the districts location and available labor force, and the districts five year population growth trends;
  - 6.2. The facility’s relative importance in history based on: notable Colorado architects, historical building materials, styles and forms, and thus determine associated costs to preserve, rehabilitate, restore, or reconstruct the facility to its original condition;
  - 6.3. Building code, health, and safety deficiencies at school facilities as compared to SECTION ONE and associated costs to bring deficiencies up to current code;
  - 6.4. Educational programming and green building deficiencies at school facilities as compared to SECTIONS TWO and THREE and associated costs to alleviate deficiencies;
  - 6.5. Divide costs identified in items 6.2, 6.3 and 6.4 above “rehabilitation costs” by item 6.1 above “replacement cost” when taking into consideration population growth trends and historical significance. If population trends do not support school facilities then discontinuation and consolidation of facilities with neighboring districts should be considered;
  - 6.6. Evaluate the FCI (Rehabilitation costs / Replacement costs) when determining whether a facility should be replaced or remodeled.
  - 6.7. Based on the above evaluation factors determine the viability of facilities for rehabilitation, replacement or discontinuation. Apply evaluation to guide review of financial assistance grants for recommendation of award to the State Board.

**Division of Public School Capital Construction Assistance**

**BEST Project Ranking Guidelines for BEST Cash Grants**

**CRS 22-43.7-109(5)(a, b, c, and d):**

**(5)** *The Assistance Board, taking into consideration the financial assistance priority assessment conducted pursuant to section 22-43.7-108, shall prioritize applications that describe public school facility capital construction projects deemed eligible for financial assistance based on the following criteria, in descending order of importance:*

**(a)(I)** *Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security;*

**(II)** *In prioritizing an application for a public school facility renovation project that will address safety hazards or health concerns, the Assistance Board shall consider the condition of the entire public school facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide financial assistance for the renovation project.*

- 1.0 Supplemental (This score is not an indication of urgency or need, but places supplemental applications at the beginning of discussion. Supplemental is defined as an application to a project awarded previously that has additional phases, requires additional funding, or needed additional time to obtain matching funds.
- 1.2 Molds and fungi abatement.
- 1.2 Major structural hazards.
- 1.3 Threatening electrical.
- 1.3 Threatening HVAC, boiler, plumbing, air quality hazards and potable water hazards.
- 1.4 Asbestos testing and abatement (friable) and being disturbed.
- 1.5 Roof repairs and replacement - with leaks causing damage to the facility.
- 1.5 Proper chemical storage.
- 1.6 Fire alarms.
- 1.6 Fire Sprinklers.
- 1.8 Lead abatement.
- 1.9 Exterior door monitoring.
- 1.9 Master key and/or card systems for doors.
- 1.9 Equipment for surveillance and security.
- 1.9 Vehicle loading and unloading.
- 1.9 Underground fuel tank removal and replacement.
- 1.9 Radon remediation.
- 1.9 Exit and emergency lighting
- 1.9 Other.

**(b)** *Projects that will relieve overcrowding in public school facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities.*

- 2.2 Accommodate growth.
- 2.2 Eliminate modulars.
- 2.2 Reduce existing overcrowding .
- 2.9 Reduce the number of students per classroom.
- 2.9 Other

**(c)** *Projects that are designed to incorporate technology into the educational environment.*

- 3.2 Provide new interactive technology facilities and hands on learning.
- 3.2 Upgrade technology infrastructure
- 3.9 Technology equipment.
- 3.9 Other

**(d)** *All other projects.*

- 4.1 Provide better temperature control and indoor air quality.
  - 4.1 Air conditioning.
  - 4.1 Additional space for new program(s).
  - 4.2 HVAC repairs, replacement and new installation.
  - 4.2 Boiler replacement.
  - 4.2 Plumbing repairs.
  - 4.2 Electrical repairs.
  - 4.2 Upgrading the electrical systems to meet codes, reduce energy or increase service.
  - 4.2 Provide proper acoustics to reduce noise.
  - 4.4 Roof repairs or replacement - due to age or regular scheduled maintenance (no leak issues).
  - 4.4 ADA upgrades.
  - 4.5 Window and door replacement.
  - 4.6 Insulation for temperature control.
  - 4.7 Addition of energy saving windows to increase natural light and reduce lighting costs.
  - 4.8 Asbestos abatement (friable), but non-disturbed.
  - 4.8 Asbestos abatement (non-friable).
  - 4.8 Caulking to reduce air infiltration.
  - 4.8 Reduce energy costs.
  - 4.9 Exterior entry vestibules for ice, snow and wind costs.
  - 4.9 Minor structural hazards.
  - 4.9 Grading to improve drainage.
  - 4.9 Provide cheerful ceiling, wall and floor treatment.
  - 4.9 Increase storage for better organization.
  - 4.9 Lighting upgrades.
  - 4.9 Other.
- 5.0 Non-qualifying



## -Glossary of Terms Used-

**Colorado Facility Index (CFI)**

CFI is the ratio of condition needs plus suitability needs plus energy audit needs to Current Replacement Value (CRV).

**Condition Budget**

Condition budgets are the rough order-of-magnitude budgeted costs to make partial or full replacement of expired systems, costs for out-of-cycle repair adjustments and costs for condition, suitability and sufficiency deficiencies. Because project costs typically include budget elements in addition to condition repair costs of a current facility, i.e., modernization upgrade items, area sufficiency items, etc., the total order-of-magnitude condition repair costs can exceed the current replacement value (CRV).

**Condition Score\***

Condition Score is a factor used in the calculation of School Score. The Condition Score is developed from scoring of those criteria questions addressing facility condition referenced in SchoolHouse from the CDE Construction Guidelines. Each criteria question is set up in the database Administration with specific possible points 0-5.

**Current Replacement Value (CRV)**

Current Replacement Value (CRV) represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.

**Energy Budget**

The energy budget represents recommended costs to improve the energy efficiency of the school.

**Energy Score\***

Energy Score is a factor that may be used in the calculation of School Score. The Energy Score is developed from scoring of those criteria questions addressing facility energy issues referenced in SchoolHouse from the CDE Construction Guidelines. Each criteria question is set up in the database Administration with specific possible points 0-5.

**Facility Condition Index (FCI)**

FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI, the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

**Gross square feet (GSF)**

The size of the enclosed floor space of a building in square feet, measured to the outside face of the enclosing wall.

**Q#xxx**

This Q# references a condition criteria question from the assessment and what comment made on that specific condition.

**Remaining Service Life Index (RSLI)**

RSLI is defined as a percentage ratio of the remaining service life of a renewable system to its system life, expressed as a percent.

**School Score\***

The School Score is calculated as the combined scores of the Criteria Groups of facility Condition, educational Suitability and Energy criteria referenced in SchoolHouse from the CDE Construction Guidelines. Each Group is set up in the database Administration with weighting factors that modify the calculated score for each group as follows:

$[\text{Condition Score} \times \text{Weight}] + [\text{Suitability Score} \times \text{Weight}] + [\text{Energy Score} \times \text{Weight}] = \text{School Score}$

Current weighting is set as follows: Condition = 60%, Suitability = 40%, Energy = 0%

See *Condition, Suitability and Energy Score*.

**\*Points are rated accordingly: 5 = Very Good, 4 = Good, 3 = Average, 2 = Poor, 1 = Very Poor**

**Suitability Budget**

The suitability budget represents modernization costs to upgrade the school to meet current educational and safety standards.

**Suitability Score\***

The Suitability Score is developed from scoring of those criteria questions addressing facility suitability referenced in SchoolHouse from the CDE Construction Guidelines, or from best practices generally referenced from Council of Educational Facility Planners International (CEFPI). Each criteria question is set up in the database Administration with specific possible points 0-5.

## Health & Safety

Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security.

## Overcrowding

Projects that will relieve overcrowding in public school facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities.

## Technology

Projects that are designed to incorporate technology into the educational environment.

## Other

All other projects not relating to health & safety, overcrowding and technology.

## Importance

High: High Risk of Injury or Property Loss; Major impact on Instruction; Required or Highly Advisable Code Compliance.  
Medium: Possible Injury or Property Loss; Moderate impact on Instruction; Cost Savings; PR issue.  
Low: Low Risk of Injury or Property Loss; Low impact on Instruction; Minor Savings; Minor Morale or PR issue.

## Urgency

High: Should be addressed within 12 months.  
Medium: Could probably be put off 1 year, but should be addressed within 3 years.  
Low: Could probably be put off 3 years, but should be addressed within 5 years.

## Match / Waiver

Exceeds: The applicant is exceeding their minimum required match.  
Meets: The applicant is meeting their minimum required match.  
Statutory: The applicant will be maximizing their bonding capacity.  
Waiver Requested: The applicant is providing less than their minimum required match.

## Planning

Up to date: Demonstrated thorough planning with a written plan less than 5-years old & demonstrated consideration of BEST Facility Master Plan Guidelines.  
Older than 5 years: Written plan is older than 5-years.  
No plan: No written plan.

## Previous BEST Grant

The number of BEST grants the applicant has been previously been awarded and the dollar amount (*BEST portion only*).

## Ability

Able: Less than \$15 million available bonding capacity and all charter schools, boards of cooperating educational services and the Colorado School for the Deaf & Blind.  
Not Able: \$15 million or more bonding capacity.

## Back-up Project

A project recommended for award if another higher priority project fails to obtain matching monies or meet another requirement by a deadline established by the Capital Construction Assistance Board.

## Fiscal Health Terms

The Office of the State Auditor's Fiscal Health Analysis uses the following six ratios to assess school districts' financial health. These ratios are evaluated for trends that are indicators of potential financial stress when evaluated over a three year period. These ratios focus on the areas of highest risk for school districts. The analysis focuses primarily on each school district's general fund because this fund accounts for state funding and local property tax revenue received and expended for operations and discretionary items. The analysis also focuses on the school district's debt and includes any fund balance deficits.

If an applicant did not meet one of the financial ratios below an indicator point was assessed against them for fiscal health. Two or more indicator points denote a "yes" for fiscal health watch.

### Ratio 1: Asset Sufficiency Ratio (ASR)

The ratio indicates whether the school district's total assets are adequate to cover all of its obligations or amounts owed. This ratio divides general fund total assets by general fund total liabilities.

*Warning indicator: A consistent deficit in assets' adequacy to meet obligations over the three-year period.*

### Ratio 2: Debt Burden Ratio (DBR)

The ratio indicates whether the school district's annual revenue will cover its annual debt payments, including principal and interest. This ratio divides total governmental revenue of fund(s) paying debt by total governmental debt payments.

*Warning indicator: Annual revenues consistently below the annual debt payment for each of the three years.*

### Ratio 3: Operating Reserve Ratio (ORR)

The ratio indicates the school district's reserve to cover future expenditures. This ratio divides fund balance of the general fund by total general fund expenditures (net of transfers).

*Warning indicator: A reserve that covers less than one week of future expenditures, which is the equivalent of .0192, or 1/52, for each of the three years.*

### Ratio 4: Operating Margin Ratio (OMR)

The ratio indicates the amount added to the school district's reserves for every \$1 generated in revenue. This ratio subtracts general fund total expenditures (net of transfers) from general fund total revenue and divides by general fund total revenues.

*Warning indicator: A loss in reserves for each of the three years.*

### Ratio 5: Deficit Fund Balance Ratio (DFBR)

This ratio indicates the portion of annual revenue the school district must generate simply to cover an existing deficit fund balance in a governmental fund. This ratio is only calculated when a net deficit fund balance exists. This ratio subtracts the fund balance of the general fund, if the balance is positive, from the total deficit fund balance(s) (shown as an absolute value) and divides the total by the total revenue in the deficit fund balance(s).

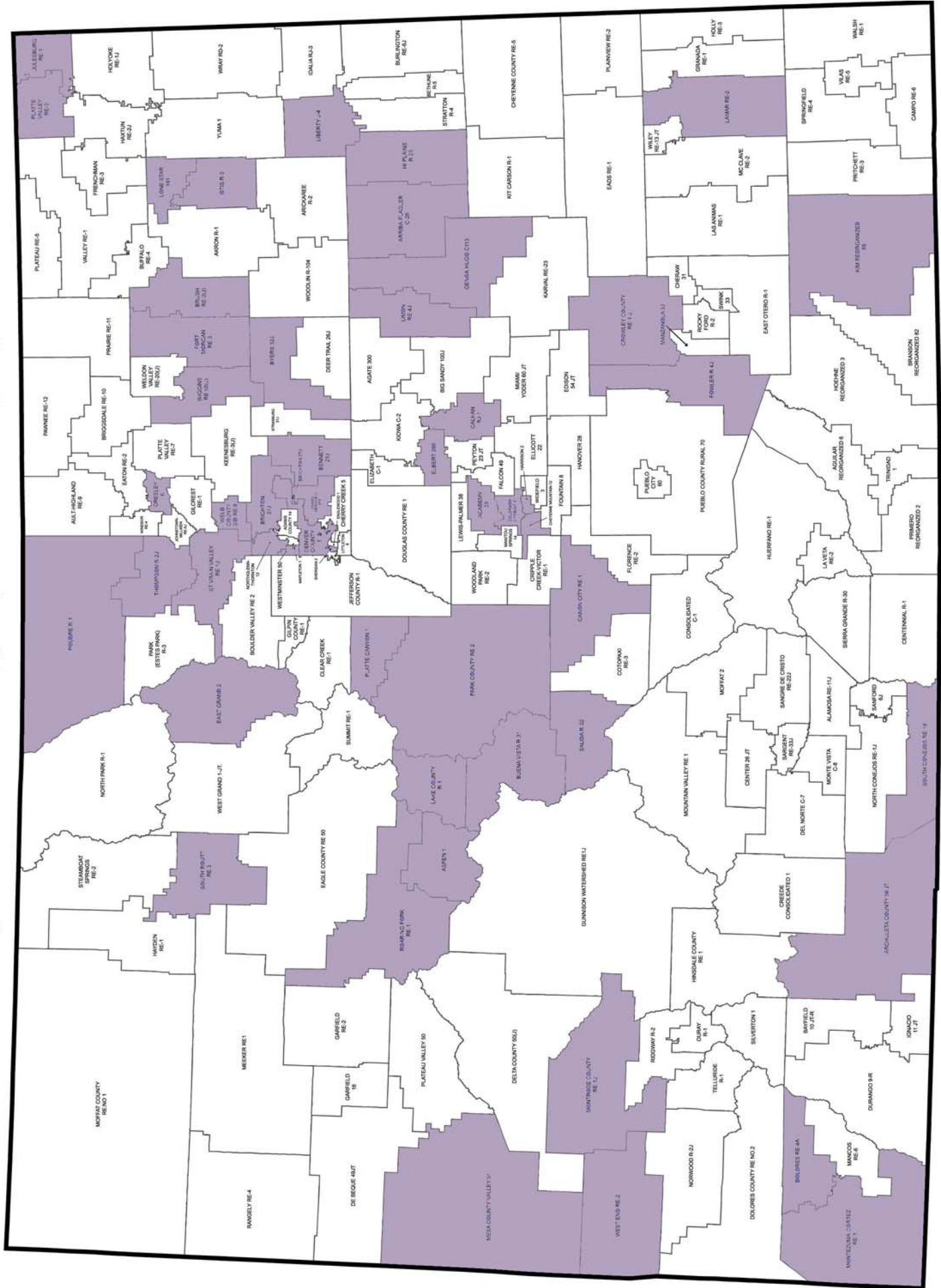
*Warning indicator: The portion of annual revenue needed to cover the deficit fund balance is increasing over the three-year period.*

### Ratio 6: Change in Fund Balance Ratio (CFBR)

The ratio indicates whether the school district's reserves in its general fund are increasing or decreasing. This ratio subtracts the prior year fund balance of the general fund from the current year fund balance and divides by the prior year fund balance.

*Warning indicator: Consistent decreases in reserves.*

# Building Excellent Schools Today (BEST) FY2012-13 Participating Districts



Note: For CSI Schools, BOCES and the Colorado School for the Deaf & Blind, the district is highlighted where the school geographically resides.

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2012-13 APPLICATION SUMMARIES**

**APPLICATIONS SORTED BY COUNTY**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2012**

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# BEST FY2012-13 APPLICATION SUMMARIES

All Applications Sorted By County, Applicant, Priority

Page #	County	Applicant Name	Project Title	Priority #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
74	ADAMS	ADAMS 12	HS Boiler Replacement	1	\$132,479.40	\$88,319.60	\$220,799.00	26.21%	34.10%	\$2.47
77	ADAMS	ADAMS 12	Fire Alarm and Elevator Upgrade	2	\$55,474.80	\$36,983.20	\$92,458.00	63.88%	82.29%	\$0.67
81	ADAMS	ADAMS 12	HS Sanitary Sewer and Acid Waste Tank Replacement	3	\$219,724.80	\$146,483.20	\$366,208.00	30.68%	54.41%	\$1.19
85	ADAMS	ADAMS 12	ES Site Drainage Remediation	4	\$348,945.00	\$232,630.00	\$581,575.00	5.69%	8.73%	\$9.33
90	ADAMS	BRIGHTON 27J	HS ACM Abatement	1	\$626,789.80	\$337,502.20	\$964,292.00	30.49%	43.69%	\$194.81
94	ADAMS	CORRIDOR COMMUNITY ACADEMY	K-8 School Replacement	1	\$5,049,451.80	\$561,050.20	\$5,610,502.00	5.98%	79.65%	\$267.38
106	ADAMS	WESTMINSTER 50	ES Roof Replacement	1	\$508,516.32	\$143,427.68	\$651,944.00	69.12%	105.74%	\$17.21
110	ADAMS	WESTMINSTER 50	ES Roof Replacement	2	\$528,766.68	\$149,139.32	\$677,906.00	55.01%	81.00%	\$18.18
114	ARAPAHOE	ADAMS-ARAPAHOE 28-J	HS Fire Sprinkler Replacement	1	\$1,396,386.42	\$393,852.58	\$1,790,239.00	61.40%	64.28%	\$6.76

Page #	County	Applicant Name	Project Title	Prior ity #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
119	ARAPAHOE	BYERS 32J	VoAg Improvements	1	\$94,630.27	\$98,492.73	\$193,123.00	61.70%	0.00%	\$29.26
124	ARAPAHOE	LOTUS SCHOOL FOR EXCELLENCE	Roof Replacement/Repairs; HVAC; Gym Floor	1	\$485,013.00	\$25,527.00	\$510,540.00	69.75%	105.02%	\$25.16
133	ARAPAHOE	SHERIDAN 2	Replace ECC and Renovate MS	1	\$23,011,512.42	\$6,490,426.58	\$29,501,939.00	0.00%	0.00%	\$216.25
146	ARCHULETA	ARCHULETA 50 JT	ES Roof Replacement	1	\$228,115.30	\$423,642.70	\$651,758.00	59.22%	106.15%	\$8.87
154	BOCES	Pikes Peak BOCES	Replace Special and Alternative Needs School	1	\$11,930,726.39	\$604,182.61	\$12,534,909.00	60.83%	128.00%	\$114.81
199	BOULDER	ST VRAIN RE 1J	ES Roof and Boiler Replacement, Asbestos Removal, and Associated Finishes	1	\$932,526.72	\$1,010,237.28	\$1,942,764.00	67.32%	83.36%	\$41.16
203	BOULDER	TWIN PEAKS CHARTER ACADEMY	Finish-Out of Existing Space	1	\$1,457,568.75	\$485,856.25	\$1,943,425.00	0.08%	18.02%	\$58.89
213	CHAFFEE	BUENA VISTA R-31	Replace Primary Wing of ES	1	\$2,297,581.28	\$4,460,010.72	\$6,757,592.00	37.89%	57.04%	\$119.65
218	CHAFFEE	SALIDA R-32	ES Replacement	1	\$4,094,712.00	\$9,554,328.00	\$13,649,040.00	94.00%	130.38%	\$254.00
224	CONEJOS	SOUTH CONEJOS RE-10	PK-12 Replacement	1	\$14,654,269.00	\$5,353,733.00	\$20,008,002.00	0.00%	0.00%	\$291.87



Page #	County	Applicant Name	Project Title	Priority #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
240	CROWLEY	CROWLEY RE-1-J	ES & HS Gym Roof Replacement	1	\$630,306.05	\$257,448.95	\$887,755.00	0.00%	0.00%	\$18.25
245	CSI	CAPROCK ACADEMY	K-12 classroom addition	1	\$1,857,952.50	\$619,317.50	\$2,477,270.00	22.88%	37.26%	\$269.63
258	CSI	CAPROCK ACADEMY	K-12 classroom addition	2	\$5,072,313.75	\$1,690,771.25	\$6,763,085.00	22.88%	37.26%	\$159.27
271	CSI	ROSS MONTESSORI SCHOOL	K-8 School Replacement	1	\$11,821,832.56	\$1,027,985.44	\$12,849,818.00	27.98%	74.34%	\$317.87
297	DENVER	DENVER 1	Plumbing, Electrical, Science Lab, Roofing, and Auditorium Upgrades	1	\$3,813,815.17	\$2,996,569.06	\$6,810,384.23	76.19%	95.67%	\$21.52
302	EL PASO	ACADEMY 20	Replace HS Roof	1	\$514,012.21	\$579,630.79	\$1,093,643.00	27.97%	31.98%	\$8.37
308	EL PASO	CALHAN RJ-1	Misc Safety and Security Upgrades	1	\$1,056,569.28	\$1,144,616.72	\$2,201,186.00	35.88%	44.54%	\$22.87
316	EL PASO	CHEYENNE MOUNTAIN CHARTER ACADEMY	Re-Work Main Entry, HVAC Upgrade, Door Replacement	1	\$390,791.04	\$219,819.96	\$610,611.00	37.66%	65.90%	\$18.60
323	EL PASO	Colorado School for the Deaf and the Blind	Upgrade Lighting and Communication	1	\$741,581.00	\$0.00	\$741,581.00	42.58%	78.51%	\$44.94
329	EL PASO	Colorado School for the Deaf and the Blind	Partial Roof Replacement	2	\$360,609.00	\$0.00	\$360,609.00	70.90%	78.51%	\$13.64

Page #	County	Applicant Name	Project Title	Prior ity #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
335	EL PASO	COLORADO SPRINGS 11	Fire Alarm Replacement at (2) Facilities	1	\$258,497.28	\$195,006.72	\$453,504.00	0.00%	0.00%	\$1.93
338	EL PASO	COLORADO SPRINGS 11	ES Roof Replacement	2	\$55,967.16	\$42,220.84	\$98,188.00	34.75%	48.75%	\$15.15
341	EL PASO	COMMUNITY PREP CHARTER SCHOOL	Science Lab Remodel	1	\$35,817.30	\$3,979.70	\$39,797.00	65.66%	101.79%	\$41.68
347	EL PASO	JAMES IRWIN CHARTER HIGH SCHOOL	Replace (18) HS RTU & Control Upgrade	1	\$396,657.57	\$78,381.44	\$475,039.00	35.67%	37.96%	\$5.19
358	EL PASO	THE CLASSICAL ACADEMY CHARTER	Build-Out Unfinished Space Into Classrooms	1	\$320,216.20	\$2,881,945.80	\$3,202,162.00	1.68%	30.42%	\$81.71
369	ELBERT	ELBERT 200	Replacement of Existing PK-12 School	1	\$17,303,277.18	\$3,374,635.32	\$20,677,912.00	58.76%	80.99%	\$266.60
386	FREMONT	CANON CITY RE-1	Update Fire Alarms in (3)-ES	1	\$209,653.60	\$112,890.40	\$322,544.00	0.00%	0.00%	\$2.74
393	GARFIELD	ROARING FORK RE-1	ES Roof Replacement	1	\$247,885.57	\$422,075.43	\$669,961.00	32.69%	66.47%	\$21.50
398	GRAND	INDIAN PEAKS CHARTER SCHOOL	K-8 School Replacement	1	\$5,255,166.82	\$14,967.18	\$5,270,134.00	22.09%	95.58%	\$386.45
420	KIT CARSON	ARRIBA-FLAGLER C-20	HVAC Repairs and Upgrades	1	\$557,675.52	\$313,692.48	\$871,368.00	61.98%	69.53%	\$14.36

Page #	County	Applicant Name	Project Title	Prior ity #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
428	KIT CARSON	HI PLAINS R-23	Replace ES & HS With New PK-12 School	1	\$14,170,935.00	\$2,851,230.00	\$17,022,165.00	0.00%	0.00%	\$316.21
438	LAKE	LAKE R-1	ES Mechanical Repairs	1	\$1,977,781.00	\$0.00	\$1,977,781.00	58.63%	63.37%	\$43.83
445	LAKE	LAKE R-1	HS Renovation and Addition	2	\$15,107,623.71	\$11,396,979.29	\$26,504,603.00	52.32%	67.64%	\$185.03
452	LAKE	LAKE R-1	ES Renovation	3	\$1,515,470.97	\$1,143,250.03	\$2,658,721.00	58.63%	63.37%	\$58.92
458	LARIMER	POUDRE R-1	HS Shop Renovation	1	\$22,770.00	\$26,730.00	\$49,500.00	54.22%	72.58%	\$26.33
462	LARIMER	THOMPSON R-2J	Orchestra Pit Infill	1	\$20,837.08	\$26,519.92	\$47,357.00	48.51%	70.20%	\$60.64
466	LAS ANIMAS	KIM 88	K-12 School Renovations	1	\$9,158,865.00	\$2,885,617.00	\$12,044,482.00	0.00%	0.00%	\$281.54
476	LINCOLN	GENOA-HUGO C113	PK-12 Addition and Renovation	1	\$9,809,052.12	\$6,609,572.88	\$16,418,625.00	68.87%	72.65%	\$238.24
482	LINCOLN	LIMON RE-4J	PK-12 Major Renovation	1	\$14,507,707.00	\$6,338,448.00	\$20,846,155.00	44.75%	49.92%	\$164.22
494	MONTEZUMA	DOLORES RE-4A	Votech/Science Replacement, Safety/Security Upgrades & Classroom Addition & Misc Other	1	\$2,618,558.10	\$3,471,111.90	\$6,089,670.00	0.00%	0.00%	\$141.51

Page #	County	Applicant Name	Project Title	Prior ity #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
507	MONTEZUMA	MONTEZUMA-CORTEZ RE-1	HS Replacement	1	\$21,041,053.50	\$21,041,053.50	\$42,082,107.00	50.28%	91.42%	\$246.64
517	MONTEZUMA	SOUTHWEST OPEN CHARTER SCHOOL	New 9-12 Alternative CS Campus	1	\$10,370,839.78	\$149,387.22	\$10,520,227.00	77.20%	92.14%	\$269.55
530	MONTROSE	MONTROSE RE-1J	HS HVAC Upgrade	1	\$293,853.73	\$260,587.27	\$554,441.00	23.29%	45.07%	\$32.52
537	MONTROSE	MONTROSE RE-1J	MS Fire Sprinkler	2	\$205,694.06	\$182,407.94	\$388,102.00	55.87%	73.39%	\$4.87
542	MONTROSE	MONTROSE RE-1J	MS HVAC Upgrade	3	\$282,503.25	\$250,521.75	\$533,025.00	36.25%	53.76%	\$24.23
547	MONTROSE	WEST END RE-2	PK-12 School Replacement	1	\$12,535,542.38	\$9,375,568.62	\$21,911,111.00	0.00%	0.00%	\$292.64
558	MORGAN	BRUSH RE-2(J)	Security Improvements at (1 )PS, (1 )ES, (1)MS & (1)HS	1	\$202,242.18	\$99,611.82	\$301,854.00	0.00%	0.00%	\$0.73
562	MORGAN	BRUSH RE-2(J)	MS & HS Boiler and RTU Replacement	2	\$1,436,224.73	\$707,394.27	\$2,143,619.00	0.00%	0.00%	\$7.48
567	MORGAN	BRUSH RE-2(J)	Stadium ADA Upgrades	3	\$38,954.47	\$19,186.53	\$58,141.00	0.00%	0.00%	\$33.12
571	MORGAN	FT. MORGAN RE-3	HS Boiler Replacement and HVAC Upgrades	1	\$1,097,528.00	\$274,382.00	\$1,371,910.00	34.16%	45.22%	\$7.43

Page #	County	Applicant Name	Project Title	Prior ity #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
576	MORGAN	WIGGINS RE-50(J)	ES & HS Roof Replacements	1	\$694,401.20	\$243,978.80	\$938,380.00	0.00%	0.00%	\$17.55
582	OTERO	FOWLER R-4J	AG Shop Ventilation Improvement	1	\$222,830.67	\$100,112.33	\$322,943.00	53.27%	64.92%	\$42.55
590	OTERO	FOWLER R-4J	Jr/Sr HS Fire Alarm Replacement	2	\$50,817.81	\$22,831.19	\$73,649.00	53.27%	64.92%	\$0.79
67	PARK	PARK RE-2	Roof Replacements	1	\$392,320.80	\$98,080.20	\$490,401.00	0.00%	0.00%	\$19.81
598	PARK	PLATTE CANYON 1	ES Partial Roof Replacement	1	\$127,050.00	\$235,950.00	\$363,000.00	35.61%	51.93%	\$18.02
603	PITKIN	ASPEN COMMUNITY CHARTER SCHOOL	Replace K-8 School	1	\$4,179,397.62	\$4,906,249.38	\$9,085,647.00	63.70%	130.05%	\$409.53
621	PROWERS	LAMAR RE-2	Boiler Replacements at (2)-ES & (1)-MS	1	\$2,030,553.00	\$225,617.00	\$2,256,170.00	0.00%	0.00%	\$14.39
628	ROUTT	SOUTH ROUTT RE 3	ES Entryway Addition and Gym Window Replacement	1	\$219,308.00	\$219,308.00	\$438,616.00	14.30%	23.33%	\$411.92
636	SEDGWICK	JULESBURG RE-1	ES Fire Alarm Replacement	1	\$10,450.00	\$17,050.00	\$27,500.00	50.34%	75.28%	\$0.80
640	SEDGWICK	PLATTE VALLEY RE-3	HS Renovation With ES Addition	1	\$9,322,385.07	\$5,719,830.93	\$15,042,216.00	0.00%	0.00%	\$239.37

Page #	County	Applicant Name	Project Title	Priority #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
653	WASHINGTON	LONE STAR 101	PK-12 Roof, HVAC, Code Project	1	\$278,914.39	\$401,364.61	\$680,279.00	41.59%	66.70%	\$20.98
659	WASHINGTON	OTIS R-3	PK-12 School Replacement	1	\$17,779,491.00	\$2,806,495.00	\$20,585,986.00	0.00%	0.00%	\$289.31
669	WELD	FT. LUPTON RE-8	MS Renovations	1	\$5,555,613.96	\$5,128,259.04	\$10,683,873.00	61.57%	71.55%	\$73.28
683	WELD	GREELEY 6	Replace Existing MS	1	\$21,029,121.36	\$8,177,991.64	\$29,207,113.00	80.08%	95.48%	\$269.36
691	YUMA	LIBERTY J-4	PK-12 Roof Replacement	1	\$469,357.50	\$156,452.50	\$625,810.00	71.04%	80.76%	\$15.41

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2012-13 APPLICATION SUMMARIES**

**CHARTER SCHOOL APPLICATIONS SORTED BY COUNTY**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2012**

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# BEST FY2012-13 APPLICATION SUMMARIES

Charter School Applications Sorted by County

Page #	County	Applicant Name	Project Title	Priority #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
94	ADAMS	CORRIDOR COMMUNITY ACADEMY	K-8 School Replacement	1	\$5,049,451.80	\$561,050.20	\$5,610,502.00	5.98%	79.65%	\$267.38
124	ARAPAHOE	LOTUS SCHOOL FOR EXCELLENCE	Roof Replacement/Repairs; HVAC; Gym Floor	1	\$485,013.00	\$25,527.00	\$510,540.00	69.75%	105.02%	\$25.16
203	BOULDER	TWIN PEAKS CHARTER ACADEMY	Finish-Out of Existing Space	1	\$1,457,568.75	\$485,856.25	\$1,943,425.00	0.08%	18.02%	\$58.89
245	CSI	CAPROCK ACADEMY	K-12 classroom addition	1	\$1,857,952.50	\$619,317.50	\$2,477,270.00	22.88%	37.26%	\$269.63
258	CSI	CAPROCK ACADEMY	K-12 classroom addition	2	\$5,072,313.75	\$1,690,771.25	\$6,763,085.00	22.88%	37.26%	\$159.27
271	CSI	ROSS MONTESSORI SCHOOL	K-8 School Replacement	1	\$11,821,832.56	\$1,027,985.44	\$12,849,818.00	27.98%	74.34%	\$317.87
316	EL PASO	CHEYENNE MOUNTAIN CHARTER ACADEMY	Re-Work Main Entry, HVAC Upgrade, Door Replacement	1	\$390,791.04	\$219,819.96	\$610,611.00	37.66%	65.90%	\$18.60
341	EL PASO	COMMUNITY PREP CHARTER SCHOOL	Science Lab Remodel	1	\$35,817.30	\$3,979.70	\$39,797.00	65.66%	101.79%	\$41.68
347	EL PASO	JAMES IRWIN CHARTER HIGH SCHOOL	Replace (18) HS RTU & Control Upgrade	1	\$396,657.57	\$78,381.44	\$475,039.00	35.67%	37.96%	\$5.19
358	EL PASO	THE CLASSICAL ACADEMY CHARTER	Build-Out Unfinished Space Into Classrooms	1	\$320,216.20	\$2,881,945.80	\$3,202,162.00	1.68%	30.42%	\$81.71
398	GRAND	INDIAN PEAKS CHARTER SCHOOL	K-8 School Replacement	1	\$5,255,166.82	\$14,967.18	\$5,270,134.00	22.09%	95.58%	\$386.45
517	MONTEZUMA	SOUTHWEST OPEN CHARTER SCHOOL	New 9-12 Alternative CS Campus	1	\$10,370,839.78	\$149,387.22	\$10,520,227.00	77.20%	92.14%	\$269.55

Page #	County	Applicant Name	Project Title	Priority #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
603	PITKIN	ASPEN COMMUNITY CHARTER SCHOOL	Replace K-8 School	1	\$4,179,397.62	\$4,906,249.38	\$9,085,647.00	63.70%	130.05%	\$409.53

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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2012-13 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS WITH MATCHING FUNDS FROM PROPOSED 2012  
BOND ELECTIONS**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2012**

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# BEST FY2012-13 APPLICATION SUMMARIES

List of Applications with Matching Funds from 2011 Bond Proceeds or Proposed 2012 Bond Elections

Page #	County	Applicant Name	Project Title	Priority #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
133	ARAPAHOE	SHERIDAN 2	Replace ECC and Renovate MS	1	\$23,011,512.42	\$6,490,426.58	\$29,501,939.00	0.00%	0.00%	\$216.25
213	CHAFFEE	BUENA VISTA R-31	Replace Primary Wing of ES	1	\$2,297,581.28	\$4,460,010.72	\$6,757,592.00	37.89%	57.04%	\$119.65
218	CHAFFEE	SALIDA R-32	ES Replacement	1	\$4,094,712.00	\$9,554,328.00	\$13,649,040.00	94.00%	130.38%	\$254.00
224	CONEJOS	SOUTH CONEJOS RE-10	PK-12 Replacement	1	\$14,654,269.00	\$5,353,733.00	\$20,008,002.00	0.00%	0.00%	\$291.87
297	DENVER	DENVER 1	Plumbing, Electrical, Science Lab, Roofing, and Auditorium Upgrades	1	\$3,813,815.17	\$2,996,569.06	\$6,810,384.23	76.19%	95.67%	\$21.52
369	ELBERT	ELBERT 200	Replacement of Existing PK-12 School	1	\$17,303,277.18	\$3,374,635.32	\$20,677,912.00	58.76%	80.99%	\$266.60
428	KIT CARSON	HI PLAINS R-23	Replace ES & HS With New PK-12 School	1	\$14,170,935.00	\$2,851,230.00	\$17,022,165.00	0.00%	0.00%	\$316.21
445	LAKE	LAKE R-1	HS Renovation and Addition	2	\$15,107,623.71	\$11,396,979.29	\$26,504,603.00	52.32%	67.64%	\$185.03
452	LAKE	LAKE R-1	ES Renovation	3	\$1,515,470.97	\$1,143,250.03	\$2,658,721.00	58.63%	63.37%	\$58.92

Page #	County	Applicant Name	Project Title	Priority #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
466	LAS ANIMAS	KIM 88	K-12 School Renovations	1	\$9,158,865.00	\$2,885,617.00	\$12,044,482.00	0.00%	0.00%	\$281.54
476	LINCOLN	GENOA-HUGO C113	PK-12 Addition and Renovation	1	\$9,809,052.12	\$6,609,572.88	\$16,418,625.00	68.87%	72.65%	\$238.24
482	LINCOLN	LIMON RE-4J	PK-12 Major Renovation	1	\$14,507,707.00	\$6,338,448.00	\$20,846,155.00	44.75%	49.92%	\$164.22
494	MONTEZUMA	DOLORES RE-4A	Votech/Science Replacement, Safety/Security Upgrades & Classroom Addition & Misc Other	1	\$2,618,558.10	\$3,471,111.90	\$6,089,670.00	0.00%	0.00%	\$141.51
507	MONTEZUMA	MONTEZUMA-CORTEZ RE-1	HS Replacement	1	\$21,041,053.50	\$21,041,053.50	\$42,082,107.00	50.28%	91.42%	\$246.64
547	MONTROSE	WEST END RE-2	PK-12 School Replacement	1	\$12,535,542.38	\$9,375,568.62	\$21,911,111.00	0.00%	0.00%	\$292.64
640	SEDGWICK	PLATTE VALLEY RE-3	HS Renovation With ES Addition	1	\$9,322,385.07	\$5,719,830.93	\$15,042,216.00	0.00%	0.00%	\$239.37
659	WASHINGTON	OTIS R-3	PK-12 School Replacement	1	\$17,779,491.00	\$2,806,495.00	\$20,585,986.00	0.00%	0.00%	\$289.31
669	WELD	FT. LUPTON RE-8	MS Renovations	1	\$5,555,613.96	\$5,128,259.04	\$10,683,873.00	61.57%	71.55%	\$73.28
683	WELD	GREELEY 6	Replace Existing MS	1	\$21,029,121.36	\$8,177,991.64	\$29,207,113.00	80.08%	95.48%	\$269.36

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2012-13 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS WITH WAIVER LETTERS OR STATUTORY WAIVERS**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2012**

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# BEST FY2012-13 APPLICATION SUMMARIES

List of Applications Providing Either a Waiver Letter or a Statutory Waiver

Page #	County	Applicant Name	Project Title	Priorty #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
94	ADAMS	CORRIDOR COMMUNITY ACADEMY	K-8 School Replacement	1	\$5,049,451.80	\$561,050.20	\$5,610,502.00	5.98%	79.65%	\$267.38
124	ARAPAHOE	LOTUS SCHOOL FOR EXCELLENCE	Roof Replacement/Repairs; HVAC; Gym Floor	1	\$485,013.00	\$25,527.00	\$510,540.00	69.75%	105.02%	\$25.16
154	BOCES	Pikes Peak BOCES	Replace Special and Alternative Needs School	1	\$11,930,726.39	\$604,182.61	\$12,534,909.00	60.83%	128.00%	\$114.81
203	BOULDER	TWIN PEAKS CHARTER ACADEMY	Finish-Out of Existing Space	1	\$1,457,568.75	\$485,856.25	\$1,943,425.00	0.08%	18.02%	\$58.89
224	CONEJOS	SOUTH CONEJOS RE-10	PK-12 Replacement	1	\$14,654,269.00	\$5,353,733.00	\$20,008,002.00	0.00%	0.00%	\$291.87
245	CSI	CAPROCK ACADEMY	K-12 classroom addition	1	\$1,857,952.50	\$619,317.50	\$2,477,270.00	22.88%	37.26%	\$269.63
258	CSI	CAPROCK ACADEMY	K-12 classroom addition	2	\$5,072,313.75	\$1,690,771.25	\$6,763,085.00	22.88%	37.26%	\$159.27
271	CSI	ROSS MONTESSORI SCHOOL	K-8 School Replacement	1	\$11,821,832.56	\$1,027,985.44	\$12,849,818.00	27.98%	74.34%	\$317.87
316	EL PASO	CHEYENNE MOUNTAIN CHARTER ACADEMY	Re-Work Main Entry, HVAC Upgrade, Door Replacement	1	\$390,791.04	\$219,819.96	\$610,611.00	37.66%	65.90%	\$18.60
323	EL PASO	Colorado School for the Deaf and the Blind	Upgrade Lighting and Communication	1	\$741,581.00	\$0.00	\$741,581.00	42.58%	78.51%	\$44.94
329	EL PASO	Colorado School for the Deaf and the Blind	Partial Roof Replacement	2	\$360,609.00	\$0.00	\$360,609.00	70.90%	78.51%	\$13.64
341	EL PASO	COMMUNITY PREP CHARTER SCHOOL	Science Lab Remodel	1	\$35,817.30	\$3,979.70	\$39,797.00	65.66%	101.79%	\$41.68

Page #	County	Applicant Name	Project Title	Priority #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
347	EL PASO	JAMES IRWIN CHARTER HIGH SCHOOL	Replace (18) HS RTU & Control Upgrade	1	\$396,657.57	\$78,381.44	\$475,039.00	35.67%	37.96%	\$5.19
369	ELBERT	ELBERT 200	Replacement of Existing PK-12 School	1	\$17,303,277.18	\$3,374,635.32	\$20,677,912.00	58.76%	80.99%	\$266.60
398	GRAND	INDIAN PEAKS CHARTER SCHOOL	K-8 School Replacement	1	\$5,255,166.82	\$14,967.18	\$5,270,134.00	22.09%	95.58%	\$386.45
428	KIT CARSON	HI PLAINS R-23	Replace ES & HS With New PK-12 School	1	\$14,170,935.00	\$2,851,230.00	\$17,022,165.00	0.00%	0.00%	\$316.21
438	LAKE	LAKE R-1	ES Mechanical Repairs	1	\$1,977,781.00	\$0.00	\$1,977,781.00	58.63%	63.37%	\$43.83
466	LAS ANIMAS	KIM 88	K-12 School Renovations	1	\$9,158,865.00	\$2,885,617.00	\$12,044,482.00	0.00%	0.00%	\$281.54
476	LINCOLN	GENOA-HUGO C113	PK-12 Addition and Renovation	1	\$9,809,052.12	\$6,609,572.88	\$16,418,625.00	68.87%	72.65%	\$238.24
482	LINCOLN	LIMON RE-4J	PK-12 Major Renovation	1	\$14,507,707.00	\$6,338,448.00	\$20,846,155.00	44.75%	49.92%	\$164.22
517	MONTEZUMA	SOUTHWEST OPEN CHARTER SCHOOL	New 9-12 Alternative CS Campus	1	\$10,370,839.78	\$149,387.22	\$10,520,227.00	77.20%	92.14%	\$269.55
547	MONTROSE	WEST END RE-2	PK-12 School Replacement	1	\$12,535,542.38	\$9,375,568.62	\$21,911,111.00	0.00%	0.00%	\$292.64
67	PARK	PARK RE-2	Roof Replacements	1	\$392,320.80	\$98,080.20	\$490,401.00	0.00%	0.00%	\$19.81
621	PROWERS	LAMAR RE-2	Boiler Replacements at (2)-ES & (1)-MS	1	\$2,030,553.00	\$225,617.00	\$2,256,170.00	0.00%	0.00%	\$14.39
628	ROUTT	SOUTH ROUTT RE 3	ES Entryway Addition and Gym Window Replacement	1	\$219,308.00	\$219,308.00	\$438,616.00	14.30%	23.33%	\$411.92

Page #	County	Applicant Name	Project Title	Priorty #	Amount of Grant Request	Amount of Matching Contribution	Total Project Cost	FCI %	CFI %	Cost Per Sq Ft
640	SEDGWICK	PLATTE VALLEY RE-3	HS Renovation With ES Addition	1	\$9,322,385.07	\$5,719,830.93	\$15,042,216.00	0.00%	0.00%	\$239.37
659	WASHINGTON	OTIS R-3	PK-12 School Replacement	1	\$17,779,491.00	\$2,806,495.00	\$20,585,986.00	0.00%	0.00%	\$289.31
691	YUMA	LIBERTY J-4	PK-12 Roof Replacement	1	\$469,357.50	\$156,452.50	\$625,810.00	71.04%	80.76%	\$15.41



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# BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2012-13 APPLICATION SUMMARIES

SORTED BY COUNTY, DISTRICT, APPLICANT PRIORITY NUMBER



DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

MAY 2012

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## BEST FY12-13 GRANT APPLICATION REVIEW ORDER

Page #	County	Applicant Name	Priority #	ProjectTitle
67	PARK	PARK RE-2	1	Roof Replacements
74	ADAMS	ADAMS 12	1	HS Boiler Replacement
77	ADAMS	ADAMS 12	2	Fire Alarm and Elevator Upgrade
81	ADAMS	ADAMS 12	3	HS Sanitary Sewer and Acid Waste Tank Replacement
85	ADAMS	ADAMS 12	4	ES Site Drainage Remediation
90	ADAMS	BRIGHTON 27J	1	HS ACM Abatement
94	ADAMS	CORRIDOR COMMUNITY ACADEMY	1	K-8 School Replacement
106	ADAMS	WESTMINSTER 50	1	ES Roof Replacement
110	ADAMS	WESTMINSTER 50	2	ES Roof Replacement
114	ARAPAHOE	ADAMS-ARAPAHOE 28-J	1	HS Fire Sprinkler Replacement
119	ARAPAHOE	BYERS 32J	1	VoAg Improvements
124	ARAPAHOE	LOTUS SCHOOL FOR EXCELLENCE	1	Roof Replacement/Repairs; HVAC; Gym Floor
133	ARAPAHOE	SHERIDAN 2	1	Replace ECC and Renovate MS
146	ARCHULETA	ARCHULETA 50 JT	1	ES Roof Replacement
154	BOCES	Pikes Peak BOCES	1	Replace Special and Alternative Needs School
199	BOULDER	ST VRAIN RE 1J	1	ES Roof and Boiler Replacement, Asbestos Removal, and Associated Finishes
203	BOULDER	TWIN PEAKS CHARTER ACADEMY	1	Finish-Out of Existing Space
213	CHAFFEE	BUENA VISTA R-31	1	Replace Primary Wing of ES
218	CHAFFEE	SALIDA R-32	1	ES Replacement
224	CONEJOS	SOUTH CONEJOS RE-10	1	PK-12 Replacement
240	CROWLEY	CROWLEY RE-1-J	1	ES & HS Gym Roof Replacement
245	CSI	CAPROCK ACADEMY	1	K-12 classroom addition
258	CSI	CAPROCK ACADEMY	2	K-12 classroom addition
271	CSI	ROSS MONTESSORI SCHOOL	1	K-8 School Replacement
297	DENVER	DENVER 1	1	Plumbing, Electrical, Science Lab, Roofing, and Auditorium Upgrades
302	EL PASO	ACADEMY 20	1	Replace HS Roof
308	EL PASO	CALHAN RJ-1	1	Misc Safety and Security Upgrades
316	EL PASO	CHEYENNE MOUNTAIN CHARTER ACADEMY	1	Re-Work Main Entry, HVAC Upgrade, Door Replacement
323	EL PASO	Colorado School for the Deaf and the Blind	1	Upgrade Lighting and Communication
329	EL PASO	Colorado School for the Deaf and the Blind	2	Partial Roof Replacement
335	EL PASO	COLORADO SPRINGS 11	1	Fire Alarm Replacement at (2) Facilities
338	EL PASO	COLORADO SPRINGS 11	2	ES Roof Replacement
341	EL PASO	COMMUNITY PREP CHARTER SCHOOL	1	Science Lab Remodel
347	EL PASO	JAMES IRWIN CHARTER HIGH SCHOOL	1	Replace (18) HS RTU & Control Upgrade
358	EL PASO	THE CLASSICAL ACADEMY CHARTER	1	Build-Out Unfinished Space Into Classrooms
369	ELBERT	ELBERT 200	1	Replacement of Existing PK-12 School
386	FREMONT	CANON CITY RE-1	1	Update Fire Alarms in (3)-ES
393	GARFIELD	ROARING FORK RE-1	1	ES Roof Replacement
398	GRAND	INDIAN PEAKS CHARTER SCHOOL	1	K-8 School Replacement
420	KIT CARSON	ARRIBA-FLAGLER C-20	1	HVAC Repairs and Upgrades
428	KIT CARSON	HI PLAINS R-23	1	Replace ES & HS With New PK-12 School
438	LAKE	LAKE R-1	1	ES Mechanical Repairs

445	LAKE	LAKE R-1	2	HS Renovation and Addition
452	LAKE	LAKE R-1	3	ES Renovation
458	LARIMER	POUDRE R-1	1	HS Shop Renovation
462	LARIMER	THOMPSON R-2J	1	Orchestra Pit Infill
466	LAS ANIMAS	KIM 88	1	K-12 School Renovations
476	LINCOLN	GENOA-HUGO C113	1	PK-12 Addition and Renovation
482	LINCOLN	LIMON RE-4J	1	PK-12 Major Renovation
494	MONTEZUMA	DOLORES RE-4A	1	Votech/Science Replacement, Safety/Security Upgrades & Classroom Addition & Misc Other
507	MONTEZUMA	MONTEZUMA-CORTEZ RE-1	1	HS Replacement
517	MONTEZUMA	SOUTHWEST OPEN CHARTER SCHOOL	1	New 9-12 Alternative CS Campus
530	MONTROSE	MONTROSE RE-1J	1	HS HVAC Upgrade
537	MONTROSE	MONTROSE RE-1J	2	MS Fire Sprinkler
542	MONTROSE	MONTROSE RE-1J	3	MS HVAC Upgrade
547	MONTROSE	WEST END RE-2	1	PK-12 School Replacement
558	MORGAN	BRUSH RE-2(J)	1	Security Improvements at (1 )PS, (1 )ES, (1)MS & (1)HS
562	MORGAN	BRUSH RE-2(J)	2	MS & HS Boiler and RTU Replacement
567	MORGAN	BRUSH RE-2(J)	3	Stadium ADA Upgrades
571	MORGAN	FT. MORGAN RE-3	1	HS Boiler Replacement and HVAC Upgrades
576	MORGAN	WIGGINS RE-50(J)	1	ES & HS Roof Replacements
582	OTERO	FOWLER R-4J	1	AG Shop Ventilation Improvement
590	OTERO	FOWLER R-4J	2	Jr/Sr HS Fire Alarm Replacement
598	PARK	PLATTE CANYON 1	1	ES Partial Roof Replacement
603	PITKIN	ASPEN COMMUNITY CHARTER SCHOOL	1	Replace K-8 School
621	PROWERS	LAMAR RE-2	1	Boiler Replacements at (2)-ES & (1)-MS
628	ROUTT	SOUTH ROUTT RE 3	1	ES Entryway Addition and Gym Window Replacement
636	SEDGWICK	JULESBURG RE-1	1	ES Fire Alarm Replacement
640	SEDGWICK	PLATTE VALLEY RE-3	1	HS Renovation With ES Addition
653	WASHINGTON	LONE STAR 101	1	PK-12 Roof, HVAC, Code Project
659	WASHINGTON	OTIS R-3	1	PK-12 School Replacement
669	WELD	FT. LUPTON RE-8	1	MS Renovations
683	WELD	GREELEY 6	1	Replace Existing MS
691	YUMA	LIBERTY J-4	1	PK-12 Roof Replacement



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PARK RE-2 - Edith A Teter ES - Roof Replacements - 1880

**School Name: Edith A Teter ES**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	23,649
Replacement Value:	\$5,563,305
Condition Budget:	\$4,012,454
Total FCI:	72.12%
Energy Budget:	\$8,277
Suitability Budget:	\$2,190,900
Total RSLI:	4%
Total CFI:	112%
Condition Score: (60%)	2.69
Energy Score: (0%)	2.50
Suitability Score: (40%)	3.26
School Score:	2.92



**Q#: 110.4 - What is the condition of the roof covering? The roof is beyond its expected life. Score: 2**

## PARK RE-2 - S. Park HS - Midway 1996 Add - Roof Replacements - 1966

**School Name: S.Park HS**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	64,084
Replacement Value:	\$16,918,174
Condition Budget:	\$11,404,365
Total FCI:	67.41%
Energy Budget:	\$22,429
Suitability Budget:	\$8,781,700
Total RSLI:	7%
Total CFI:	119%
Condition Score: (60%)	2.69
Energy Score: (0%)	2.02
Suitability Score: (40%)	3.24
School Score:	2.91



**Q#: 110.4 - What is the condition of the roof covering? The roof is beyond useful life. Score: 1**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: PARK RE-2

Applicant Priority # 1

County: PARK

Cash Grant Rank: 1

Project Title: Roof Replacements

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Our exiting elementary, Edith Teter Elementary, was built in 1880, with additions in 1934, 1947, and 1985. Another addition, the Midway Building, was completed in 1998-99. We are currently utilizing a B.E.S.T. Grant for building a new middle school and high school, and our elementary and Midway Building are being renovated under the same B.E.S.T. grant beginning in June, 2012. In August 2011, our school district learned that minor repairs on the impacted roofs of Edith Teter Elementary and the Midway Building would not adequately address the major issues. These roofs are characterized as being in fair to poor condition and replacement is recommended as soon as possible.

Replacement of these roofs was not included in the June 2009 B.E.S.T. Grant application and the resulting CDE approved project. The extent of the roof damage was not recognized in early 2009 and was not included in the 2009 grant application; however, we will be spending approximately \$4 million in renovations on these two buildings, and there is real potential for damage to the new construction if the roofs are not replaced.

## Deficiencies Associated with this Project:

The shingle portions of the Edith Teter and Midway roofs are in fair to poor condition. Minimal nailing of the original shingles in the original installation and little to now adhesion of the shingles to one another has contributed to the recurring shingle loss due to our extremely high winds. The Modified Bitumen roof sections are also in poor condition. There are recurring leaks in these roofs due to the poor condition of the roof membrane. These leaks have led to wet roof insulation, compromising the roof membrane performance and insulating value. The EPDM roof portions are also in poor condition. Recurring leaks have led to wet roof insulation compromising the roof membrane performance and any insulating value. The potential to ruin renovations to the buildings due to recurring leaks are the reason we are pursuing a B.E.S.T. Grant. Repairs will not mitigate these deficiencies. The roofs must be replaced, and our district does not have the money in our budget to replace the roof.

## Proposed Solution to Address the Deficiencies Listed Above:

The solution to our roof problem is to remove and dispose of all existing shingles, flashings and underlayment. The roof deck will be inspected, and any damaged or deteriorated areas will be replaced prior to installing new roofing. New ice and watershed will be installed at all eave and valley locations, as required by code. One ply of new #30 roofing felt will be installed over the entire roof field, and new "Dimensional" 30-year Metric shingles will be installed using a "6 nail" pattern. New hip and ridge venting will be installed to allow for venting of the roof structure. All new pre-finished sheet metal flashings will be installed at the eaves, pipe penetrations, etc. Existing guttering and downspouts will be inspected and replaced if damaged or deteriorated with new 6" seamless K style gutter and 3" by 4" downspouts. For the Modified Bitumen roof, they will remove and dispose all existing roof membranes, roof insulations, and roof and sheet metal flashings. They will inspect the roof deck and replace any damaged or deteriorated roof decking prior to installing new roofing. New rigid roof insulation (average R-30) will be installed to replace existing insulation with taper crickets, as necessary. They will install new 1/2 inch high density gypsum cover board, new 90 mil EPDM fully-adhered roof system, and new sheet metal flashings to replace the existing flashings. On the EPDM roof, they will remove and dispose of all existing roof membranes, roof insulations, and roof and sheet metal flashings. They will inspect the roof deck and replace any damaged or deteriorated roof decking prior to installing new roofing. They will install new rigid roof insulation (average R-30) to replace existing insulation with taper crickets, as necessary. They will install new 1/2 inch high density gypsum cover board, new 90 mil EPDM fully-adhered roof

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

system, and new sheet metal flashings to replace the existing flashings.

## How Urgent is this Project:

The Design phase for the roof would be June 4 - June 22. The renovation of our existing 1880 Edith Teter Elementary and Midway Building is scheduled to begin in June, 2012, with a completion and move-in date of November 2, 2012. We have a narrow window for replacing the roofs on these two buildings to coincide with the renovation schedule in order to insure that our \$4 million in new renovations is not compromised by water leaks from our roofs. The roof on the Midway Building would be replaced July 2 - August 10, 2012, and the roof on the Edith Teter Building would be replaced August 13 - September 7, 2012.

## How Does this Project Conform with the Construction Guidelines:

Under the Colorado Department of Education, Division of Public School Capital Construction Assistance construction guidelines, our project would conform to Section One, "Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal codes, laws and regulations and provide accessible facilities for the handicapped and disabled as follows":

3.1 "Sound building structural systems. Each building should be constructed and maintained with a sound structural foundation, floor, wall and roof systems. Local snow, wind exposure, seismic, along with pertaining importance factors shall be considered." Our roof project would comply with this guideline.

3.2. "A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof. The National Roofing Contractors Association (NRCA) divides roofing into two generic classifications: low-slope roofing and steep-slope roofing. Low-slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen degrees). Steep slope roofing includes watershedding types of roof coverings installed on slopes exceeding 3:12 (fourteen degrees)";

The following would apply to our roof project:

3.2.1 "Low-slope roofing";

3.2.1.2 "Ethylene Propylene Diene Monomer (EPDM)";

3.2.2 "Steep slope roofing systems";

3.2.2.1 "Asphalt shingles".

Our project would conform with these guidelines.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The Park County School District Re-2 will implement a proactive operation and maintenance procedure for all the facilities, including regular inspections and repairs on the roofs. Rules and procedures will be developed for all areas including monthly inspections and prompt attention to any identified issues. The District will budget for future maintenance and repairs per the B.E.S.T. Grant statute. The basic maintenance schedule will be based on the contractor's operations and maintenance manuals and recommendations. As with the current B.E.S.T. project, the funding for maintenance will be maintained by two separate and distinct funds: the General Fund and the Capital Reserve Fund. The General Fund will provide for the day-to-day maintenance of these facilities. The annual Capital Reserve Fund begins every spring for capital projects to begin in the next fiscal year. The Superintendent submits these requests to the Board of Education monthly for review and approval.

## If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:

The Edith Teter Elementary building was built in 1880, and the last set of shingles were installed approximately in 1985. The Midway Building was built in 1998-99, and the warranty on the 2-year shingles expired in 2001. The 10-year membrane warranty expired in 2009. A detailed description of the existing situation is documented in a report by Foothills Roof Services, Inc., dated August 23, 2012. Summary: Areas of the Midway building and Edith Teter Elementary were inspected. There are three existing roof systems: a shingle roof; a modified bitumen roof; and an EPDM roof system. These roofs are in fair to poor condition and are in the following conditions:

Shingle Roof Conclusions - "There are shingle roof sections on both the Midway and Edith Teter buildings. The existing shingle roofs on the inspected buildings are in fair to poor condition. The original installation was average to below average. Minimal nailing of the shingles and little or no adhesion of the shingles to one another has contributed to the recurring shingle loss due to winds." There are missing hip shingles, curling/buckling shingles, cracking/crazing shingles, a rusted flue pipe, and shingle

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

nails that are "backing out".

Modified Bitumen Roofs - "The existing modified roof on the Midway building is in poor condition. The original installation was below average. There are recurring leaks in the roof. "The condition of the roof membrane is quite poor and repairs to the roof are temporary in nature. Recurring leaks have led to wet roof insulation compromising the roof membrane performance and insulating value." Until the roof is replaced, roof leaks will continue on a regular basis.

EPDM Roof - "The existing EPDM roofs on the Edith Teter building are in poor condition. The original installation was well below average. Recurring leaks are reported and have led to wet roof insulation compromising the roof membrane performance and any insulating value." There is ponding water even where the slope is good. Gutter installation and flashing are poorly installed.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

THE ROOF REPLACEMENTS ON (2) EXISTING BUILDNGS ON THE PARK RE-2 NEW SCHOOL PROJECT WERE NOT INCLUDED IN THE NEW SCHOOL GRANT AND SHOULD BE REPLACED.

**Health, Safety**

**Overcrowding**

**Technology**

**Other**

**Importance:** H    **Urgency:** H    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 1 - \$15,060,382

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

**Current Grant Request:** \$392,320.80

**Charter School Authorizer Letter**

**Current Applicant Match:** \$98,080.20

**Charter School Three Month Notification**

**Total Project Cost:** \$490,401.00

**Charter School Chartered For Five Years**

**Previous Grant Awards:** \$15,060,382.00

**MasterPlanComplete**

**Previous Matches:** \$15,060,382.00

**Did Applicant Meet the Minimum Required Match**

**Affected Pupils:** 253.00

**Waiver Letter Included:** Waiver Requested

**Affected Sq Ft:** 22,500

**CDE Minimum Match Percent:** 68

**Cost Per Sq Ft:** \$19.81

**Actual Match Provided by Applicant:** 20

**Cost Per Pupil:** \$1,762.13

**Historical Significance:** Yes-Deemed Signific

**Sq Ft Per Pupil:** 88.93

**Does this Qualify for HPCP:** Not Required

**Per Pupil Allocation to Cap Reserve:** 98080

**If Match is a Bond Election Date:**

**Who Owns the Facility:** District

**Inflation %:** 0.00%

**Does the Facility have existing Financing** No

**Who will the Facility Revert to:** NA

**Explain Existing Financing:**

**State Financial Watch:** No

**Free Reduced Lunch %:** 44.04%

**# of Fiscal Health Warning Indicators:** 0

**Median Household Income** 23678

**Fiscal Health Watch:** No

**Bond Capacity Remaining** 55810722.3

**District FTE Count:** 487.50

**Existing Bond Mill Levy** 5.74

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	298753611.5	<b>Bonded Debt Approved</b>	16000000
<b>PPAV:</b>	612827.92103	<b>Year Bond Approved</b>	09
<b>Unreserved General Fund FY0910</b>	1511002	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	3940000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	59750722.3	<b>Bond Capacity Remaining</b>	55810722.3
		<b>Percent Bonding Capacity Used</b>	0.065940625458



**PARK COUNTY SCHOOL DISTRICT RE-2**

P.O. BOX 189, FAIRPLAY, CO 80440  
ADMINISTRATION OFFICE (719) 836-3114  
FAX (719) 836-2275

February 29, 2012

Mr. Ted Hughes  
Director of Public School Capital Construction Assistance (BEST)  
Colorado Department of Education  
1580 Logan Street, Suite 310  
Denver, CO 80203

**RE: Grant Waiver Request**

Dear Mr. Hughes and Capital Construction Board:

This letter is to request a partial waiver for our 68% matching funds typically required for our B.E.S.T. Cash Grant application. This grant application is for new roofing on our 1880 Edith Teter Elementary and our 1998 Midway Building. The Park County School District Re-2 will have extreme difficulty providing the 68% matching funds, which would amount to approximately \$272,000. Our district is basically land rich and tax base poor, and much of the private land is agricultural and in conservation easements, which limits development. Over 56% of the land is owned by the federal or state governments that pay no taxes (Forest Service and Bureau of Land Management). Additionally, there are many non-profit, community and state facilities within the district (CDOT, local governments, Fire districts, South Park Ambulance District, Recreation District, Water District, and seven churches). We are primarily a large rural district with a few small scale businesses. The Gallagher Amendment places a disproportionate tax burden on the businesses in the county, causing much reluctance by the owners to support tax increases. Many residents are retired on fixed incomes and cannot afford additional taxes. In addition, the current economy is causing a number of families to leave our district in search of employment, so the ability of the district population to support the target matching funds is limited. We are already facing huge budget cuts for this next fiscal year.

Other major impacts on the Park County School District Re-2 are:

- A 9% increase in our health insurance costs for next year, and we anticipate a significant increase in our building insurance costs due to our new buildings provided by our current B.E.S.T. Grant.
- Increases in transportation costs due to the large distances we have to transport our students to get them to school and for sports. Our Lake George route, for example, takes an hour each way, and we frequently have to travel 150 miles or more for sports.
- Increased utility costs of approximately \$2,000 for sewer and water and \$500 for disposal.
- Changes in enrollment and loss of revenues of about \$346,000 due to a loss of 14.5 students on this year's enrollment (and we are anticipating a loss of another 20 students next year); loss of \$100,000 in Forest Reserve Funds; loss of other grants; and with the new mill levy, loss of \$160,648 in property taxes.

- We anticipate a \$320,222 payback for "categoricals" in June.
- Our preliminary budget shortfall projection at this time is \$433,397 for next year. This is after making cuts in as many areas as we can.
- Our Free and Reduced count is 45% of our population, which is up from 43% last year.
- Bond history: We are currently receiving a B.E.S.T. Grant for a new middle and high school, and renovations to our elementary and Midway Building. Prior to that, our most recent bonds have been for a 1985 bond for construction of a Vo-Tech Building, part of the middle school and additional classrooms at Edith Teter Elementary, and a 1995 bond for the Midway Building, additions to the middle school, and additions to the Guffey and Lake George Charter Schools. The \$2,570,200 still owed on the 1995 bond will be paid off in 2015.

With all this being said, it is obvious that it would not be a wise choice to ask our voters to pass another bond so soon after they so recently passed the one in 2009 for our current building project, and especially in the current economic state in which we find our community. We believe that we can come up with the match of \$98,080 by selling our old Lake George Charter School Building that will be vacated in June, thus avoiding having to go back to the voters for support. The timing associated with asking the voters for another bond would also delay our current project, which is under a timeline, and it would not be wise to remodel under a leaking roof. It would also impact our estimated cost if our contractors had to remobilize and come back after our current project is completed.

Please take these factors into consideration in your review of the Park County School District's B.E.S.T. grant application. If we could reduce our matching funds to 20%, we would continue looking at ways to come up with the \$98,080.

Thank you for your consideration.

Sincerely,



Becky Minnis, Superintendent

Cc: Larry Falk, Park County School District RE-2 Board President  
Cheryl Honigsberg, Colorado Department of Education  
Matt Hahn, Catalyst Planning Group

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 12 - Vantage Point HS/High Plain HS - HS Boiler Replacement - 1964

**School Name: Vantage Pt HS/High Plain HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	81,608
Replacement Value:	\$20,749,357
Condition Budget:	\$5,437,416
Total FCI:	26.21%
Energy Budget:	\$28,563
Suitability Budget:	\$1,637,400
Total RSLI:	31%
Total CFI:	34.2%
Condition Score: (60%)	3.24
Energy Score: (0%)	2.69
Suitability Score: (40%)	4.35
School Score:	3.68





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ADAMS 12

Applicant Priority # 1

County: ADAMS

Cash Grant Rank: 4.2

Project Title: HS Boiler Replacement

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement            | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input checked="" type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade            | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Mechanical Room   |

## General Background Information and Reasons for Pursuing a BEST Grant:

Vantage Point HS was built in 1964 and both main boilers are 47 years old. The district is pursuing a BEST grant for replacement of two unsafe conventional boilers with two safe, high-efficiency boilers that will eliminate the threat of imminent failure of the heating plant and mitigate the potential for school closure.

## Deficiencies Associated with this Project:

Both main boilers are a Rite cast-iron sectional and have a significant thermal loss through the flue and insulation jacketing. This causes them to cycle more frequently than needed, which causes additional maintenance and operational cost. The internal condition of these boilers is undetermined since this system ran with straight water with no inhibitors or water treatment until 2003. The district has now added a glycol solution to help maintain infrastructure of the heating system and freeze protection.

## Proposed Solution to Address the Deficiencies Listed Above:

Remove existing and install two new high-efficiency condensing boilers sized appropriately for the operating conditions. (Estimate provides for two Aerco Benchmark Model BMK 2.0 LN Condensing Boilers.) The work would include installation of new flues, gas piping, intake, and controls. The new boilers would be fully modulating allowing only one boiler to run in the shoulder seasons when demand is lower. Also, boilers would be staged for lead-lag operations.

## How Urgent is this Project:

These boilers are in poor condition and beyond their designed life. Failure of one of the boilers in the heating season would result in there being insufficient heat generated to open parts of the building and cause school to be closed until the boilers could be replaced, resulting in disruption to the learning environment.

## How Does this Project Conform with the Construction Guidelines:

The Vantage Point HS boiler replacement would conform to CCR section 3.11 - A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained, and installed utilizing current State and Federal building codes and CCR section 5.1.17 - Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The district operational budget for FY 2011-12 is \$357,000 for mechanical preventative maintenance and minor repair, unscheduled maintenance, and major repair and replacement of capital equipment. Additional contingency dollars could be made available if emergency situations arise.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The facility in this grant application was newly constructed specifically as public school.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

NA

**CDE COMMENTS:**

Health, Safety     
  Overcrowding     
  Technology     
  Other

**Importance:** L   
 **Urgency:** M   
 **Planning:** No Plan   
 **Ability:** Not Able   
 **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$132,479.40

**Current Applicant Match:** \$88,319.60

**Total Project Cost:** \$220,799.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 526.00

**Affected Sq Ft:** 81,416

**Cost Per Sq Ft:** \$2.47

**Cost Per Pupil:** \$381.61

**Sq Ft Per Pupil:** 154.78

**Per Pupil Allocation to Cap Reserve:** 137.92

**Who Owns the Facility:** District

**Does the Facility have existing Financing** No

**Explain Existing Financing:**

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 40

**Actual Match Provided by Applicant:** 40

**Historical Significance:** N/A

**Does this Qualify for HPCP:** Not Required

**If Match is a Bond Election Date:**

**Inflation %:** 3.00%

**Who will the Facility Revert to:** NA

**State Financial Watch:** No

**# of Fiscal Health Warning Indicators:** 0

**Fiscal Health Watch:** No

**District FTE Count:** 36,779.10

**Assessed Valuation** 1734040043.2

**PPAV:** 47147.430012

**Unreserved General Fund FY0910**

**Bonded Debt:** 391773234

**Total Bonding Capacity** 346808008.63

**Free Reduced Lunch %:** 33.98%

**Median Household Income** 23164

**Bond Capacity Remaining** -44965225.369

**Existing Bond Mill Levy** 22.765

**Bonded Debt Approved** 180000000

**Year Bond Approved** 04

**Bonded Debt Failed:** 80000000

**Year Bond Failed:** 8

**Bond Capacity Remaining** -44965225.369

**Percent Bonding Capacity Used** 1.1296545185

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 12 – STEM School (*new name*) - Fire Alarm and Elevator Upgrade - 1971

**School Name:** Old NE MS/W.Gate/Indep/NewAmerican

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	125,699
Replacement Value:	\$39,164,562
Condition Budget:	\$25,018,122
Total FCI:	63.88%
Energy Budget:	\$43,995
Suitability Budget:	\$7,211,600
Total RSLI:	12%
Total CFI:	82.4%
Condition Score: (60%)	2.89
Energy Score: (0%)	1.49
Suitability Score: (40%)	2.99
School Score:	2.93



**Q#: 87 - Is there a school fire alarm system that meets current fire codes? IFC Required? Yes, there is a fire alarm system installed and it meets code. Score: 3**

**Q#: 87.2 - Describe the type age and condition of the fire alarm system. The alarm system was installed in 1995 and is made by Simplex. The system is addressable. The system is expected to expire within the next five years. Score: 3**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ADAMS 12

Applicant Priority # 2

County: ADAMS

Cash Grant Rank: 1.6

Project Title: Fire Alarm and Elevator Upgrade

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation            | <input type="checkbox"/> Water Systems      | Elevator  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Northeast MS was opened in 1972. This original effective portion of the building was a two-story classroom wing that was constructed with precast panels. There was a larger follow on Phase I addition to the east finished in 1973, which consisted of a new gymnasium, locker rooms and associated classroom spaces. There were further additions made in were also constructed in 1975, 1978, 1994 and 1997. The elevator is part of the original west end construction and has never been upgraded in 40 years. Starting in 2010 the school was rebranded at STEM (Science, Engineering, Technology, Math) Lab K-8 and underwent minor renovations in that year starting with K-2, 6th grade in FY 2010-11 and adding 3rd and 7th grades in FY 2011-12. This summer 2012 we are adding 4th, 5th, and 8th grades to round out the program. We are pursuing the BEST grant to leverage district funds to perform much-needed upgrades on the elevator and fire alarm to provide for the influx of additional students.

## Deficiencies Associated with this Project:

Pursuant to the Elevator and Escalator Certification Act (effective January 1, 2008) the State of Colorado, Division of Oil and Public Safety, Conveyance Section has identified the elevator at Northeast MS as not meeting minimum safety standards and placed the elevator under mitigation orders. The CDE building survey in 2009 indicated that the elevator system was in use, beyond its useful life of 30 years and showing signs of deterioration. The elevator jack is 40 years old in-ground model exposed to deterioration. The elevator and elevator car do not meet current fire, safety, or ADA accommodation code requirements.

The Simplex 4020 fire alarm notification system was installed in 1995. The System had a useful life of 15 years. The last CDE building survey of Northeast Middle School in 2009 indicated that the system was in use and functioning but deficient and showing signs of deterioration. The recommendation was that the system was beyond its useful life and needed to be replaced due to the increased condition budget and the potential failure of components. During the first floor remodel of 2011 the North Metro Fire Rescue District surveyed and pointed out numerous deficiencies in the audible notification throughout the facility. The fire panel is out of addressable points and no longer has expansion capabilities. The upgrade to a 4100 panel is needed to adequately notify and evacuate building occupants in the case of a fire emergency. The existing system cannot handle the current fire code requirements and additional addressable control points are needed to bring the facility into compliance.

## Proposed Solution to Address the Deficiencies Listed Above:

The District will complete its third year of renovations in the 2012 summer which includes the elevator and car upgrades. The repair work will be compatible with the current installed elevator scope of work and adequate to provide manufacturer specification interfacing with today's technology to correct all deficiencies in serving the school population. The upgrade will replace the exiting in-ground hydraulic jack with install fire recall and emergency in car safety modifications for adequate occupant evacuation, and modernize the cab.

Upgrade to a Simplex 4100 fire alarm panel to adequately notify and evacuate building occupants in the case of a fire emergency and add notification devices in deficient areas. The repair work needs to be compatible with the existing devices and wiring to provide for manufacturer-specified interface to correct all deficiencies in evacuating the school population.

## How Urgent is this Project:

The District considers the replacement of the elevator components and essential upgrades to be of urgent life safety nature. The existing system is 40 years old and is at its end of useful life. The poor condition and the continued deterioration of the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

elevator conveyance system poses a serious health and safety threat. As indicated by the CDE audit there is a high probability of a system failure, which, in turn, can threaten the life safety of the building occupants in the case of a fire emergency at the school.

The District considers the replacement of the fire alarm panel head end device to be of urgent nature. The existing system is 17 years old and is at its end of useful life. Due to the age of the facility there is no installed fire suppression system and the poor condition and the continued deterioration of the notification system poses a serious health and safety threat. As indicated by the CDE audit there is a high probability of a system failure, which, in turn, can threaten life safety of all building occupants in the case of a fire emergency at the school.

**How Does this Project Conform with the Construction Guidelines:**

Northeast MS elevator conveyance replacement and upgrade project conforms to 1CCR 303(1) 3 - Promote safe and healthy facilities that protect all building occupants against life safety and health threats. Additionally, the International Fire Code 2006 and ASME A17.1 requires phase I emergency fire recall and phase II in-car emergency operation missing in this elevator. The 1991 ADA accessibility accommodations are required by making existing facilities ready and usable for individuals with disabilities for which this elevator does not comply.

Northeast MS fire alarm notification replacement project conforms to 1CCR 303(1) 3.5 - A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements. Additionally, the International Fire Code 2006 and NFPA 72 require fire alarm systems to properly notify building occupants in the case of a fire emergency at the school.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The District has a preventative maintenance program and will inspect the elevator, fire alarm, and roofing systems annually or as needed. The district's general maintenance fund will fund any future repair needs after completion of the project. Additional contingency dollars could be made available if emergency situations arise.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The facility in this grant application was newly constructed specifically as public school.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

<input type="checkbox"/> <b>Health, Safety</b>	<input type="checkbox"/> <b>Overcrowding</b>	<input type="checkbox"/> <b>Technology</b>	<input type="checkbox"/> <b>Other</b>
<b>Importance:</b> L	<b>Urgency:</b> L	<b>Planning:</b> No Plan	<b>Ability:</b> Not Able
		<b>Previous BEST Grants:</b> 0	
<b>Red Flags:</b>	<b>Red Flag Explain:</b>		
<b>Current Grant Request:</b>	\$55,474.80	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$36,983.20	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$92,458.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	407.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	125,685	<b>CDE Minimum Match Percent:</b>	40
<b>Cost Per Sq Ft:</b>	\$0.67	<b>Actual Match Provided by Applicant:</b>	40
<b>Cost Per Pupil:</b>	\$206.52	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	308.81	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	137.92	<b>If Match is a Bond Election Date:</b>	

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	0.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	33.98%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	23164
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	-44965225.369
<b>District FTE Count:</b>	36,779.10	<b>Existing Bond Mill Levy</b>	22.765
<b>Assessed Valuation</b>	1734040043.2	<b>Bonded Debt Approved</b>	180000000
<b>PPAV:</b>	47147.430012	<b>Year Bond Approved</b>	04
<b>Unreserved General Fund FY0910</b>		<b>Bonded Debt Failed:</b>	80000000
<b>Bonded Debt:</b>	391773234	<b>Year Bond Failed:</b>	8
<b>Total Bonding Capacity</b>	346808008.63	<b>Bond Capacity Remaining</b>	-44965225.369
		<b>Percent Bonding Capacity Used</b>	1.1296545185

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 12 - Horizon HS - HS Sanitary Sewer and Acid Waste Tank Replacement - 1987

**School Name:** Horizon HS/Bright Horizon Pre-K

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	279,127
Replacement Value:	\$77,166,080
Condition Budget:	\$23,673,250
Total FCI:	30.68%
Energy Budget:	\$97,694
Suitability Budget:	\$18,310,200
Total RSLI:	30%
Total CFI:	54.5%
Condition Score: (60%)	3.41
Energy Score: (0%)	3.05
Suitability Score: (40%)	3.73
School Score:	3.54



**Q#: 120-** Are there any noticeable odors in the school that suggest sewer lines are in poor condition? There are reoccurring odors in the school and chronic sewer line problems. Score: 2

**Q#: 120.3 -** Describe condition of system and fixtures. Plumbing system and fixtures are original and are showing signs of deterioration. Score: 3

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ADAMS 12  
County: ADAMS  
Project Title: HS Sanitary Sewer and Acid Waste Tank Replacement

Applicant Priority # 3  
Cash Grant Rank: 1.3

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                     | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement       | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                 | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework        | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Water Systems | Sanitary Sewer and Acid Waste                             |

## General Background Information and Reasons for Pursuing a BEST Grant:

Horizon HS was built in 1987 and over time has developed approximately 930 feet of 8-inch-diameter cast iron sewer waste line that has deteriorated and is not draining properly. Since the building crawlspace has a building storm drain system that discharges outside of the building, there is a risk that a sanitary sewer leak could create a spill to the environment. The BEST grants would leverage the districts funds to replace two sections of sanitary sewer and eliminate the centralized acid neutralization tanks.

## Deficiencies Associated with this Project:

The current conditions include approximately 860' of buried 8" cast iron sewer pipe within the facility, and approximately 70' of 8" cast iron exterior sewer pipe that is located below the concrete sidewalk outside. The pipe is corroding and failing throughout, causing sewer backups. There are also two centralized acid neutralization tanks in the crawlspace that have deteriorated over time. Science classrooms and adjacent prep rooms drain to the two damaged acid neutralization tanks. Since the tanks are wider than the floor joist spacing, it is not possible to replace them without demolishing them in place or compromising the structural integrity of the building. Also, the tanks are located in the crawlspace approximately 100 feet from the nearest crawlspace hatch, which makes maintenance extremely difficult, time consuming and expensive. These utilities have been monitored under the district's preventative maintenance program and large sections of sanitary sewer have already been replaced over many years as funding allowed. Over the past few years and replacements have been completed as funds have allowed.

## Proposed Solution to Address the Deficiencies Listed Above:

The proposed solution to replace the corroded and deteriorating pipe will include obtaining an engineer to evaluate and survey the existing system to determine if the system has maintained the appropriate invert elevations to ensure sufficient flow within the system. The existing interior buried pipe is approximately 2' to 3' deep and is below a crawlspace with very limited room to maneuver labor, materials, tools, and equipment and will require the majority of the work to be completed by hand; the repair work is labor intensive. The exterior buried pipe is at the same approximate depth and will require concrete sidewalk removal in order to access the deteriorating pipe. The new buried pipe—both interior and exterior—will be installed as determined by the engineer, ensuring that proper depth and fall is maintained. It is anticipated that the replacement materials will be 8" Schedule 40 PVC. Cleanouts must be accessible and shall be installed at a maximum of 50 foot intervals, with manhole access at the street. Each cleanout must be clearly marked. All buried pipe must include tracer wire. Each sink in the science classrooms and prep rooms will receive a standalone, point-of-use 1.5 gallon acid neutralization tank that is accessible directly beneath the sink, as opposed to access via the crawlspace.

## How Urgent is this Project:

It is of the utmost urgency to get the sewage system pipes and acid neutralization tank replacement completed with a substantial completion date anticipated for August 1, 2012. This is the priority date required to allow for uninterrupted next school year educational services and operations, as well as to prevent any potential student/staff health and safety issues due to incomplete construction and/or unfinished repairs to systems.

## How Does this Project Conform with the Construction Guidelines:

This project will ensure conformance with CCAB rule 1 CCR 303(1)3.13., "Sanitary school facilities that comply with Colorado Department of Public Health and Environment, Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Schools." This regulation states "Facilities, approved by the Department, shall be provided and maintained for the treatment and sanitary disposal of sewage." (6 CCR 1010-6.3-201).

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Currently Facilities' annual preventative maintenance program includes systems check for issues within the building including the sewer system. Repairs are made either by Facilities or Outside Services when discovered. Facilities have the point-of-use acid neutralization tanks serviced on an annual basis. The maintenance budget will capture regular photographic scoping of the main sewer lines and will continue to include the maintenance of the acid neutralization tanks. The pipe replacement and acid neutralizations tanks will lead to maintenance cost savings.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The facility in this grant application was newly constructed specifically as public school.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

Health, Safety       Overcrowding       Technology       Other

**Importance:** M    **Urgency:** M    **Planning:** No Plan      **Ability:** Not Able      **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$219,724.80

**Current Applicant Match:** \$146,483.20

**Total Project Cost:** \$366,208.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 1,901.00

**Affected Sq Ft:** 279,129

**Cost Per Sq Ft:** \$1.19

**Cost Per Pupil:** \$175.13

**Sq Ft Per Pupil:** 146.83

**Per Pupil Allocation to Cap Reserve:** 137.92

**Who Owns the Facility:** District

**Does the Facility have existing Financing** No

**Explain Existing Financing:**

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 40

**Actual Match Provided by Applicant:** 40

**Historical Significance:** N/A

**Does this Qualify for HPCP:** Not Required

**If Match is a Bond Election Date:**

**Inflation %:** 0.00%

**Who will the Facility Revert to:** NA

**State Financial Watch:** No

**# of Fiscal Health Warning Indicators:** 0

**Fiscal Health Watch:** No

**District FTE Count:** 36,779.10

**Free Reduced Lunch %:** 33.98%

**Median Household Income** 23164

**Bond Capacity Remaining** -44965225.369

**Existing Bond Mill Levy** 22.765

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	1734040043.2	<b>Bonded Debt Approved</b>	180000000
<b>PPAV:</b>	47147.430012	<b>Year Bond Approved</b>	04
<b>Unreserved General Fund FY0910</b>		<b>Bonded Debt Failed:</b>	80000000
<b>Bonded Debt:</b>	391773234	<b>Year Bond Failed:</b>	8
<b>Total Bonding Capacity</b>	346808008.63	<b>Bond Capacity Remaining</b>	-44965225.369
		<b>Percent Bonding Capacity Used</b>	1.1296545185

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 12 - Glacier Peak ES - ES Site Drainage Remediation - 2001

**School Name: Glacier Peak ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	56,696
Replacement Value:	\$13,808,532
Condition Budget:	\$785,932
Total FCI:	5.69%
Energy Budget:	\$0
Suitability Budget:	\$419,100
Total RSLI:	35%
Total CFI:	8.7%
Condition Score: (60%)	3.77
Energy Score: (0%)	2.40
Suitability Score: (40%)	4.73
School Score:	4.15



**Q#: 34 - Does water drain positively away from the school? No, the water drains towards the building. Score: 1**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ADAMS 12

Applicant Priority # 4

County: ADAMS

Cash Grant Rank: 1.9

Project Title: ES Site Drainage Remediation

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                         | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                     | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Glacier Peak ES site and building were constructed in 2001. The school site is approximately 9.985 acres in extent and is abutted on the west side by Jasmine Street, the south side by East 120th Avenue and residential neighborhoods are on the north and east sides of the property. Although the site is topographically higher than the adjacent streets and neighborhoods, it is fairly flat and there is a history of site drainage issues. Spring storms and snow melt cause recurring flooding around the school in several locations, which requires cleaning up and drying out of flooded areas inside the building. The flooding causes safety concerns such as injuries from slip hazards for students and staff in classroom and hallway areas. The southeast outdoor play areas become saturated with standing water and are unusable for days after storms. There is concern that continued flooding will eventually cause mold issues in the building and compromise the building foundations. There has already been slab movement in basement areas. As a result, adjustments to mechanical equipment pads and ducts have been necessary to compensate for the slab movement. There is also evidence of movement and shifting of the roof storm drainpipes where they enter and exit the basement exterior concrete walls. The district must remediate the site drainage issues to avoid future building damage, to remove slip hazards and other safety issues for students and building occupants, to remedy inaccessibility of outdoor recreation areas and to ensure that the building does not develop mold and fungus issues. The district's allocation of capital reserve fund dollars has been reduced significantly and current budget deficits and cuts make this project impossible to accomplish without the leverage afforded by BEST Grant funding.

## Deficiencies Associated with this Project:

The district retained Brown Civil Engineering Group (BCE) to complete a drainage remediation master plan. The following deficiencies are based upon extensive site investigations conducted by BCE that included: multiple site visits, interviews with on-site custodial staff, completion of a site topography and utilities survey, review of original construction documents including the drainage report, geotechnical report and existing on-site easements and meeting with Adams County Public Works.

A. Area 1 – Southwest Classroom Flooding: On the west side of the south classroom wing, adjacent grassed areas do not drain in a positive manner and as a result flooding has been experienced at classroom doors C104.1, C108.1 and C112.1 (see attached floor plan). Also, the current situation of negatively sloping sidewalks (slope toward building) has worsened drainage conditions and is contributing to local flooding of doors.

B. Area 2 – Southeast Classroom Flooding: On the east side of the south classroom wing, local flooding has been experienced at door C107.1 (see attached floor plan) due to negative slopes on adjacent sidewalk and pavement sloped at less than 1% away from the building.

C. Area 3 – Service Drive/Basement Flooding: Driveway and sidewalk grading patterns in the service drive area have created localized ponding of water. This ponding fills the drive in the area of the existing trench drain and flows down the ramp to the basement loading area, which is causing basement flooding. The trench drain outlet partially connects to a sidewalk chase, both of which were designed to allow for nuisance flows to be relieved from the driveway area. However, the small size of the trench drain and sidewalk chase cannot keep up with water flow during heavy storms. The excessive, unplanned drainage to the area also causes frequent silt build-up and blockage of the trench drain and sidewalk chase. D. Area 4 – Door A115B North: Paving in this area is very flat, causing safety issues. De-icing materials have caused the pavement to deteriorate and it is in very poor condition. There is good cross slope (1.5% or greater) from each side of the building flanking the doors. However, a flat area (zero slope) exists from the doors to nearly the top of the stairs. Ponding of water also occurs on each side of the stair landings. The stairs leading up to the plaza cause a major safety issue during winter months due to freeze-

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

thaw events. Continuous de-icing is necessary, which in turn causes concrete damage that requires regular maintenance.

E. Area 4 – Basement Flooding by Drywell near Door A115B North: Basement flooding has been occurring in this area for some time. It has been noted to be coming in from cracks in the sides of the basement walls several feet above the basement floor.

F. Area 2 – Cafeteria/East Play Area Flooding: East of the main building grades slope southeastward with an average fall of less than 1% to the southeast corner of the site. Local flooding has been experienced at the exterior doors leading to the cafeteria, near exterior doors A115B on the east, and in the student play areas. Grades outside doors A115B are practically flat.

Sidewalk outside of the cafeteria doors is flat. Asphalt slopes at 1% from the sidewalk to the concrete swale about 12 feet from the doors; the concrete swale slopes at 0.5% southeast to the turf field, where the grades are quite flat. The hardscape area has grades of 5% in traveled ways parallel to the building between cafeteria doors and door A115C.

## **Proposed Solution to Address the Deficiencies Listed Above:**

Upon completion of the fact finding and site analysis phase, Brown Civil Engineering (BCE) provided a complete drainage repair master plan with the following solutions:

A. Area 1 – Southwest Classroom Flooding: The solution includes regrading of sidewalk adjacent to the building, regrading of the landscaped area between the building and the parking lot sidewalks and an engineered storm sewer system that is proposed to connect to the existing 10" PVC outfall to Detention Pond 1A. Plan Exhibit A1 shows the proposed solution.

B. Area 2 – Southeast Classroom Flooding: Removal and replacement of asphalt and sidewalk in the immediate area followed by regrading is the selected option. Plan Exhibit B1 shows the proposed solution.

C. Area 3 – Service Drive/Basement Flooding: The proposed solution includes adding an asphalt barrier at the top of the ramp that goes down to the basement level. The barrier will prevent ponding water from flowing down the ramp in major storm events. To eliminate ponding over the top of walk near the detention pond and minimize ponding near the building the proposed solution includes replacing the plastic curb overflow trench drain with a two-foot wide sidewalk chase drain. The new chase drain will allow excess storm water flows up to the 100-year storm event to overflow into the existing swale, rather than down into the basement, at a depth equal to the elevation of existing pavement at the top of the ramp, without spreading to the building areas. The existing trench drain outlet piping would be re-directed into the swale. This solution involves some removal of existing pavement and regrading to install the chase drain in a low point and maintain ADA grades along the sidewalk. Additional concrete pavement replacement is also recommended due to the very poor condition of pavement in the area, which is likely related to frequent ponding of water and heavy use of de-icing material in winter. Plan Exhibits C1 and J1 show the proposed solutions.

D. Area 4 – Door A115B North: Part of the solution includes utilization of the existing roof drain piping on the north side of the stairs as part of the solution. This includes removal and replacement of the concrete from the doors to top of stairs, because of the very poor condition of the concrete. A trench will be provided in the existing flat-sloped area to collect nuisance flows and convey them away from the pavement with a 4" PVC pipe to the southwest and connect to the existing roof drain outlet pipe located north of the stairs. Inlets are proposed at the north side of each stair landing which will also be connected to the existing 4" PVC roof drain outlet pipe north of the stairs. In addition, area inlets are proposed at the south side of each stair landing. These will be connected to a new 6" PVC pipe that will daylight behind the sidewalk below into a new sidewalk chase drain. Plan Exhibit D1 and E1 shows the proposed solution.

E. Area 4 – Basement Flooding by Drywell near Door A115B North: This issue regarding the source of the water flooding the basement and the solution is not completely resolved. Further investigation will be necessary during site construction as the existing utilities will need to be exposed and will require excavation. Along with exposing the utilities, the district's engineer will observe the water in the drywell to determine whether the drywell is functioning properly. If observations indicate that the foundation drain drywell fills during or immediately after storm events that would be evidence of saturated soils adjacent to the building in this area, and daylighting the foundation drain drywell at a location north of the north drive loop exit will be undertaken. Plan Exhibit F1 shows the proposed solution.

F. Area 2 – Cafeteria/East Play Area Flooding: The proposed solution includes providing a storm sewer system to serve the specific hard and soft play areas of concern. It also takes into consideration the future relocation of the kindergarten soft play area proposed at the north side of the existing first through fifth grade soft play area. All of these areas currently drain very poorly. The proposed solution routes an 18-inch-diameter storm sewer north across the hardscape to the north end of the buildings north wing. Existing roof drain piping on the east side of the north wing would be connected to the new storm sewer thereby eliminating discharge of roof drains to the residential areas north of the school. Sub-drains from nearby softscape play areas could also be connected to the new storm sewer. Sewer routing would continue west along the north side of the building, cross the irrigation ditch pipe, and outfall into a new detention pond that has the potential for providing storm water quality treatment. The pond outfall would be directed toward the existing Detention Pond 2B. An emergency overflow for the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

new pond would be directed toward the parking lot drive from where it would be safely conveyed to Jasmine Street. Plan Exhibit G1 shows the proposed solution.

**How Urgent is this Project:**

Due to the urgency of the site drainage issues, the district plans to initiate construction of this project in June 2012 with anticipated completion prior to the beginning of the 2012-13 school year. The poor drainage conditions worsen each year due to ponding water and site erosion. Flooding of the student play areas and building are directly affecting students and staff on a regular basis and causing safety and health concerns. There is also added concern that continued building flooding will introduce mold under floor coverings and on gypsum board walls. The building foundations continue to be compromised every time there is flooding.

**How Does this Project Conform with the Construction Guidelines:**

The Glacier Peak ES site is in accordance with the Public Schools Construction Guideline 3.18 as related to separation of pedestrians and vehicular traffic. There is an exception to compliance of 3.18.5 as many sidewalk and hard surface areas become unsafe during winter weather because of freezing of ponding water. The school site is in accordance with guideline section 3.19 for safe and secure outdoor facilities except for section 3.19.6; the constant flooding and saturation of the play area surfaces will ultimately damage them causing slip and trip hazards.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The district operational budget for FY 2011-12 is \$318,999 for site and turf / parks preventative maintenance and minor repair, unscheduled maintenance, and major repair and replacement of capital equipment. Additional contingency dollars could be made available if emergency situations arise. Repair of the site drainage problems will most likely provide a reduction in charges to the maintenance budget. The existing on-site maintenance of damaged sidewalks due to ice build-up should decrease in most of the affected area. Silt build-up in flooded areas will be eliminated. Clean up and interior flooding will be eliminated. Ultimately, the existing maintenance requirements for the site and building will be simplified. Monitoring of the new storm drain systems will be added to the school's annual preventative maintenance schedules. The life of the site drainage repairs are expected to surpass the life of the building structure.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The facility in this grant application was newly constructed specifically as public school.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

<input type="checkbox"/> <b>Health, Safety</b>	<input type="checkbox"/> <b>Overcrowding</b>	<input type="checkbox"/> <b>Technology</b>	<input type="checkbox"/> <b>Other</b>
<b>Importance:</b> M	<b>Urgency:</b> M	<b>Planning:</b> Up To Date	<b>Ability:</b> Not Able
		<b>Previous BEST Grants:</b> 0	
<b>Red Flags:</b>	<b>Red Flag Explain:</b>		
<b>Current Grant Request:</b>	\$348,945.00	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$232,630.00	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$581,575.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	527.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	56,697	<b>CDE Minimum Match Percent:</b>	40
<b>Cost Per Sq Ft:</b>	\$9.33	<b>Actual Match Provided by Applicant:</b>	40
<b>Cost Per Pupil:</b>	\$1,003.24	<b>Historical Significance:</b>	N/A

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Sq Ft Per Pupil:</b>	107.58	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	137.92	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	0.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	33.98%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	23164
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	-44965225.369
<b>District FTE Count:</b>	36,779.10	<b>Existing Bond Mill Levy</b>	22.765
<b>Assessed Valuation</b>	1734040043.2	<b>Bonded Debt Approved</b>	180000000
<b>PPAV:</b>	47147.430012	<b>Year Bond Approved</b>	04
<b>Unreserved General Fund FY0910</b>		<b>Bonded Debt Failed:</b>	80000000
<b>Bonded Debt:</b>	391773234	<b>Year Bond Failed:</b>	8
<b>Total Bonding Capacity</b>	346808008.63	<b>Bond Capacity Remaining</b>	-44965225.369
		<b>Percent Bonding Capacity Used</b>	1.1296545185

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BRIGHTON 27J - Brighton HS - HS ACM Abatement - 1953

**School Name: Brighton HS**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	227,056
Replacement Value:	\$61,371,339
Condition Budget:	\$18,710,159
Total FCI:	30.49%
Energy Budget:	\$0
Suitability Budget:	\$8,105,300
Total RSLI:	28%
Total CFI:	43.7%
Condition Score: (60%)	3.64
Energy Score: (0%)	2.40
Suitability Score: (40%)	4.12
School Score:	3.83





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: BRIGHTON 27J

Applicant Priority # 1

County: ADAMS

Cash Grant Rank: 1.4

Project Title: HS ACM Abatement

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade            | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The grant is being pursued because of the potential for having a significant asbestos containing material spill in the auditorium of Brighton High School. The school district has already mitigated one patch of material that became loose due to water intrusion and it was during this mitigation that other cracks and deterioration of the ceiling material were discovered. The ceiling material has been managed in place since it was determined that it was asbestos containing material (ACM), but most of the management has consisted of not disturbing the area. Due to the age of the structure and the recent intrusion of water through what we believe to be roof leaks, the material is now less stable than it was. A spill would create a greater problem since it would contaminate auditorium seating and flooring, but it is also impossible to predict when the material may become loose enough to fall. Since the auditorium is used for regular student performances, there is a danger of having a potential ACM spill on audience members, although again, it is impossible to predict if the spill is imminent or if the material will stay in place as it has for decades.

## Deficiencies Associated with this Project:

There is currently a ceiling with asbestos containing material in the auditorium of Brighton High School. As a part of the AHERA management plan, the ceiling has remained in place with the minimum amount of disturbance to the area to avoid disturbing any asbestos fibers. During the month of July 2011 the custodial staff at the school noted that there was a patch of ceiling material that had bubbled and become loose. The district called their asbestos consultant who then assisted the district with obtaining bids for the remediation of the loose patch and also assisted with the oversight of the contractor during the process. It was during the course of the remediation of this loose patch that additional cracks and possible bubbles were noted. The extent of the work necessary to remediate the area, namely the removal or remediation of the entire ceiling, is the reason that the district is pursuing a BEST grant.

## Proposed Solution to Address the Deficiencies Listed Above:

The solution to the problem of the ACM ceiling in the auditorium of Brighton High School is to abate the entire ceiling by removing the ceiling, light fixtures and contaminated ductwork. This work will be done by a certified asbestos removal contractor and overseen by our district asbestos consultant. After the asbestos abatement takes place the school district will need to have a general contractor replace everything that was abated with a new ceiling, new light fixtures and new ductwork. Also, because of the work being done, the Brighton Fire Department has indicated that a fire sprinkler system will need to be installed in this space as well in order to bring the area up to code.

## How Urgent is this Project:

This urgency of this project is high because of the safety concerns involved in an asbestos containing material spill. It is extremely difficult to predict when failure will occur, but the fact that there are existing cracks in the ceiling and that there has already been one instance of material coming loose, makes it likely that failure is possible at any time.

## How Does this Project Conform with the Construction Guidelines:

The asbestos abatement portion of this project and the installation of the fire sprinklers after the abatement pertain to section 1.2.1 of the guidelines which address "Health and safety issues, including security needs and all applicable health, safety and environmental codes and standards as required by state and federal law;" and will conform to sections 3.5 and 3.6 of the guidelines that deal specifically with the building fire alarm system and the management of asbestos.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The portion of this project that will involve the replacement of the ceiling, light fixtures and ductwork will address section 1.2.4 of the guidelines "Building performance standards and guidelines for green building and energy efficiency;" , since more energy efficient lighting will be taking the place of the old fixtures and will conform to section 5.1.15 with the replacement of old inefficient lighting with new energy efficient fixtures and lamps.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

After completion, the resulting components of this project will not require extensive maintenance because we will be removing a potential safety hazard and the new ceiling and lighting fixtures should not require the need for budgeting under capital renewal. The general upkeep of these systems will be budgeted for under the district's facilities maintenance budget.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

This facility was built in 1953 with several remodels and additions since that time. At the time the facility was built, asbestos was not considered the health hazard that it is today. The last remodel was in 2005, but due to funding issues, the auditorium was not a part of that remodel effort.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

Health, Safety     
  Overcrowding     
  Technology     
  Other

**Importance:** H   
 **Urgency:** H   
 **Planning:** Up To Date   
 **Ability:** Not Able   
 **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$626,789.80	<input type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$337,502.20	<input type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$964,292.00	<input type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match
<b>Affected Pupils:</b>	1,653.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	4,500	<b>CDE Minimum Match Percent:</b> 35
<b>Cost Per Sq Ft:</b>	\$194.81	<b>Actual Match Provided by Applicant:</b> 35
<b>Cost Per Pupil:</b>	\$530.33	<b>Historical Significance:</b> N/A
<b>Sq Ft Per Pupil:</b>	2.72	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b> 33		<b>If Match is a Bond Election Date:</b>
<b>Who Owns the Facility:</b> District		<b>Inflation %:</b> 3.00%
<b>Does the Facility have existing Financing</b> No		<b>Who will the Facility Revert to:</b> NA

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	33.61%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	20385
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	-23063674.368
<b>District FTE Count:</b>	14,450.50	<b>Existing Bond Mill Levy</b>	18.295

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	765056628.16	<b>Bonded Debt Approved</b>	138900000
<b>PPAV:</b>	52943.263428	<b>Year Bond Approved</b>	04,06
<b>Unreserved General Fund FY0910</b>	3115131.34	<b>Bonded Debt Failed:</b>	241500000
<b>Bonded Debt:</b>	176075000	<b>Year Bond Failed:</b>	03,05,08
<b>Total Bonding Capacity</b>	153011325.63	<b>Bond Capacity Remaining</b>	-23063674.368
		<b>Percent Bonding Capacity Used</b>	1.150731812

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CORRIDOR COMMUNITY ACADEMY - K-8 School Replacement - 2002

**School Name:** Corridor Comm Academy

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	11,760
Replacement Value:	\$1,853,769
Condition Budget:	\$110,945
Total FCI:	5.98%
Energy Budget:	\$0
Suitability Budget:	\$1,365,600
Total RSLI:	49%
Total CFI:	79.7%
Condition Score: (60%)	2.98
Energy Score: (0%)	1.67
Suitability Score: (40%)	3.41
School Score:	3.15



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: CORRIDOR COMMUNITY ACADEMY

Applicant Priority # 1

County: ADAMS

Cash Grant Rank: 1.9

Project Title: K-8 School Replacement

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

### GENERAL PROJECT SUMMARY

Corridor Community Academy (CCA) is submitting this BEST grant application to obtain funding for a new kindergarten thru eighth grade school. CCA's current facility is comprised of two large modular units which are deficient, deteriorating, and past their useful life. The facility also poses critical health and life safety issues to students and staff. These issues consist of but are not limited to water and mold infiltration, building and grounds conditions and access, and inadequate sewer system. The goal of CCA is to provide a safe, healthy, and permanent school which will provide a learning environment where students are able to achieve academic excellence.

Corridor Community Academy opened its doors as a Kindergarten thru 5th grade school in the fall of 2004. In order to meet parent requests and student needs, CCA has since grown to a Kindergarten thru 8th grade school despite the constraints of the current facility. Student population at the October count in 2011 was 109 students. CCA employs nine certified teachers, 2 paraprofessionals, one office manager, and a director. Student enrollment has held steady (2008-94 students, 2009-115 students, 2010-111, and 2011-109) and a safe and functional facility is expected to promote student growth through the coming. Due to our excellent curriculum and solid reputation, CCA draws students from several area school districts from as much as over 30 miles away. This project has widespread community support including collaborative efforts with the Town of Bennett and Bennett Parks and Recreation District to facilitate resource sharing. CCA currently collaborates with Bennett 29J for its programming and transportation, and the Rangeview Library System for its programming.

We believe this grant application brings to light the several road blocks faced by CCA as well as an appropriate, well thought out solution addressing the school's current needs

## Deficiencies Associated with this Project:

### DEFICIENCY:

The following items are deficiencies that have been noted in either the Classroom Building (Kindergarten thru Fifth), the Main Office Building (sixth thru eighth and administration), or both:

1. Water infiltration through poor roofing/flashing construction, poor subsurface soil conditions, and an inadequate and poorly functioning sump pump system has allowed mold growth to occur both in the crawl space of the modulators and in the walls of some of the classrooms (see the indoor Air Quality exhibits).
2. Poor site drainage has caused modulators to settle unevenly into the soil causing flooring to crack inside. This also causes a very uneven surface in the staff parking area resulting in unsafe walking conditions, especially in the dark. Because the Town of Bennett has not officially approved parking area, we are unable to repair.
3. The foundations for the modulators consist of wood framed foundation walls on concrete footers. The wood is molding and deteriorating due to the standing water which frequently accumulates beneath the modulators. Even when sump pump

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

systems are functioning properly, damp and muddy soil remains a constant.

4. The poor foundation conditions cause significant movement of the modulares causing separation of the roof, ceiling, wall, and floor systems in some areas. Although these issues have been fixed on an "as needed" basis, they continue to be problems since the modulares continue to move.

5. The sanitary sewer system in the main office building required an ejector pump to transfer sewage to the mainline in the adjacent street. This configuration has failed on numerous occasions causing sewage back-ups beneath the modular. Unsanitary conditions and costly repairs resulted each time.

6. CCA does not have a dedicated student drop-off and pick-up area. Currently, students are dropped-off and picked-up on the street front. As this is the primary street high school students and staff use to access the high school, traffic congestion and student safety are major concerns.

7. Student transfers between the two modulares create safety risks due to weather and security. Students of all ages must transfer between buildings throughout the day. The area between the buildings is not secure and is visible from the street. Inclement weather also creates potential for slips for students and staff. Doors to the classroom building are locked at all times to limit unrestricted access. Students should not transfer between buildings alone, and must have a staff accompany them for return to the classroom building.

8. Entry doors to the Kindergarten thru Fifth grade classroom building have no windows, staff and students have been hit/injured with doors as others exit the building. Lack of door windows also does not allow staff to check for those knocking without opening the door.

9. The current facility has no tornado shelter. In the event of a tornado, students and staff would need to seek shelter at the Bennett Middle School. The entrance to be used into the middle school is approximately 100 yards away.

10. There is no building intercom system to provide emergency notification to students and staff in the event of severe weather events, unauthorized access, etc.

11. The modular units do not have adequate acoustical insulation causing even "normal" classroom noise to impact adjacent classrooms which is detrimental to the learning environment.

12. The temporary modulares are poorly insulated contributing to hot/cold classrooms and extreme fluctuations in energy bills. In addition, multiple thermostats cause HVAC systems to run against each other resulting in significant inefficiencies. The heating system is electric not gas (and certainly not high performance).

13. The middle school/administration building has inadequately space egress points. In the event of a fire emergency, students and staff may be placed at risk.

14. The classroom and administration spaces are undersized and inadequate. The Core Knowledge curriculum has teachers conducting art, music, science, etc. in their classrooms. Some classrooms are approximately 600 square feet causing a cramped learning environment with inadequate walking space. The Kindergarten room is far less than the required 1,000 square feet, and it does not have a dedicated bathroom as is required per CDE Construction Guidelines.

15. The classroom ceilings are only 8' which contributes to an enclosed feeling in the classrooms. Ceiling heights in classrooms should be no lower than 9' per CDE Construction Guideline 4.10.5.

16. The school lacks security camera coverage and monitoring equipment.

17. Site lighting is needed for safer parking and building access during early morning or evening hours.

18. The school lacks appropriate landscaping (landscaping is mostly mud and weeds). Due to the rough playground surface

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

students often suffer injuries that may have been prevented with an appropriate playground covering.

## **Proposed Solution to Address the Deficiencies Listed Above:**

### **SOLUTION:**

Due to the life and health safety issues related to the deficient temporary modulars, as well as the growing needs of CCA, it has been determined that a new permanent facility is the correct solution to address the current needs of CCA.

The section below provides insight in to what we believe is the best solution. This includes the land options, building plans/drawings, budget, and a summary of the benefits the project will provide to CCA.

### **LAND:**

CCA's temporary modulars are on land owned by the Bennett School District 29J. This piece of land is low lying and serves as an area for surface water drainage away from the District's main campus. The land is not leased to CCA; Bennett 29J allows CCA to use the land at no cost. This agreement has worked well over the past years. However, the district will not allow a permanent facility to be built on this land. The district may need this land at a later date as their program grows.

Due to the inability to build on the current site of the school, alternate sites have been investigated. The following criteria were set forth in the search: size of site must be suitable only for current and foreseeable needs, site must be within the limits of the Town of Bennett, site must be within a reasonable distance from Town water/sewer, site must have gas/electrical/phone utilities easily accessible, site must be near/off well developed roads to allow for easy access to the facility, site must not require improvements to major roads/highways, and if possible, site should be near parks, open space, or other areas of recreation.

Following site criteria determinations, CCA worked with licensed real estate broker Vic Cram to find sites that fit the defined criteria (Mr. Cram was not contractually hired by CCA and has provided his services at no cost). Three preferred project sites were identified. Site one is known as the Highway 79 site (Site 1, see the exhibits section for the property listing). The site is 3.86 acres which provides enough space for CCA's current needs and allows for building expansion of approximately 6 classrooms in the future. The site is located in the Town of Bennett and has all utilities and infrastructure readily available. Water and sewer mains were recently upgraded due to the new King Soopers, which was built approximately one mile south of the site. The site is situated off Highway 79, but would be accessed off of Centennial Drive. There is a walking/bike path along the east side of the site that connects the various subdivisions in Bennett with each other and with King Soopers. The trail has a pedestrian cross walk across Highway 79 and a flashing light is scheduled for install. The site is adjacent to the Charles Muegge House (a historical building and museum) and is within walking distance (approx. 150 yards via a paved walking/biking path) of the Bennett Recreation Center. The Town of Bennett is in support of the project and has expressed their interest in partnering with CCA. The Bennett Recreation Center facilities could support physical education classes for CCA as well as after-hours clubs/classes. CCA would be open to allowing community use of their cafetorium for meetings and other events. The list price of the Highway 79 site is \$588,500. This cost has been included in the project budget.

The second site is 5 acres also located in the Town of Bennett. It is known as the Muegge Farms land. This site (Site 2) is also located off Highway 79, southwest of the Bennett Recreation Center. An access road would need to be put in. Because the Town of Bennett is looking at building administrative buildings in the same area, we have discussed sharing the cost of an access road with the Town of Bennett. This site is within walking distance to the Bennett Recreation Center and will be adjacent to an open space area. A firm price has not been set on this piece of land, but a cost in the area of \$250,000 was discussed. Location on site map is approximate.

The third site is located on the East side of Highway 79. An access road to this site would need to be built. Like other sites, it is within walking distance of the Bennett Recreation Center. However, students would need to cross Highway 79 to reach the Rec Center. It is not the preferred site, but does meet criteria set forth at the beginning of the search process. Location on site map is approximate.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## PLAN/DRAWINGS/DESIGN NARRATIVE:

Project architect, Jack Paulson, has worked with CCA to understand their issues with their current facility and also to understand their needs moving forward. The programming sessions have gone well, and Mr. Paulson has provided a space plan and building design that meet the needs of CCA, and does so through improve space utilization. In doing so, needed square footage has been minimized reducing total project costs (see the Space Plan and Occupant Load exhibits for a breakdown of building square footage).

To date, Jack Paulson has created a preliminary/schematic project site plan; floor plan, elevations, and design narrative (see the appropriate exhibits). Although these items are preliminary at this point, and will be revisited should BEST funding be approved, they clearly illustrate the hard work and thought that has gone into the design of the project thus far. The plans show how the building will fit on and interact with the site, how the school and classrooms will be laid out, and what materials will be utilized.

## BUDGET:

The construction budget was completed by Elder Construction was based on schematic drawings by Jack Paulson and historical costs from similar chartered school projects.

The detailed project budget is inclusive of all construction work and also all soft costs such as design and consulting fees, planning and permitting fees, utility fees, site survey fees, inspections and testing fees, finance and insurance fees, building systems/infrastructure costs, FF&E costs, owner contingency, and escalation costs. Because the original project budget was completed in 2010, all costs have been adjusted for inflation at a rate of 3%.

The budget does not include costs to cover the premium for Davis Bacon wage rates. If the project is awarded a BEST grant, and Davis Bacon wages are required, the cost increase would be approximately 4% of Division 1-16 construction costs, which is approximately \$135,500.00.

## BENEFITS OF THE PROPOSED PROJECT INCLUDE:

1. The life safety and health issues previously noted above will be addressed in the construction of the new school, including but not limited to: mold issues, proper site drainage, site circulation for safe student drop-off, automatic fire alarm system, emergency notification system, appropriate and sanitary water systems, and building site lines and building access will be controlled, etc.
2. Commercial construction building will be utilized to ensure the building envelope keeps moisture out of the wall of the building, the foundation, etc.
3. The building will have the structural support and core to provide for shelter during natural disasters, such as tornadoes.
4. A building intercom system will allow administration to provide direction to classrooms during an emergency.
5. Classrooms will be properly sized to allow for efficient and safe use by the students and teachers while fully utilizing the space at the same time (i.e. classrooms are large enough to accommodate the Core Knowledge curriculum while not being larger than what is necessary).
6. The new school will combine all programs/classes under one roof, allowing for increased student security through a single point of access to the building which can be monitored by school staff.
7. A new parking lot pickup-drop off location will increase student safety and better serve the students and parents.
8. Site lighting will increase staff, student, and parent safety during early morning hours and evening.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

9. Students will have easy access to the abundant facilities offered by the Bennett Recreation Center (aquatic center, full size gymnasium, weight equipment, athletic fields, etc.). Additionally, the access to Bennett Recreation Center will save CCA several thousand square feet from their program by not incorporating a full size gymnasium.

10. If the school grows drastically in the future, the planning of this project would allow for the school expansion. The current school plan takes into account the current needs of the school, and "thinks ahead" by examining future planning of CCA's facilities.

## **How Urgent is this Project:**

In order to alleviate the immediate health and life issues surrounding the current modular setup, this project must be completed as soon as possible. The temporary modulars that currently serve as the school facilities are past their usual life and will need to be replaced in the near future. Consequences of not completing this project include the fact that the numerous health and safety concerns outlined above will continue to deteriorate posing a continued threat to students and staff.

## **How Does this Project Conform with the Construction Guidelines:**

### **PROJECT CONFORMANCE TO THE PUBLIC SCHOOLS CONSTRUCTION GUIDELINES:**

CCA and the Project Team have reviewed the Capital Construction Assistance Public School Facility Construction Guidelines adopted 10/7/09. The Project's current design, scope, and intent is in line with most Sections of the Guidelines. Additional information on each Section is listed below:

Section one (life and safety) - The project will include all life and safety items 3.1 through 3.19. This includes, but is not limited to a sound building structural system, a weather tight roof with appropriate drainage systems, a continuous and unobstructed path of egress from any point in the school, a potable water system, a fire alarm notification system, an intercom/phone, secured facilities and a main entrance, safe and secure electrical service and distribution system, a safe and efficient mechanical system, healthy indoor air quality, a sanitary school and food preparation area, safe labs with proper storage areas for chemicals ,an ADA compliant facility, safe separation of pedestrians and vehicle traffic, and free of hazardous materials.

Section Two (facility programming/learning environment) - The project will include items 4-11 (4.12 AND 4.13 are not applicable to this project as they relate to high school facilities and PK-12 rural facilities). This includes, but is not limited to, items such as: high quality, durable, easily maintainable materials and finishes, facilities that accommodate No Child Left Behind and the State Board's model content standards, facilities for individual learning and classroom instruction, administrative offices with the hardware/software for web-based activities, facility will meet the recommended size, daylight and views will be provided, acoustical materials will be used to reduce noise, special education classrooms, classrooms will accommodate a maximum of 25 students, library/media center/computer lab, distance learning labs, science lab, arts - taught in the classrooms, gymnasium, etc.

Section Three (High Performance Certification Program requirements) - The project will include many items required in 5.1, 5.2, and 5.5, required items include, but are not limited to a facility that will conserve energy through High Performance Design, a LEED accredited project team member, reducing building footprint, minimizing parking; utilizing existing site and infrastructure; utilizing passive solar techniques; utilizing energy efficient strategies, meter utilities, design site lighting to have minimum impact, commission mechanical systems, landscape with drought tolerant plants/trees, employ white roofing materials to reduce heat island effects, provide vestibules, green building materials, establish preventative maintenance tasks.

Section Four (rehabilitation vs. replacement costs) - The project team has reviewed items 6.1 through 6.7 and conformation will be made as applicable.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Once the project is completed, CCA will accept full responsibility to ensure that the building and all systems associated with the project are properly maintained.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The school currently has no in-house maintenance staff. The school currently employs one part-time employee to complete janitorial work. Maintenance related work, generally not involving skilled or licensed labor, is completed by parents (who are required to volunteer 40 hours of their time to the school on a yearly basis). Volunteer work will continue in the new facility. It is anticipated that a full-time janitorial/maintenance person will be hired. A maintenance schedule tracking general maintenance items such as washing windows, maintaining landscaping, changing light bulbs, painting and fixing door hardware, maintaining toilets, etc. would be kept and monitored by school administration and completed by parents. Maintenance work requiring skilled plumbers, electricians, roofers, etc. will be hired out to qualified firms, who are local when possible.

Preventative maintenance work will be tracked by the school administration in conjunction with the Architect, General Contractor, and Mechanical/Electrical/Plumbing Subcontractors. The administration will develop a Preventative Maintenance Program for the new school. The major components of the new program will include: detailed files with documentation on all major systems including record drawings, O&M manuals, photos, service records, etc. annual, semi-annual, etc. inspections as appropriate for these systems, corrective action plans, and energy management program, training programs, work evaluation forms and annual program updates. Major systems/items include, but not limited to: roofing, boilers, HVAC components, electrical systems, life safety systems, kitchen equipment, plumbing systems and restrooms, floor coverings, etc. Any preventative maintenance work will be hired out to qualified firms capable of properly completing the work.

To provide for the future care and maintenance of the proposed project, CCA will budget for future maintenance costs annually. The following budget numbers may be revised after design documents are fully complete and the building systems/construction materials have been finalized, as well as once the preventative maintenance needs and life cycles of major building systems have been identified.

The funding for day-to-day maintenance of the new project would come from the Maintenance and Repair line item in the General Fund which covers general repairs of minimal or ordinary costs. Historically, the yearly amount budgeted in the Maintenance and Repair line item in the General Fund has been \$10,000 and by adding in an additional \$10,000 to that line item, we believe will be more than able to adequately maintain this new facility.

The total annual account allocated to the Capital Renewal Budget for costs associated with this new facility is projected to be \$10,000 a year. This will be used in the event there is a non-routine maintenance repair that needs to be completed that is of a substantial cost. In addition, the funds in the Capital Renewal Budget will aid in replacing the project and the end of its useful life.

The total funds available to maintain the facility each year will be approximately \$20,000 with an additional \$10,000 set aside to replace portions of the project at the end of their useful life-equaling a total of \$30,000 a year.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Our current facility consists of two modulars. These are not permanent structures and are very near the end of their useful life.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$30,000

## CDE COMMENTS:

THIS PROJECT WAS AWARDED LAST YEAR BUT WERE NOT PUT ON THE NOVEMBER BALLOT BY THE DISTRICT SO THE CHARTER SCHOOL WAS UNABLE TO PROVIDE THEIR REQUIRED MATCH AND RETURNED THE GRANT.

Health, Safety

Overcrowding

Technology

Other

**Importance:** M    **Urgency:** M    **Planning:** No Plan    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request submitted this year due to their failed attempt at getting

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

put on the district ballot in the prior year.

<b>Current Grant Request:</b>	\$5,049,451.80	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$561,050.20	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$5,610,502.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	108.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	19,984	<b>CDE Minimum Match Percent:</b>	54
<b>Cost Per Sq Ft:</b>	\$267.38	<b>Actual Match Provided by Applicant:</b>	10
<b>Cost Per Pupil:</b>	\$49,021.42	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	183.34	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	3rd Party	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	Our current facility consists of two leased modulares. These modulares would be returned if CCA relocated or no longer existed.

**Explain Existing Financing:** Current modulares are leased by CCA.

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	0.00%
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	Yes	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	111.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA



# CORRIDOR COMMUNITY ACADEMY

March 1, 2012

The Division of Public School Capital Construction Assistance  
The Colorado Department of Education  
Attention: Scott Newell/Ted Hughes  
1580 Logan Street  
Suite 310  
Denver CO 80203

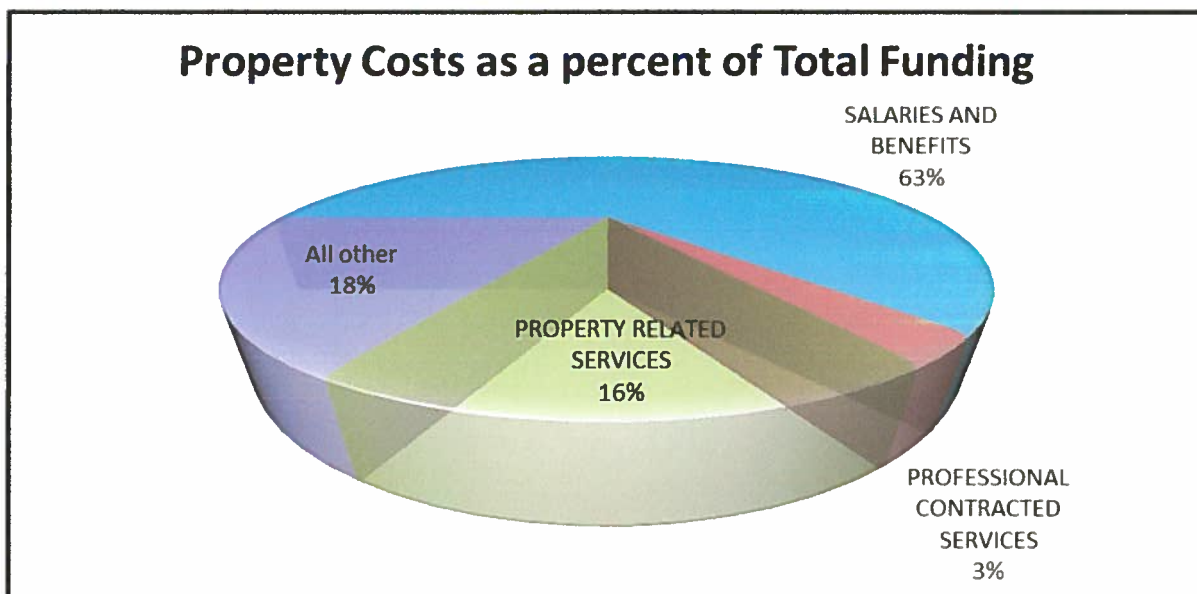
**SUBJECT:** Waiver Letter for Corridor Community Academy

Dear Mr. Newell & Mr. Hughes:

The Corridor Community Academy greatly appreciates the opportunity to submit a BEST Grant Application for a school replacement project. As outlined in the CC-03 grant application as well as the exhibits to the application our needs are true and urgent. Due to CCA's current financial constraints we are unable to meet CDE's listed minimum adjusted match percentage of 53% on this project with the funds we currently have available.

These constraints/issues are listed below:

- As a new school, we have not had the time to build our capital reserves thus we do not have a substantial capital reserve fund. Per state statute we have used our capital reserve fund to pay facility payments and maintenance costs for our ageing modular structures. Our current lease payments are \$5,196 per month for an annual total of \$62,352. This constitutes 8.3% of CCAs annual budget for lease payments alone. Additional facilities costs bring the total to 16%.



- CCA's enrollment and consequently our PPOR have shown a steady decline in the past few years. This can be overwhelmingly attributed to facility condition based on the exit interviews that have been performed. We have had many new families tour the school but the majority do not return and cite a lack of permanent structures to be the primary reason.
- Costs related to the aging temporary structures have been a severe problem. The building envelope is very poor causing substantial energy bills when heating or cooling loads are high. General maintenance costs are also high due to repairs from water infiltration, foundation/settling issues, etc. Utilities costs comprise 3.6% of our \$751,173 budget in this school year. An electrical evaluation indicated that our main power panel is old and needs replaced. Our next prolonged subzero cold snap will overload the system and shut the school down until costly repairs can be made.
- Liability insurance and workman compensation costs are higher due to the temporary nature of the facility.
- Although, CCA's general fund balance is on average equal to or above the state minimums, the reduction in state funding and the change this year in our monthly funding profile by the district will negatively affect our fund balance for the school year.
- We have learned that to provide the best education possible for our students we must offer competitive salaries to reduce staff turnover. By offering competitive salaries we now have a strong, stable staff; however, this has had an impact on the budget.
- Ageing technology expenses have reduced our cash reserves recently and will require more in the next few years to bring our systems up to a basic standard. The school has received much of this equipment through the volunteer work of our parents and staff. We desperately need to upgrade our computers and servers but cannot afford any more upgrades at this time.
- A decrease in state funding is also a great burden on the school.

CCA has approached our district several times in the past to try and address our needs for improved facilities as identified below.

- Repeated requests have been made to purchase and build on our existing location. CCA has offered to include and pay separately for district administrative office space within our new facility. A district plan to utilize CCA's location to build new district offices was the reason used for denial of our requests. District offices are now moving into existing unused space in another building.
- Requests to purchase or use other available and non-planned district land.
- Requests to the district to utilize unused space within existing district buildings.
- Requests to build and occupy additions to existing elementary and middle school buildings.

CCA has requested taxpayer assistance.

- Previous attempts at bond elections have not been successful. In Nov. of 2011 the district tried for a Mill levy override that would have provided an additional \$60K of revenue to CCA. This measure was defeated with 70% of voters voting against.
- Even though CCA received the BEST Grant in 2011, 29J refused to allow us to ask for a Bond to meet the match. This would have been less than 2mils, whereas a mill levy override would have been 33 mils to meet the match. The district did not get a 9mil override passed, as noted above.
- CCA is only 10% of the district. We believe it would be difficult to obtain the support necessary to pass any ballot measure on our own. Additionally, when asked, the district denied our request to enter a separate ballot question or to include our construction costs in the recent mill levy override question.

CCA has and is investigating additional funding opportunities to help provide the match including a construction loan, other grants (USDA, GEO, and DOLA) and donations. We will continue to research those funding avenues as the grant application is reviewed by CDE over the next several months.

Corridor Community Academy sincerely wishes they had the funds available to provide the 54% match on this project. We will continue working diligently to secure funds for a match; however, we request that you consider allowing CCA to provide a 10% match on the project in lieu of the 54% match.

Thank you for your consideration of this hardship letter and grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Howard", written in a cursive style.

Jim Howard, Corridor Community Academy Board President



# BENNETT SCHOOL DISTRICT

Amy Kirkwood—President  
Mike Sheely—Vice President  
Diane Moler—Secretary & BEF Liaison  
Michael Kisting—Treasurer  
Troy Karsten—BOCES Representative

Dennis D. Veal—Superintendent

**Date:** February, 2012

**To:** The Capital Construction Assistance Board

**Re:** Bennett School District  
Letter of Support  
Corridor Community Academy BEST Application

Pursuant to 22-43.7-109(3) C.R.S. the Bennett School District as the authorizer for the Corridor Community Academy Charter takes a favorable position in regards to Corridor Community Academy's BEST Grant Application. It is understood that there will be no financial obligation from Bennett School District, and the grant, if approved, will be solely administered by the Corridor Community Academy Board and/or their representatives. The following information demonstrates the amount of effort put forth by the charter school during the ten years preceding the year in which the charter school submitted the application to meet its facilities needs by accessing:


- **Vacant school district facilities; or**  
In February of 2011 the charter school asked to utilize space within the current school district facilities, there was not ample space available that was not being utilized.
- **Obtaining funding for capital construction by having the Colorado Educational and Cultural Facilities Authority created and existing pursuant to Section 23-15-104 (1) (a), C.R.S, issue bonds on its behalf;**  
Jo Ann Soker, Executive Director of the Colorado Educational and Cultural Facilities Authority has verified that typically a charter school needs 250 to 300 students to be able to access the tax-exempt bond market through CECFA. Corridor Community Academy only has 106 students.
- **Seeking voter approval of a ballot question for bonded indebtedness; or**  
Corridor Community Academy has never had a ballot measure. In 2011 the Charter School asked Bennett School District to have a bond ballot measure, based on the advise from the school district's financial advisor George K. Baum, the decision was made to allow the charter school to pursue a Special Mill Levy Override, then prior to the November Election the charter school failed to submit their ballot question. Bennett School District has had a successful Bond Election in 2004, and a unsuccessful Mill Levy Override in 2011.
- **A special mill levy authorized by section 22-30.5-405, C.R.S.; or**  
Corridor Community Academy has never had a ballot measure.
- **Seeking inclusion of its capital construction needs in a school district's ballot question seeking voter approval for bonded indebtedness**  
Since 2004 the district has not requested voter approval through a Bond Election. At that time Corridor Community Academy did not request inclusion.

**Provide a summary of the per pupil operating revenue the charter school has budgeted to expend in order to meet its facilities obligations during the fiscal year for which their application is submitted measured both in terms of total dollars and as a percentage of the charter school's total per pupil operating revenue.**

Total Revenue—\$682,974      Facility Obligations- \$73,352      % - 10.74%

If you have any questions or concerns, please do not hesitate to call me.

  
Dennis D. Veal  
Superintendent of Schools

  
Amy Kirkwood  
School Board President

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WESTMINSTER 50 - Tennyson Knolls ES - ES Roof Replacement - 1963

**School Name: Tennyson Knolls ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	33,465
Replacement Value:	\$7,785,053
Condition Budget:	\$5,380,641
Total FCI:	69.12%
Energy Budget:	\$11,713
Suitability Budget:	\$2,851,600
Total RSLI:	2%
Total CFI:	106%
Condition Score: (60%)	3.14
Energy Score: (0%)	1.73
Suitability Score: (40%)	3.31
School Score:	3.21



**Q#: 110.4 - What is the condition of the roof covering? The roof is in poor condition with numerous reported leaks. Score: 2**



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: WESTMINSTER 50

Applicant Priority # 1

County: ADAMS

Cash Grant Rank: 4.4

Project Title: ES Roof Replacement

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Tennyson Knolls Elementary is home to approximately 348 students and 40 staff members. This school is included in the district's master plan. Adams County School District 50 is experiencing budget cuts in funding for both operating budgets and Capital Reserve budgets. Operating budgets have been cut approximately fifty percent since 2004. The district is also at its bonding capacity. Our successful 2006 bond election for \$98 million was the maximum allowed. Due to these restrictions we will not have the opportunity to fund major projects such as roof replacement for many years.

## Deficiencies Associated with this Project:

The system was installed in 1980. It has a 20 year service life, which expired in 2000. Per the CDE school assessment report: The system is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components or in order to meet the performance guidelines for this system. The current system has a roof slope of ¼" or greater. The deck varies throughout the school to include gypsum and tectum. The insulation is expanded polystyrene and perlite insulation. The roofing membrane is EPDM.

## Proposed Solution to Address the Deficiencies Listed Above:

Replace the roof of the main building with new white EPDM fully adhered roofing to include:

- ☑Rough carpentry at curbs and perimeter
- ☑367 squares of 90 mil EPDM roofing
- ☑Setup
- ☑Tear off of membrane and insulation
- ☑Low rise bonding adhesive
- ☑2 layers 2.5" insulation/crickets, attached with mechanical fasteners and/or adhesive
- ☑Minimum ¼" tapered insulation to establish slope
- ☑½" dense-deck cover board insulation
- ☑Pavers and walk pads
- ☑Single-ply membrane
- ☑New roof hatches
- ☑Sheet metal flashing
- ☑Painting of misc. surfaces
- ☑New overflow scuppers
- ☑New roof drains
- ☑30 year warranty. Cost is included in the project

Project to be overseen by Roofing Consultant/Owners' Representative to include:

- ☑Schematic design/design development
- ☑Construction documents
- ☑Construction administration
- ☑Assist with competitive bid process
- ☑Assist with bid evaluation
- ☑Assist with "punch list" and warrant issues

## How Urgent is this Project:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The system is deemed as somewhat urgent because the roof will continue to deteriorate each year we wait to replace it. The situation will only get worse. An adequate roof provides proper protection of the district's fixed assets and provides improved space conditions for all learning spaces within the building.

**How Does this Project Conform with the Construction Guidelines:**

This project will meet the specifications in section 3.2 of the Construction Guidelines. It meets section 3.2.1.2 criteria for low sloping roofing material- Ethylene Propylene Diene Monomer. Don Ciancio and the roofing consultant/owner's representative have reviewed the guidelines, and think they are reasonable, and the district will comply.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The district allocates \$50,000 to \$100,000 to roof repairs and preventive maintenance annually. The district will require a 30 year warranty on the roof, and requires the contractor to repair any problems during the warranty period. The roof will be inspected quarterly. The district contracts out roof repairs as needed for all roofs in the district.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The facility was constructed new in 1963 and was adequate for the district at that time. This building is included in the district's master plan. The CDE school assessment report gives this school a condition score of 64.65.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$20,000

**CDE COMMENTS:**

GRANT SUBMITTED FY11-12 NOT AWARDED.

- Health, Safety                     
  Overcrowding                     
  Technology                     
  Other

**Importance:** L    **Urgency:** M    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 5 - \$3,449,159

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$508,516.32	<input type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$143,427.68	<input type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$651,944.00	<input type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match
<b>Affected Pupils:</b>	413.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	34,445	<b>CDE Minimum Match Percent:</b> 22
<b>Cost Per Sq Ft:</b>	\$17.21	<b>Actual Match Provided by Applicant:</b> 22
<b>Cost Per Pupil:</b>	\$1,435.05	<b>Historical Significance:</b> N/A
<b>Sq Ft Per Pupil:</b>	83.4	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	204	<b>If Match is a Bond Election Date:</b> 2006
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b> 10.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b> N/A

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	79.15%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	19552
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	4593901.284

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>	9,170.50	<b>Existing Bond Mill Levy</b>	15.528
<b>Assessed Valuation</b>	534419506.42	<b>Bonded Debt Approved</b>	98600000
<b>PPAV:</b>	58275.939853	<b>Year Bond Approved</b>	06
<b>Unreserved General Fund FY0910</b>	11224013.52	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	102290000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	106883901.28	<b>Bond Capacity Remaining</b>	4593901.284
		<b>Percent Bonding Capacity Used</b>	0.95701970803

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WESTMINSTER 50 - F. M. Day ES - ES Roof Replacement - 1957

**School Name: F. M. Day ES**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	34,250
Replacement Value:	\$7,864,006
Condition Budget:	\$4,325,601
Total FCI:	55.01%
Energy Budget:	\$0
Suitability Budget:	\$2,044,500
Total RSLI:	9%
Total CFI:	81.0%
Condition Score: (60%)	2.98
Energy Score: (0%)	2.40
Suitability Score: (40%)	3.69
School Score:	3.26



**Q#: 110.4 - What is the condition of the roof covering? The roof is in fair condition but beyond expected life. Score: 3**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: WESTMINSTER 50

Applicant Priority # 2

County: ADAMS

Cash Grant Rank: 4.4

Project Title: ES Roof Replacement

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

F. M. Day Elementary is home to approximately 331 students and 40 staff members. This school is included in the district's master plan. Adams County School District 50 is experiencing budget cuts in funding for both operating budgets and Capital Reserve budgets. Operating budgets have been cut approximately fifty percent since 2004. The district is also at its bonding capacity. Our successful 2006 bond election for \$98 million was the maximum allowed. Due to these restrictions we will not have the opportunity to fund major projects such as roof replacement for many years.

## Deficiencies Associated with this Project:

The system was installed in 1980. It has a 20 year service life, which expired in 2000. Per the CDE school assessment report: The system is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components or in order to meet the performance guidelines for this system. The current system has a roof slope of ¼" or greater. The deck varies throughout the school to include gypsum, tectum and metal. The insulation is expanded polystyrene and perlite insulation. The roofing membrane is EPDM.

## Proposed Solution to Address the Deficiencies Listed Above:

Replace the roof of the main building with new white EPDM fully adhered roofing to include:

- ☑ Rough carpentry at curbs and perimeter
- ☑ 372 squares of 90 mil EPDM roofing
- ☑ Setup
- ☑ Tear off of membrane and insulation
- ☑ Low rise bonding adhesive
- ☑ 2 layers 2.5" insulation/crickets, attached with mechanical fasteners and/or adhesive
- ☑ Minimum ¼" tapered insulation to establish slope
- ☑ ½" dense-deck cover board insulation
- ☑ Pavers and walk pads
- ☑ Single-ply membrane
- ☑ New roof hatches
- ☑ Sheet metal flashing
- ☑ Painting of misc. surfaces
- ☑ New overflow scuppers
- ☑ New roof drains
- ☑ 30 year warranty. Cost is included in the project

Project to be overseen by Roofing Consultant/Owners' Representative to include:

- ☑ Schematic design/design development
- ☑ Construction documents
- ☑ Construction administration
- ☑ Assist with competitive bid process
- ☑ Assist with bid evaluation
- ☑ Assist with "punch list" and warrant issues

## How Urgent is this Project:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The system is deemed as somewhat urgent because the roof will continue to deteriorate each year we wait to replace it. The situation will only get worse. An adequate roof provides proper protection of the district's fixed assets and provides improved space conditions for all learning spaces within the building.

## How Does this Project Conform with the Construction Guidelines:

This project will meet the specifications in section 3.2 of the Construction Guidelines. It meets section 3.2.1.2 criteria for low sloping roofing material- Ethylene Propylene Diene Monomer. Don Ciancio and the roofing consultant/owner's representative have reviewed the guidelines, and think they are reasonable, and the district will comply.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The district allocates \$50,000 to \$100,000 to roof repairs and preventive maintenance annually. The district will require a 30 year warranty on the roof, and requires the contractor to repair any problems during the warranty period. The roof will be inspected quarterly. The district contracts out roof repairs as needed for all roofs in the district.

## If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:

The facility was constructed new in 1957 and was adequate for the district at that time. This building is included in the district's master plan. The CDE school assessment report gives this school a condition score of 52.57

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

\$20,000

## CDE COMMENTS:

GRANT SUBMITTED FY11-12 NOT AWARDED.

Health, Safety

Overcrowding

Technology

Other

Importance: L    Urgency: M    Planning: Up To Date    Ability: Not Able    Previous BEST Grants: 5 - \$3,449,159

### Red Flags:

### Red Flag Explain:

Current Grant Request: \$528,766.68

Current Applicant Match: \$149,139.32

Total Project Cost: \$677,906.00

Previous Grant Awards: \$0.00

Previous Matches: \$0.00

Affected Pupils: 354.00

Affected Sq Ft: 33,891

Cost Per Sq Ft: \$18.18

Cost Per Pupil: \$1,740.90

Sq Ft Per Pupil: 95.74

Per Pupil Allocation to Cap Reserve: 204

Who Owns the Facility: District

Does the Facility have existing Financing No

### Explain Existing Financing:

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

Waiver Letter Included: Meets

CDE Minimum Match Percent: 22

Actual Match Provided by Applicant: 22

Historical Significance: Yes-Granted Exempt

Does this Qualify for HPCP: Not Required

If Match is a Bond Election Date: 2006

Inflation %: 10.00%

Who will the Facility Revert to: N/A

State Financial Watch: No

# of Fiscal Health Warning Indicators: 0

Fiscal Health Watch: No

Free Reduced Lunch %: 79.15%

Median Household Income: 19552

Bond Capacity Remaining: 4593901.284

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>	9,170.50	<b>Existing Bond Mill Levy</b>	15.528
<b>Assessed Valuation</b>	534419506.42	<b>Bonded Debt Approved</b>	98600000
<b>PPAV:</b>	58275.939853	<b>Year Bond Approved</b>	06
<b>Unreserved General Fund FY0910</b>	11224013.52	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	102290000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	106883901.28	<b>Bond Capacity Remaining</b>	4593901.284
		<b>Percent Bonding Capacity Used</b>	0.95701970803

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS-ARAPAHOE 28-J - Aurora Central HS - HS Fire Sprinkler Replacement - 1955

**School Name: Aurora Central HS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	283,775
Replacement Value:	\$84,130,206
Condition Budget:	\$51,657,618
Total FCI:	61.40%
Energy Budget:	\$99,321
Suitability Budget:	\$2,417,400
Total RSLI:	5%
Total CFI:	64.4%
Condition Score: (60%)	3.03
Energy Score: (0%)	1.44
Suitability Score: (40%)	4.79
School Score:	3.73



**Q#: 86 - Is the school provided with a sprinkler system? The school is sprinkled, with the exception of the Shop that lacks a sprinkler system. Score: 3**



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ADAMS-ARAPAHOE 28-J  
County: ARAPAHOE  
Project Title: HS Fire Sprinkler Replacement

Applicant Priority # 1  
Cash Grant Rank: 1.6

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Fire Suppression/Fire Alarm                               |

## General Background Information and Reasons for Pursuing a BEST Grant:

Aurora Central High School was built in 1955. Additions to this building were implemented in 1957, 1968, 1974, 1976, 1981, 1991 and 2010. ACHS has a permanent capacity of 1951 students and a 2011 October count of 2054 students. Our October count for the past 5 years has averaged 2200 students.

**Sprinkler System:** The 1974 addition resulted in a portion of the building receiving a fire sprinkler system. The 1974 system provided coverage for the addition and the adjacent classroom wings but not the entire building. The system was augmented in the 1991 project and with a subsequent addition in 2010. During the 1991 remodel a number of the sprinkler heads were relocated but the mains and branches from the 1974 were re-used, thus portions of the fire suppression systems at ACHS are approaching 40 years old. Approximately 40% of the building does not have sprinkler system coverage.

During the remodel that completed in 1991, fire separation walls were added to create nine zones in the building. Although these separation walls and the sprinkler system met code when they were constructed, they do not meet current life safety standards defined by the International Building Code, the International Fire Code, and the National Fire Protection Agency.

**Fire Alarm System:** The fire alarm system at ACHS was upgraded in 2007. That brought the existing system into compliance for notification; however, it does not meet standards for coverage. Additional smoke and heat detectors are required to bring the system into compliance.

**Funding:** Low property values have long restricted Aurora Public Schools' capital programs. Due to stalled development and declining property values, this situation is unlikely to improve in the foreseeable future. Our district has a large number of low to moderate value residential properties that yield a large student enrollment but relatively few high value commercial properties to contribute to our tax base. This discrepancy has a major influence on how carefully the district must manage its limited capital funds. Our next bond program must wait for existing debt to be paid down and/or for property values to increase.

In addition to the statutory limit on bonding capacity, our ability to complete deferred maintenance and planned replacement projects is impacted by the amount of our bonding capacity that we need to set aside for new schools in the area of our district currently under development. Almost half of the funds in our 2008 bond program went for new schools. Only \$97 million were directed to existing buildings. As of the October 2010 student count, Aurora is a high growth district and is permitted to incur bonded indebtedness up to 25 % of assessed valuation. Even at this higher limit, the district's debt burden is approaching its limit. Since we do not know when we will have sufficient bonding capacity for another bond or how much of a future bond must be allocated for growth, we are asking for a BEST grant to fund this project at Aurora Central High School.

In the past 17 years, Aurora's voters have been very supportive of district bond referenda. In 1995, Aurora's voters approved \$69.8 million. This was followed by \$225 million in 2002 and \$215 million in 2008. For the 2008 program planning cycle, requirements identified were \$476 million but the bond ballot question was limited to \$215 million due to bonding capacity. Aurora's current assessed valuation per pupil is \$51,177 compared to the statewide average of nearly \$90,000 per pupil. Thus, if Aurora had property values equal to the statewide average for school districts, our bonding capacity for an enrollment

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

of 34,500 students would be \$330 million higher than it actually is. In each of the three most recent bond programs, the funding obtained was less than half of the identified district facility needs at the time. This has left many critical deficiencies, such as the fire protection systems at Aurora Central High, unaddressed.

## **Deficiencies Associated with this Project:**

The existing sprinkler system in ACHS has been assessed by both the district and the CDE's statewide assessment as needing to be replaced based upon its age, coverage, capacity and dependability in use.

Replacement parts for the sprinkler heads installed in 1974 are no longer available and escutcheon plates are missing in some locations. With an inability to replace parts, the sprinkler heads will become useless and could create a situation of inadequacy in containing and eliminating a fire. Two classrooms wings, the gymnasiums, locker rooms and the pool building have no sprinkler coverage. With BEST support, these areas will receive new sprinkler coverage. Water pressure for the sprinkler system is inadequate for the current system and the additionally proposed coverage and capacity needed, so a fire pump would also be supported via these grant funds. The fire alarm system does not provide full detection by current standards and will be updated to ensure code compliance and adequate alert abilities.

## **Proposed Solution to Address the Deficiencies Listed Above:**

Replace the fire sprinkler system in its entirety with the exception of the new piping and sprinkler heads installed in 2010. Replace the original wiring for the fire alarm system were needed and increase smoke and heat detectors to meet current code. Reuse the fire alarm panel and horn/strobes installed in 2007.

## **How Urgent is this Project:**

High – This fire system enhancement and update project is at high need and is required to reduce risk of system failure, replace area separation with full sprinkler system coverage and ensure maximum student and staff safety in the event of a fire situation.

## **How Does this Project Conform with the Construction Guidelines:**

The existing building does not conform to the following Colorado Department of Education 1 CCR 303(1) Capital Construction Assistance Public Schools Facility Construction Guidelines:

Section One – Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations.

Specific sections addressed would include:

3.3. ...The Facility Code Analysis shall address, at a minimum, building use and occupancy classification, building type of construction, building area separation zones, number of allowed floors, number of required exits, occupant load, required areas of refuge and required fire resistive construction.

3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements.

6.3. Building code, health, and safety deficiencies at school facilities as compared to SECTION ONE and associated costs to bring deficiencies up to current code;

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Management of the requested repairs and improvements will fall under the responsibility of the district's Director of Maintenance and Operations and will accomplished under our normal facility management processes. Aurora Public Schools operates a full service Maintenance and Operations Department. The department carries out a regular program of routine, emergency and preventive maintenance and cyclical major repairs for all district facilities.

The Maintenance Department is comprised of 1) three interdisciplinary teams, 2) a preventive maintenance (PM) team, and 3) a resource and planning team. Their goal is to provide a level of building maintenance that promotes and complements learning environments.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The three interdisciplinary teams accomplish general building maintenance for the district. Each team has approximately 11 members, and they are responsible for maintaining 1.2 to 1.4 million square feet. Each team is responsible for a variety of building maintenance services including heating, ventilation and air conditioning, electrical, plumbing, carpentry and painting.

The PM team has 12 members. PM duties include heating, ventilation and air conditioning, building maintenance, kitchen equipment, energy management, indoor air quality, fire inspections, general fire-safety issues, boiler inspections, backflow prevention and testing, fire-sprinkler systems, recycling, and elevator and auto-lift inspections.

The resource and planning team manages district wide maintenance needs. The team consists of 15 members and is responsible for a variety of district wide building maintenance services, including the district's four swimming pools. The branch also provides training and support for the entire maintenance and operations department, including estimates of projects and capital reserve requests. Their responsibilities are in the following key areas:

- Electronic and Controls: This team consists of 4 members. They are responsible for district wide support of fire-alarm systems, intrusion-alarm systems, clocks, scoreboards and intercom systems.
- Resource and Planning: This group has 11 team members who are responsible for district wide support to the interdisciplinary teams in the following areas: glazing, roofing, welding, doors and locks, signs, master plumber, master electrician and electrical installations.

The district's annual capital reserve program currently averages approximately \$5.5 million per year and includes a program of cyclical major facility repairs.

The district carries on a program of periodic district-wide facility condition assessments that form a basis for planning annual capital reserve project programs and bond funded capital construction programs. The most recent of these assessments was completed in 2008. A new assessment process began in the fall of 2011.

The district's Long Range Facilities Advisory Committee meets on a regular basis and advises the board of education on facility project needs.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

ACHS was originally built in 1955 and has had multiple additions and remodels since then. Each addition and/or remodel has met the standards of the district at the time of construction.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

- Health, Safety     
  Overcrowding     
  Technology     
  Other

**Importance:** L   
 **Urgency:** L   
 **Planning:** Up To Date   
 **Ability:** Not Able   
 **Previous BEST Grants:** 1 - \$334,400

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$1,396,386.42

**Current Applicant Match:** \$393,852.58

**Total Project Cost:** \$1,790,239.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 2,235.00

**Affected Sq Ft:** 240,600

- Charter School Authorizer Letter
- Charter School Three Month Notification
- Charter School Chartered For Five Years
- MasterPlanComplete
- Did Applicant Meet the Minimum Required Match
- Waiver Letter Included:** Meets
- CDE Minimum Match Percent:** 22

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Cost Per Sq Ft:</b>	\$6.76	<b>Actual Match Provided by Applicant:</b>	22
<b>Cost Per Pupil:</b>	\$728.18	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	107.65	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	159	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	2.00%
<b>Does the Facility have existing Financing:</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			

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<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	65.21%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	18698
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	-17750577.87
<b>District FTE Count:</b>	35,492.50	<b>Existing Bond Mill Levy</b>	15
<b>Assessed Valuation</b>	1596022110.7	<b>Bonded Debt Approved</b>	440000000
<b>PPAV:</b>	44967.869568	<b>Year Bond Approved</b>	02,08
<b>Unreserved General Fund FY0910</b>	14214955.03	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	336955000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	319204422.13	<b>Bond Capacity Remaining</b>	-17750577.87
		<b>Percent Bonding Capacity Used</b>	1.0556088094

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BYERS 32J - Byers 32J - Vocational - VoAg Improvements - 1969

### Condition Index [Recalc.]

Est. Cost:	\$441,248
Soft Cost:	\$136,566
Repair Cost:	\$577,814
Repl. Value:	\$936,517
FCI%:	61.70%
RSL%:	10.72%



\*Note: This is for the Vocational Building. Information such as CFI, Suitability, Energy, Condition & School Score are not provided.

### School Name: Byers ES/ Jr/Sr HS

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	92,574
Replacement Value:	\$22,954,547
Condition Budget:	\$10,702,440
Total FCI:	46.62%
Energy Budget:	\$32,401
Suitability Budget:	\$3,286,600
Total RSLI:	17%
Total CFI:	61.1%
Condition Score: (60%)	3.45
Energy Score: (0%)	2.36
Suitability Score: (40%)	4.18
School Score:	3.74



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: BYERS 32J

Applicant Priority # 1

County: ARAPAHOE

Cash Grant Rank: 1.5

Project Title: VoAg Improvements

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Addition                      | <input checked="" type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input checked="" type="checkbox"/> Window Replacement |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                    |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                 |
| <input type="checkbox"/> Electrical Upgrade            | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain:         |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation            | <input type="checkbox"/> Water Systems      | NA   |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Byers School District Vocational Agriculture (Vo-Ag) Building has experienced on-going roofing issues since the metal roof was installed in 1969. The building supports grades 7-12 Vo-Ag students. The roofing system is a 2':12' slope. The Vo-Ag roof is no longer under warranty and is being submitted for the BEST grant.

The building roof consists of R-Rib Seam Panel metal roof. The panel configuration features low-grade steel panels with rolled standing seam ribs. The 1969 R-Rib roof leaks non-stop into the facility during any precipitation. This 29-gauge panel utilizes fastening directly through the panel. This type of attachment does not allow for expansion and contraction that happen regularly with temperature changes. Because of this movement, fasteners loosen and back out constantly. This panel was originally designed as a wall panel only; unfortunately it was incorrectly utilized as roof panels when pole building construction became popular.

Significant problems exist at the eaves, seams, and ridge of the roof. The open ridge was originally sealed with cell foam, which has since dried or fallen out. Every area where penetrations are located in the school are leaking, likely a result of the original incorrect system design, installation and selection of a product incompatible with the weather extremes of Eastern Colorado. The steel used in the roof panels appears to be low yield strength (16 KSI-20 KSI) commercial grade steel as opposed to a structural grade steel (50 KSI). This would explain some of the excessive flex the roof is demonstrating. Multiple areas across numerous panels show signs of rust and deterioration as well as weak points in the field.

After any measurable rainfall or snow melt, the school experiences 13 independent roof leaks scattered throughout the building not including the precipitation caused by venting the classroom air. Thus, causing damage to the ceiling tile and light fixtures and flooring which is identified in the District Asbestos Manual as ACM in the mastic.

The facility does not have an operable Fire Alarm system currently as noted by Inspector Les Lallo from the Division of Fire Safety.

Current windows do not close properly allowing water, residue and mildew to build up making cleaning and regular maintenance difficult. Window parts for the closures are no longer made and are only found used at various auction sites.

## Deficiencies Associated with this Project:

- 1.All roof planes being considered are currently compromised by age, water infiltration and poor design. They no longer adequately protect the building occupants and equipment as necessary.
- 2.Roofing system is the original 1969 roofing system.
- 3.Steel used in the roof panels appears to be a low-yield strength commercial grade steel.
- 4.After any measurable precipitation, the school experiences 13 independent roof leaks scattered throughout the building.
- 5.Ceiling tiles are damaged, missing with insulation water soaked with potential of mold growth.
- 6.Inefficient lighting T-12 are present, many in need of ballast and other repairs.
- 7.Flooring is damaged throughout the facility, which is identified in the District Asbestos Manual as ACM in the mastic of the flooring.
- 8.Windows are inefficient, poor caulking and unable to get replacement parts to adequately close the windows.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

9. Fire alarm is not operational and doesn't meet code.

## **Proposed Solution to Address the Deficiencies Listed Above:**

The new system will include a new retrofit metal framing system over the existing roof system that includes perimeter and penetration flashings. The new system will be mechanically attached into existing metal with a standing seam roof system designed and certified. The new standing seam roofing system will include performance attributes and testing approvals of ASCE 7-90, FM 4471, ASTM 1646, ASTM E 1592, ASTM E 2140, ASTM E 330 and TAS 100.

Flooring would be abated by a Asbestos removal certified technician.

Ceiling and insulation would be replaced with new T8 or T5 lights.

Fire Alarm would be brought to current 2006 IFC Code requirements.

Windows would be replaced with High Efficient windows and panes.

## **How Urgent is this Project:**

The roofing areas have degraded beyond a level of preventative maintenance and repair. In addition, the entire roof lacks positive drainage slope. Water enters the building during every storm and the school experiences 23 independent roof leaks scattered throughout the building. During typical storm events, the district has to move athletic and classroom activities to different parts of the building. The health and safety of students and faculty is constantly a concern. If funds are awarded, the school district is prepared to undertake this project in 2013.

2006 Fire Code needs to be met, as a operable fire alarm system is not present.

Asbestos Contain Material Abatement is necessary for the flooring issues present.

## **How Does this Project Conform with the Construction Guidelines:**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 3.1, 3.2, 3.2.1, 3.12, 3.5, 3.10, 6.1 and 6.3.

Sec. 1.2.1 The Byers SD structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 3.1 A significant portion of the Byers SD structure is not adequately protected by a sound, functioning roofing envelop. Areas of its metal roof decking have been subjected to significant and repetitive moisture intrusion. There is evidence of rust and potential design compromise in the structure that must be addressed.

Sec. 3.2 Many portions of Byers SD structure do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Many roofing areas lack proper drainage slope and drainage support. The roofing envelop is in poor condition throughout.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for the Byers SD structure that will protect the building's occupants and property within. Existing roofing assemblies will be upgraded, including additional slope and drainage structure (where necessary). The roofing will protect the building with the best (longest) warranty terms available for the funds requested that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.12 Replacement of the several roofing planes will warrant the renovation of several existing mechanical equipment positions. Upon completion all roof equipment will be adequately curb supported and flashed to protect the water resistive integrity of the curb flashing.

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of the Byers SD structure; a vital element of this rural community's infrastructure.

Sec. 6.3 These replacement improvements of the roofing and thermal assemblies will produce a more energy efficient building and achieve better energy code compliance. Such efforts will without a doubt, improve many of the present health and safety deficiencies present within the Byers SD structure.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

3.5. Byers SD does not currently have a building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements. Exceptions include unoccupied very small single story buildings, sheds and temporary facilities where code required systems are not mandatory and the occupancy does not warrant a system.

3.10. Byers SD does not currently have safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. The electrical system shall provide artificial lighting in compliance with The Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00. Emergency lighting shall be available when normal lighting systems fail and in locations necessary for orderly egress from the building in an emergency situation as required by electrical code.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The tile for the flooring, ceiling and wall board will be ACM free, the flooring will be placed on the bi-annual waxing and maintenance plan. The Fire Alarm System will be placed on a monitoring system that calls in automatically to the monitoring system which will notify the district if any concerns or trouble exists in the system.

The District has historically performed an impressive job of maintaining its existing facilities (and the specific systems) under consideration here within this grant request. However, many of these systems have exceeded their useful service life that must be addressed globally within the building. The current level of maintenance necessary to preserve these aged systems is beyond normal and customary; warranting this request for replacement.

It is the intent of the District to provide adequate resources necessary to sustain these new improvements. Through cooperation with the product manufacturer and system warranties as well as those independent warranties from the misc. installers, the District staff will be an active part of the required general maintenance.

The District will commit to follow the preventative maintenance measures recommended by the systems manufacturer. At the conclusion of construction, a full Owner's Manual and training will be requested by the District for Record purposes. The systems manufacturer, installer, designer and District staff will be required walk and inspect the completed project annually for the first 2-years. In addition, we will expect as part of the long term warranties, bi-annual inspections from trained staff of the manufacturer as well as our District staff.

The District currently budgets funds for District Wide Operations and Maintenance as part of their General Funds. The District intends to maintain that similar level of financial commitment to ensure funds remain available when these system's "service life" terms expire. It is expected with this grant that our proposed solution will provide the longest lasting warranty available and we estimate the roof solution to offer at least a 40-year service life.

## If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:

The Byers Vocational Agriculture Building was built in 1969, in over 40 years wear and tear from normal activity as well as weather in Colorado has lead to the condition of the building roof, ceiling tiles, flooring and windows. When the facility was built it was new construction with materials of high standard at the time of 1969. Since that time advancement in energy efficiency, technology and general construction codes have brought the building to a level of Priority 1 need.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

NA

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

Importance: L    Urgency: L    Planning: Older Than 5 y    Ability: Not Able    Previous BEST Grants: 1 - \$555,039

Red Flags:

Red Flag Explain:



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$94,630.27	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Applicant Match:</b>	\$98,492.73	<input type="checkbox"/> Charter School Three Month Notification	
<b>Total Project Cost:</b>	\$193,123.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	221.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	6,000	<b>CDE Minimum Match Percent:</b>	51
<b>Cost Per Sq Ft:</b>	\$29.26	<b>Actual Match Provided by Applicant:</b>	51
<b>Cost Per Pupil:</b>	\$794.42	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	27.15	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	129.55	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	4.25%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>	N/A		

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<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	39.17%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	19213
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	6211845.816
<b>District FTE Count:</b>	432.50	<b>Existing Bond Mill Levy</b>	8.34
<b>Assessed Valuation</b>	41084229.08	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	94992.437179	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	1034891.03	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	2005000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	8216845.816	<b>Bond Capacity Remaining</b>	6211845.816
		<b>Percent Bonding Capacity Used</b>	0.24401090697

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LOTUS SCHOOL FOR EXCELLENCE - Roof Replacement/Repairs; HVAC; Gym Floor - 1980

**School Name: Lotus School for Excellence**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	83,000
Replacement Value:	\$22,651,770
Condition Budget:	\$15,800,120
Total FCI:	69.75%
Energy Budget:	\$0
Suitability Budget:	\$7,989,600
Total RSLI:	2%
Total CFI:	105%
Condition Score: (60%)	2.87
Energy Score: (0%)	0.42
Suitability Score: (40%)	3.49
School Score:	3.11



**Q#: 110.4 - What is the condition of the roof covering? The roof is in fair condition with leaks being patched in several areas. Score: 2**

**Q#: 161 - Interior flooring? Describe type and condition. The floor finishes are a mix of carpet, tile and concrete finishes. The restrooms are ceramic finishes. In each case the finishes are beyond the expected life cycle. Universal upgrades are recommended. Score: 2**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: LOTUS SCHOOL FOR EXCELLENCE  
County: ARAPAHOE  
Project Title: Roof Replacement/Repairs; HVAC; Gym Floor

Applicant Priority # 1  
Cash Grant Rank: 1.5

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Gym Athletic Flooring                                     |

## General Background Information and Reasons for Pursuing a BEST Grant:

This BEST Grant request covers three areas of needed facility improvement. The roofing system repair and replacement project is the highest priority item. Following that are the modifications to the HVAC system, especially at the gymnasium area. The third ranked project entails covering the failed rubber athletic surface at the Elementary School gym with a new maple gym floor. The Condition Descriptions for each item of need follow in order of priority.

### 1. Repair/Replace Roofing

The roofing systems on this school appear to have been installed about 7 to 10 years ago. The roofing covers both high and low slope roof decks. On the low slope roof areas, fully adhered 60 mil EPDM roofing has been installed. At the high slope decks, white asphalt dimensional strip shingles are found. There is also a very small trough roof associated with the spire tower at the south side of the building. The roofing solution photo submitted with this grant and the Roofing Master Plan present a roof plan that shows all of the roof types broken down by deck designation. This plan breaks the roof into 10 distinct deck areas.

There are a variety of problems on some the roof decks that have led to a series of interior leaks. These leaks are unsightly and detract from the use of certain areas of the interior below. Not all roof decks are associated with leakage however. Much of the roofing was found to be functioning and in good condition. The proposed project repairs two low slope roof areas (Decks 1 and 2) and replaces one other (Deck 3). The shingles on Decks 5, 6 and 8 also need to be replaced. The small trough roof at the base of the spire has to be replaced to stop major interior leakage too.

When these roofs are replaced the gutters will have to be reworked along the north perimeters. Ice builds up in these gutters runs and this icing creates icicles at the gutter line that present safety concerns. Portions of these gutters will also have to be heat traced.

### 2. HVAC Modifications

The mechanical system servicing this building makes use of individual heat pumps assigned to various areas of the building interior. A number of these units have failed and as a result the air conditioning and heating for the interior spaces below is uneven. This is especially true in the main gym where two of the three HVAC units have failed. This project focuses on replacing the defective units with new energy efficient units. Three AC units and 2 AC condensers will be replaced on the roof. Five roof top heat pumps and three furnaces that have failed will also be replaced. The work will also include installing a heater in the cooling tower room to keep piping from freezing and a pump "lead lag" control system for this tower. The HVAC system for the gymnasium will a be completely reworked with a new unit, ductwork utilities and controls.

The School has worked extensively with Liberty Heating and Air and this firm has prepared a proposal for the modification of the mechanical system at the School. This attached proposal act as the basis for the detailed cost estimate. This proposal identifies all of the modifications and which parts of the building these modifications will affect.

### 3. Gymnasium Flooring

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The School has a smaller gymnasium that is used for elementary school activities. This concrete gym floor was originally covered with a thin resilient rubber athletic surface. This surface has been damaged by activity traffic over the years and is now delaminating from the concrete substrate. This results in an uneven athletic surface that creates low rise tripping hazards. The floor is also very unsightly and lacks the needed paint striping for gymnasium athletic activities.

## **Deficiencies Associated with this Project:**

A series of deficiencies have affected the three facility areas for which BEST Grant funds are being sought. These deficiencies are localized for the roofing and mechanical systems. Therefore partial replacements are the basis for these projects. At the gym flooring none of the existing flooring can be salvaged.

### 1. Roofing Deficiencies – Refer to Roof Plan

- A. At Deck 1 there are some failed flashings associated with the spire tower walls and the old unit sitting just to the north of this wall.
- B. At Deck 2 there are failed flashings in the northwest corner where the rubber roofing ties into the adjacent shingle roofing.
- C. At Decks 5 and 6, the EPDM valley roofing/flashing was installed on top of the adjacent shingle roof system. There is no way to seal this rubber sheet to the shingles in this “buck water lap” configuration. Water runs under this lapped over sheet of EPDM and into the building below.
- D. At Deck 8, the shingles are badly stained and at two locations, this shingle roofing does not tie into the EPDM roofing properly.
- E. The trough roof at the spire tower is non-existent and simply consists of some smeared on asphalt roof coating. This failed roofing has to be removed and replaced.

### 2. HVAC Deficiencies

- A. Two RTU units on the roof have failed.
- B. Five heat pump units have failed.
- C. Five AC condensers have failed.

### 3. Gym Flooring Deficiencies

- A. The resilient rubber athletic flooring is very thin. This flooring has been damaged to the point where it is peeling up in large areas. Up to 20% of the original rubber flooring is now delaminated and missing.

## **Proposed Solution to Address the Deficiencies Listed Above:**

The proposed project provides for new roofing, mechanical systems and gym flooring. A description of the major work items follows.

### 1. Roofing Solution

- A. At Decks 2 and 3, EPDM roofing repairs will be installed in order to stop interior roof leakage. The new roofing will be tied into the existing EPDM roofing at Deck 1. At Deck 2 the new roofing will tie into new shingle roofing and existing EPDM roofing.
- B. At Deck 3 the existing EPDM roofing will be removed and replaced in order to stop leakage below. The new roofing will tie into the new shingles installed in this area.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

C. The Deck 5 and 6 roofs will be removed and the damaged wood decking repaired. New properly flashed EPDM roofing will be placed in the valleys. New shingle roofing will be placed over the sloped decking.

D. The shingle roofing on Deck 8 will be removed and replaced. The roofing will tie into new and existing EPDM roofing. New gutters will be placed at the eave edges and some heat trace will be installed in a couple of gutter sections.

E. The roofing system in the spire tower trough will be removed and replaced. The new EPDM roofing will be set on tapered insulation in order to aid with drainage.

F. The estimate cost with design fees for this portion of the Grant Request comes to \$223,000.

## 2. Mechanical System Solution

A. The existing non-functioning HVAC units will be removed from the roof.

B. Two new package AC units will be installed in order to replace two failed RTU units.

C. Five failed heat pumps will be replaced with new high efficiency units.

D. Three failed furnaces will be replaced with new high efficiency furnaces.

E. Five failed AC condensers will be replaced with new high efficiency units.

F. Heater and pump modifications will be made to the cooling tower room.

G. A new HVAC unit with associated controls, utilities and ductwork will be installed for the gymnasium area.

H. The estimate cost with design fees for mechanical modification portion of the Grant Request comes to \$182,900.

## 3. Gym Floor Replacement

A. The existing resilient rubber gym flooring will be scraped off the concrete substrate.

B. A new maple gym floor 25/32" thick will be installed over the concrete floor.

C. The new floor will be varnished and striped for athletic purposes.

D. The estimate cost with design fees for this portion of the Grant Request comes to \$58,227.

### **How Urgent is this Project:**

While the school considers all of these projects as satisfying and "urgent need", the projects have been prioritized as requested. All of the items listed in this request have already failed. The urgency associated with each of the three projects is described below.

#### 1. Roofing Project

The District roofs have remaining service lives established by the Master Plan. This plan shows areas where severe leakage from the roofing has damaged interior wall, ceiling and floor surfaces and finishes. These leaks have been severe enough that some decking will have to be replaced as part of the work. The leaks detract from the buildings functionality and disrupt the work of these in the affected area. No other repairs can take place in these areas until the roofing leakage is stopped.

#### 2. Mechanical System Project

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The work involves providing better temperature control and ventilation for the occupied spaces below. The some learning and play spaces in the school are now poorly ventilated with little temperature control. The gym especially tends to run cold in the winter and very warm in the summer months. This lack of temperature control disrupts some of the learning environments in the school. Poor ventilation can also have negative health effects on the students and staff.

## 3. Gym Floor Project

The floor of the gym is usable but badly deteriorated. This unsightly delaminated rubber flooring system does lead to minor trip hazards and makes a poor athletic surface. Though this is the third priority project in the request, the School still considers this an urgent matter.

### **How Does this Project Conform with the Construction Guidelines:**

The Public School Facility Construction Guidelines were reviewed to establish how they apply to these three proposed projects.

#### 1. Roofing Guidelines

The roofing solution makes use of EPDM and shingle roofing which is approved by the Construction Guidelines paragraph 3.2. These roofing systems have expected service lives of 20 years or more. Drainage now meets system guidelines and will be improved with new gutters in key locations. The new R-30 insulation level & UL Class A fire rating also meet thermal and fire requirements.

#### 2. Mechanical System Guidelines

The goal of this portion of the overall project is to provide safe and efficient mechanical systems that will allow for proper ventilation and temperature control. The proposed modifications meet the requirements presented in paragraph 3.11 of the Public School Facility Construction Guidelines.

#### 3. Flooring System Guidelines

The new flooring will allow for better and safer use of the multipurpose room as defined by paragraph 4.10.11 of the Construction Guidelines. The proposed finished maple flooring provides a high quality, durable, easily maintainable surface as required by paragraph 4.1 of the Guidelines.

### **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

All of the materials and systems to be installed as part of this project will be maintained by the school in order to obtain maximum service life from each. The following plans will be used.

#### 1. Roofing Maintenance

The preliminary form of system protection will be from a contractor's 2 yr. warranty on material & labor for the low slope roofing. A typical shingle warranty will be available for the high slope roofing. The scope of the low slope roofing replacement is too small to obtain a manufacturer's warranty.

Besides this level of protection there will also be on periodic random onsite QC visits from the design team. The best insurance for the performance of a new roof is to make sure that it is installed properly. We would anticipate three visits a week with a weekly meeting at one of the visits.

Besides the manufacturer's and designer's participation during construction, the School Staff will also help to make sure the new roof system sees out its 20 year life. The roof will be walked every spring and fall. Any items that may affect the life of the roofing system will be noted and repaired. Also a repair fund of \$.10/sf will be set aside for preventative maintenance repairs needed about year 10.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## 2. HVAC Maintenance

The School will have all of the work reviewed during installation by the HVAC consultant. The consultant will also provide a commissioning report at the completion of the project indicating the functionality of the installed systems. The School will continue its maintenance contract with the installer for periodic preventative maintenance.

## 3. Flooring Maintenance

Upon installation of the flooring the School will insure that not damaging traffic will be allowed on the new floor's surface. The flooring will be placed under a maintenance schedule where it will be periodically stripped and refinished in order to protect the wood.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

Lotus School's current building is an old facility. At a time of the purchase of the building in June 2008, the school passed all required inspections and was found adequate to be used as a charter public school. No health or safety related issues were spotted to the condition of roof or HVAC system at that time. Roof leaks have become a serious issue since the winter of 2011; first the lower level roofs (Decks 5 and 6) failed, then multiple leaks were spotted in the auditorium roof (Decks 1 and 10) and the large gymnasium roof areas (Deck 3). Most of the HVAC systems were operational, but aged. So when some of them have failed during the last four years of operation, Lotus School incurred the expense from general fund to replace less costly equipments. However HVAC units which are the most expensive to replace could not be funded from the general fund of the school. The same can be said about the elementary school gymnasium floor; that area deteriorated in the last two years and the replacement estimate was too expensive for the school to finance it on its own.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

### CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

**Importance:** M    **Urgency:** M    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** Waiver request    **Red Flag Explain:** A Waiver was submitted and demonstrates the schools hardships but does not discuss what other funding sources they have investigated to raise additional funds for a match

**Current Grant Request:** \$485,013.00

Charter School Authorizer Letter

**Current Applicant Match:** \$25,527.00

Charter School Three Month Notification

**Total Project Cost:** \$510,540.00

Charter School Chartered For Five Years

**Previous Grant Awards:** \$0.00

MasterPlanComplete

**Previous Matches:** \$0.00

Did Applicant Meet the Minimum Required Match

**Affected Pupils:** 731.00

**Waiver Letter Included:** Waiver Requested

**Affected Sq Ft:** 18,447

**CDE Minimum Match Percent:** 50

**Cost Per Sq Ft:** \$25.16

**Actual Match Provided by Applicant:** 5

**Cost Per Pupil:** \$644.98

**Historical Significance:** N/A

**Sq Ft Per Pupil:** 25.64

**Does this Qualify for HPCP:** Not Required

**Per Pupil Allocation to Cap Reserve:** 69

**If Match is a Bond Election Date:**

**Who Owns the Facility:** Charter School

**Inflation %:** 4.00%

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Does the Facility have existing Financing No

Who will the Facility Revert to:

Aurora Public Schools District will take over the ownership of the facility of the Lotus School in case such condition occurs.

## Explain Existing Financing:

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	59.80%
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	Yes	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	607.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA





## Lotus School for Excellence (LSE)

11001-A East Alameda Ave. Aurora, CO 80012

February 24, 2012

Dear Capital Construction Assistance Board,

Please accept this request as the waiver letter for Lotus School for Excellence's BEST grant application. CDE listed minimum match for our school at 50% which is considerably higher than what we can meet at this time. Following are the reasons why Lotus School is submitting this waiver request:

1. Several budget rescissions to the Per Pupil Federal funding in the last two years due to the current state of the economy have had a strong negative impact on the budget of the school and the quality of our education program.
2. The Lotus School's inability to utilize reserve funds because, without some of build-up cash reserves, the Lotus School's attempt to secure public bonds may fail according to financial advisors at D.A. Davidson and Baird Co. The school's mortgage is due for refinancing in June 2013.
3. The school completed remodeling in the beginning of the school years of 2010 and 2011 to accommodate increased space demand by the school's operations. Several new classrooms were added which resulted in substantial cost to the school.
4. Employee health insurance cost of the school's group plan, administered by Kaiser Permanente, increased to about 12-13% when we renewed in August 2011.
5. Lotus School had to maintain staff salaries at the same level for 2011-2012 school year to avoid losing trained professionals and quality of the education.

Please consider these conditions and accept our request to lower match percentage to 5%. Should you have any questions or need any documents from us to prove our above mentioned reasons feel free to contact me at 303-360-0052 ext. 111.

Sincerely,

Adnan Doyuran  
Principal

## Newell, Scott

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**From:** Davron Agzamov [dagzamov@lotusschool.org]  
**Sent:** Thursday, December 08, 2011 8:48 AM  
**To:** Newell, Scott  
**Cc:** Huber, Kevin; Adnan Doyuran - Principal  
**Subject:** Fwd: Colorado BEST grant

Hi Scott,

This is the email I sent to APS last week.

Thanks,

--

Davron Agzamov  
Business Manager  
Lotus School for Excellence  
303-360-0052 x 121  
[dagzamov@lotusschool.org](mailto:dagzamov@lotusschool.org)

----- Forwarded message -----

**From:** Davron Agzamov <[dagzamov@lotusschool.org](mailto:dagzamov@lotusschool.org)>  
**Date:** Wed, Nov 30, 2011 at 3:06 PM  
**Subject:** Colorado BEST grant  
**To:** Carol Davis - APS Grant Specialist <[cddavis@aps.k12.co.us](mailto:cddavis@aps.k12.co.us)>  
**Cc:** Adnan Doyuran - Principal <[adoyuran@lotusschool.org](mailto:adoyuran@lotusschool.org)>, "Dr. Umit Matt Yapanel" <[yapanel@lotusschool.org](mailto:yapanel@lotusschool.org)>, [tlpirie@aps.k12.co.us](mailto:tlpirie@aps.k12.co.us)

Hi Carol,

Lotus School is planning to apply for Colorado BEST grant for the fiscal year 2011-12 and we are notifying you per C.R.S. 22-43.7-109(3).

Thank you,

--

Davron Agzamov  
Business Manager  
Lotus School for Excellence  
303-360-0052 x 121  
[dagzamov@lotusschool.org](mailto:dagzamov@lotusschool.org)

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SHERIDAN 2 - Early Childhood Ed Ctr. - Replace ECC and Renovate MS - 1960

**School Name: Early Childhood Education Ctr**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	23,745
Replacement Value:	\$5,680,425
Condition Budget:	\$1,977,592
Total FCI:	34.81%
Energy Budget:	\$8,311
Suitability Budget:	\$385,700
Total RSLI:	28%
Total CFI:	41.8%
Condition Score: (60%)	3.27
Energy Score: (0%)	1.54
Suitability Score: (40%)	4.42
School Score:	3.73



## SHERIDAN 2 - Sheridan MS - Replace ECC and Renovate MS - 1952

**School Name: Sheridan MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	68,156
Replacement Value:	\$19,017,000
Condition Budget:	\$6,223,843
Total FCI:	32.73%
Energy Budget:	\$23,855
Suitability Budget:	\$6,705,800
Total RSLI:	36%
Total CFI:	68.1%
Condition Score: (60%)	3.31
Energy Score: (0%)	1.54
Suitability Score: (40%)	3.22
School Score:	3.28



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: SHERIDAN 2  
County: ARAPAHOE  
Project Title: Replace ECC and Renovate MS

Applicant Priority # 1  
Cash Grant Rank: N/A

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Sheridan School District has significant unresolved facility needs that put students at risk every day. Sheridan has the highest FCI among the neighboring metro area school districts and given the limited bonding ability of the District, the best hope for addressing the pressing facility needs is still through funding from the BEST program. The District worked with their Architects and Engineers through the winter of 2009/2010 to re-assess and update the facility master plan. The reassessment led to a master plan addendum and a subsequent BEST Grant application in March of 2011. The District has since determined the need to find some efficiencies in the proposed Consolidated grades 3-8 school in an attempt to reduce costs to include some of the necessary upgrades as a result of the consolidation. While the District is vigilant in its emergency planning, there are dangers that are beyond the District's control. These factors include: location, aging buildings, and the legacy designs of buildings from a pre-Columbine era. Sheridan School District is proposing a solution to the inherent life-safety dangers in three of its schools: Sheridan Middle School, Fort Logan Elementary, and its Early Childhood Center (ECC). The Consolidated grades 3/8 school and renovation/repurpose of the Middle School, for which BEST funding is requested, are components of the District's Facility Master Plan, which has been re-evaluated and validated over the past year. To address these life-safety risks, the District is proposing the creation of a new grades 3-8 school, to be built on the current ECC campus. Both the preschool program and the administrative offices would be moved to the current Middle School site, where the building can be reconfigured to have the district offices front Federal Blvd in the east wing and the ECC in the west wing of the building securely fronting Hazel Court. The aging Fort Logan building would be leased to organizations looking for space within the Sheridan community.

The District has proactively set out to address three chief issues: Cost to the taxpayer, community connectivity to the proposal and the community connection to the election process, as they still believe that the BEST program is the only way to fix their significant school facility needs. Cost to the taxpayer: In 2011 the voter proposal was \$6.8 million for the required BEST match. Combined with that ballot question was another \$6.9 million for other district-wide needs that were not part of the BEST grant. This extra amount doubled the cost to each tax payer. The cost to the Sheridan tax payer has been reduced to approximately \$6.49 million in lieu of the \$13.79 million request from last year. Addressing Community Connectivity to the Proposal: The District established a schedule of community focus groups engage a larger number of community members into the School District's Facilities master planning re-confirmation process. As a result the District has been able to better inform and also to gain more meaningful feedback on aspects of the master plan. Community connectivity with the proposal is already ten times better than last year. Addressing Community Connection to the Election Process: Efforts thus far indicate far greater support for the master plan and BEST Grant proposal. It was important to re-evaluate the master plan, the previous successful BEST Grant application and the information gleaned from the election process in order to improve the master plan from the Sheridan community's perspective. The proposed project is still a new grade 3-8 school with reduced square footage but with flexibility for future expansion. It also includes the remodeling of the Middle School into the new Early Childhood Center, a required move for completion of the new grades 3-8 school.

## Deficiencies Associated with this Project:

4107 S. Federal Boulevard is not an appropriate location for a middle school. It is in an inappropriate area for students that are coming of age and are given freedom to get themselves to school. The school sits at the top of a hill facing Federal Blvd., a 4-lane major arterial designated as a Colorado State Highway (Photo #7) carrying between 20,000 and 30,000 vehicles per day through Sheridan. Its site is shared with the District's Stadium and the Sheridan City Hall. Less than 6 acres is available for

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

middle school use. The building needs considerable work to bring it up to minimum CDE standards for health, life safety, accessibility, educational suitability and energy and operational efficiency. The building design is not conducive to cost effective solutions to its problems. Bottom line, regardless of how much money is spent to improve the building and site, it is still located right on Federal Blvd. and is a bad location for middle school students. After reviewing options for corrections and improvements, the community based Long Range Planning Committee (LRPC) agreed unanimously that the school must be relocated elsewhere. The search for an alternative site then began, followed by the idea that the a building could be more than just a middle school, and could provide a solution for district-wide deficiencies.

The oldest, most convoluted school in the District is Fort Logan Elementary, which houses grades 3 through 5. Sheridan's principals and the LRPC agreed the ideal grade level configuration for the new school would be grades 3 through 8, and the best site for the new school is in the location of the school that received the least improvement in the 2006 bond, the Early Childhood Center (ECC). The ECC will be relocated to the west side of the middle school building, away from Federal Blvd. The nature of early childhood programs provides for supervision of children both in transit to and from the site, as well as during outside play. This mitigates any issues with the building's proximity to busy streets. This facility has more space than the current building, which will allow the program to significantly reduce its wait list and serve all of Sheridan's youngest students. The renovated middle school building will be separated on the interior from the east side of the building, which would house District Administration and a portion of the Auxiliary Services, fronting Federal Blvd.

In 2006 a bond election was passed that used all of the District's bonding capacity at the time and generated about \$12 million. Generally, the goals of the bond issue were to add classrooms to eliminate mobiles, replace 10 year old evaporative cooling systems (Photo #11), and improve the appearance of all the District schools. These goals were only partially accomplished for two reasons. First, with 5 schools needing work, an average of less than \$3.5 million each would not go very far. Second, unprecedented construction inflation at the time reduced even further the degree to which these goals and other critical deficiencies could be fully addressed. By constructing a new 3/8 School on the ECC site, most of the deficiencies identified through the condition analysis of all Sheridan Schools, January 2010, would be obviated. The middle school would be converted to District Administration and Early Childhood Center. Ft. Logan Elementary would be repurposed, leasing the building to a combination of outside agencies that have been looking for space in the Sheridan community. The Early Childhood Center would be demolished to make room for the new 3/8 school.

The deficiencies listed below focus on life safety and health deficiencies at Sheridan Middle School and the Early Childhood Center. The items are referenced to a specific section of the Capital Construction Assistance Public Schools Facility Construction Guidelines – 1 CCR 303(1).

3.2.☐A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building.

3.3.☐The solution for leaky roofs at ECC was to construct a pitched roof structure over the existing flat roofs supported by the existing bearing walls. The old roof membranes were not removed. Gutters and downspouts on these asphalt shingled roofs are greatly undersized. The new downspouts discharge on grade (Photo #18) or into storm piping with an air gap (Photo #19). In winter, the downspouts and storm piping freeze, causing water to spread across sidewalks, parking and play areas forming ice. The grading around the building provides minimal slope for drainage which is exacerbated by the increased storm water loading. Saturation of the ground around the building of the brick bearing walls will have long term detrimental impacts on the structural integrity of the building.

3.3.☐A continuous and unobstructed path of egress from any point in the school that provides and accessible route to an area of refuge, a horizontal exit, or public way and 3.17. A facility that complies with the American Disabilities Act (ADA) interior exit corridors in classroom wings of SM contain several ramps that exceed Code steepness by 50% and have no handrails. This condition eliminates at least one of the two means of egress for handicapped occupants like "Pedro Gomez". A person in a wheelchair should always be able to exit down these ramps to an exterior door, but will not be able to exit up the ramps thereby eliminating the only other means of exit from these portions of the building (which contain all of the classrooms).

The two SMS classroom wings step down from a high point at the main cross corridor that connects the main entrance to the east with the faculty and bus student entrance to the west wing floor and roof steps down twice and the east wing 4 times. The steps vary from 24" to 30". The corridor ramps slope between doors accessing classrooms on each side at each level preventing an extension of the ramp without relocating the doors. See (Photo #20). Student lockers are installed on each side of the corridors in several locations and step down along each ramp. In order for the lockers to be available for use there

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

are no handrails on the ramps. Students whose locker is on the ramp must stand at an angle.

The one fire wall at ECC creates a dead-end corridor in the main hallway. The State Assessment indicates this building is Type 11A or 11B which is non-combustible construction requiring 2 hour fire walls. All of the new pitched roof construction is combustible wood as is the existing roof structure. The building therefore becomes a Type 111B building which requires 3 hour fire walls and openings protected with 3 hour rated doors. The door that creates the dead-end corridor is a 90 minute rated door that should be replaced with a double egress 3 hour door. The gable ends of the new roof construction should be of 3 hour construction but they are not.

3.4. The water supply system shall deliver water at a minimum normal operating pressure of 20 psi to all plumbing fixtures. The water service pressure in SMS is an ongoing issue. The location on a prominent hilltop is the reason given by Denver Water Board for inordinately low water pressures. A pressure booster system has been installed but the District continues to experience pressure problems throughout the building at the fixtures. These problems include poor flow and poor operation of flush valves and faucets and which consequently affects the condition of waste piping. Recent water line replacement improved fire hydrants but did not affect domestic water service. Frequent sewage back ups have been linked to build up as a result of the low pressures.

Several waste lines run thru the SMS Gym crawl space. They have leaked and been repaired and replaced multiple times over the 58 year life of the building. One of the waste lines was improperly repaired and a second failure allowed raw sewage to enter the crawl space. This has been corrected but the District believes that this waste line should be further examined to determine whether the waste line location and installation should be altered. In the meantime, the crawl space is a smelly, damp place increasing the risk of mold and fungi formation.

3.7. Facilities equipped with closed circuit video and keycard or keypad building access. The Middle School is currently equipped with electric door locking capability only at its main (east) entrance. The main west entrance is used by faculty and bus students and is not protected per District policy. None of the other exterior doors are equipped with electronic monitoring capability. Doors can easily be left unlocked or even blocked open. Without electronic monitoring there is no way, save for physically checking each door throughout the day, to ascertain their security.

A worse security breach occurs at SMS as a result of the disinclination of visitors to use the east parking lot and its adjacent main entrance/check-in because this requires negotiating the very busy Federal Blvd. The faculty parking lot on the west is much safer and easier to access. Visitors who have learned to park on this side of the building because of convenience must walk thru the building to the east side to check in at the main office. As a result, it is a common sight to see "strangers" walking thru the building. This situation is a characteristic that law enforcement and terrorist prevention officials abhor.

Security issues are caused at ECC by two major impacts. Every classroom has a door to the exterior as was common in schools built in the last half of the past century so that the interior corridors did not have to be fire rated. None of these doors are electronically controlled or monitored nor can they be locked without fire rating the corridors. Two of the ten classrooms are used by the Full Day/Full Year preschool program which is solely supported by Head Start for all residents of the District. This program operates from 6:00 a.m. to 6:00 p.m. (6-2-6) everyday of the year except holidays and weekends. The Personal Assistant to the Director of ECC is on a year round schedule now. However, between 6-7:30 a.m. and 4-6 p.m., there is no one to separate visitors from parents. In addition, all the exterior classroom doors are used as shortcuts by parents and teachers alike since most of the close-in parking is adjacent to those doors. The result leaves the children in the classrooms at risk of kidnapping or worse from a person with ulterior motives blending in with the normal chaos at the beginning and end of the day.

The second impact on security at ECC comes as a result of the building also being shared with District Administration. There is not a distinct separation or a separate entrance into the building to reach the District Administration. The administrators receive many visitors everyday. They come for different reasons and not all share the concern for student safety. Once checked into the building visitors can disappear around a corner into the main hallway and wander anywhere in the building.

3.8. An Event Altering Notification system (EAN) utilizing an intercom/phone system with communication devices located in all classrooms and throughout the school for efficient inter-school communications and communicate with local fire, police and

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

medical agencies during emergency situations. The telephone system is a vital component in the school's emergency notification system. The system throughout the District is outdated and repair parts are becoming increasingly difficult to obtain. The system lacks capabilities inherent in more modern systems. Inconsistent operation or periods of inoperability waiting for parts put the school's occupants at risk of not receiving warnings of impending natural or other treats. The phone connection to District Administration staff housed in mobiles adjacent to the ECC (Photos #21 & #22) is unreliable. It is not unusual for these staff to be unaware of alerts, duress or other emergency notifications.

3.13. Sanitary school facilities that comply with Colorado Department of Public Health. Plumbing piping and fixtures and water, sewer and storm sewer utility piping at both buildings is almost 100% beyond its 30 year service life as noted in the State Assessment. Additional assessment by our architect and engineering team confirmed the conditions in both buildings as requiring replacement of most fixtures, all of the interior galvanized water piping, all crawl space waste piping and select storm water and roof drain piping.

The Colorado Department of Public Health also governs Pre-Kindergarten facilities like ECC. Their requirements [4.10.2.] for classroom size, toilet fixtures (the really small ones must be utilized), storage and other support characteristics are not met at ECC. The program was moved into an old elementary school building with minimal remodeling. As a result, stepped platforms have been constructed to allow access for preschoolers to urinals (Photo #10) and drinking fountains (Photo #23). Toilet rooms are "down the hall" rather than in the room as preferred by CDH. Also mandated are "warm floors" that would be difficult to achieve given the existing slab-on-grade construction and constant volume HVAC system.

3.14. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food. Kitchen equipment at SMS dates to original construction in 1952. Most of the serving and work counters are wood. Tri-County Health has threatened to close down the kitchen if improvements are not made. All food service equipment is well past service life and does not contain energy saving features of modern equipment. Organization of work areas is not conducive to a modern food service facility. There is no cooling in the spaces it becomes unbearably hot in Spring and Fall. This situation indicates the likelihood that make-up air quantities for the range hood are far below Code requirements.

The ECC kitchen also dates to its original construction, but is blessed with slightly more stainless steel. Their main issues involve a non-functional range hood and the lack of a condensation hood at the dishwasher. There is no freezer and the coolers are original equipment.

3.15. A separate emergency care room or emergency care area shall be provided. There is no emergency care room, nurse's office or health center for middle school students. A separate Clinic run by CU Nursing School is located adjacent to the gymnasium which can be accessed by students, albeit circuitously. Such access puts them in contact with clients and visitors of the Clinic which is not a secure situation. Access by clients and visitors to the Clinic is therefore also possible into the middle school which can be an even more dangerous situation.

There are no nurse or emergency care spaces at ECC. This is a great detriment to the ECC program because of the age of the children attending and the program's emphasis on involving the families of its students. Medicines requiring refrigeration are kept in refrigerators in various locations in the building.

3.18. A site that safely separates pedestrian and vehicular traffic. Pedestrian and vehicular traffic at the SMS are designed to be separated but that is not the way the site is used by parents picking up and dropping off students [3.18.1]. On the east side of the site is the main entrance and parking area that can accommodate 120 cars and was designed for parent pick up and drop off. Safe access to the busy Federal Blvd is "right-in/right-out" (Photo #27). As a result, few people use this lot during school operations. Most people park in the west lot which is shared with City of Sheridan personnel (Photo #28). The school portion of the lot was designed for faculty parking only [3.18.2]. Because the site is not large enough for a separate bus area, the busses loop through the faculty lot to pick up students at the buildings' west entry (Photo #29). This is normally an acceptable solution on tight sites. However, because parents refuse to deal with Federal Blvd, they park amongst the faculty or City of Sheridan vehicles, or even worse, wait to pick up their children at the curb designated for busses only [3.18.3]. The result is chaos in the afternoon as students' stream between busses, parked cars and moving cars toward their waiting pick up vehicle.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Busses for ECC students are separated from other vehicular traffic [3.18.1] as well as from any proximity to the school. Bus lane is located on an upper level bench of the site adjacent to staff parking south of the District Admin mobiles. Students must negotiate a steep stair to access the school grounds (Photo #9) and the building. Visitors mingle with parents [3.18.3] picking up and dropping off in the very small north lot. There is no room for a turn-around and all those who park must back up in order to exit which creates an unsafe situation for small children even in good weather in daylight. Faculty parking [3.18.2] occurs in the south lot, offsite at the adjacent Recreation Center on-street to the north.

3.18.9 Consider restricting vehicle access at school entrances with bollards or other means to restrict vehicles from driving through the entry into the school. There are no bollards or other structural elements sufficient to prevent a vehicle from driving thru the main entry into either school.

3.19. A safe and secure site with outdoor facilities for students, staff, parents, and the community. SMS is located on a very busy 4 lane major arterial highway, Federal Blvd [3.19.1]. The 25 acre site is shared with the District Stadium AND Sheridan City Hall. Less than 6 acres are available for middle school use. None of the Stadium facilities are able to be used by the middle school except for after school programs. The one grass field that could be used is not visible from the school and is over 600 feet away [3.19.2] (Photo #30).

Electrical transformer and gas meter near the main entrance of SMS are not fenced [3.19.3]. The transformer at ECC is not fenced either. The building exterior and walkways are not adequately lighted to protect and guide occupants during evening use of either school facility [3.19.5]. This is particularly unsafe at ECC since the 6-2-6 preschool program student pick up and drop off occurs in the darkness for much of the year.

The large "front yard" for the middle school contains a grassy area, paved basketball and multi-use courts for informal play. This area is located on the opposite side of the building from the gym and adjacent to the busy Federal Blvd. Consequently, there are no outdoor PE activities at this school. Chain link fencing [3.19.6] attempts to keep balls and children from running into the street but middle school children can easily subvert this marginal protection (Photo #29). No fencing separates the middle school from the Sheridan City Hall. A grove of mature pines is a hindrance to observation of people between the two buildings. The west parking lot shared by City and SMS staff is not separated from student access (Photo #28) and provides an opportunity for students to slip away or outsiders to get close to students.

4.8. Elementary, middle, high and PK-12 buildings that functionally meet the recommended educational programming. The State Assessment indicates the cost to correct educational deficiencies at Sheridan Middle School would be even greater than correction of the physical condition issues. The reviews our architects and the Long Range Planning Committee are in agreement with the State's assessment that Sheridan Middle School does not and cannot effectively support 21st century skills and abilities as prescribed by CDE or as can be found at most modern middle schools in surrounding school districts. There are no music rooms [4.11.10 & 4.11.11], no stage or performing arts support spaces [4.11.14], or weight training area [4.11.18] at this building.

4.10.2. Preschool and kindergarten classrooms with dedicated bathrooms. Suggested kindergarten classroom sizes range from 1000-1200 square feet; Preschool Classrooms according to Colorado Dept. of Public Health would be of a similar size. ECC classrooms vary between 733 sf and 764 sf and they do not have dedicated bathrooms in the classrooms. CDH requires 12' and 15' tall water closets. Children must use remote toilet facilities designed for elementary school students (Photo #31).

4.11.4. Middle school classrooms should accommodate a maximum of up to 25 students and provide thirty two square feet/student with a minimum classroom size of 600 square feet. Classrooms sized according to this calculation would be 800 sf. SMS classrooms vary between 635 sf. and 743 sf.

4.11.5. Library/multimedia center (LMC) should be the heart of the school providing a flexible space for students, staff, parents and the community to read, write, meet, study and research topics. The space should be designed with high ceilings and exposed structure and materials. The space should have abundant natural light, as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments; the LMC at SMS is near the center of the school but has none of the other attributes of a modern media



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

center. The size, shape of the room and the height to structure are its greatest detriments. The space occupies the equivalent of two classrooms on one side of a double loaded corridor. The resulting narrow room severely inhibits organization of the many study areas required by a modern middle school LMC. Day lighting comes from west facing windows that produce glare and heat gain which lead to closing the blinds. The result contributes to the dismal appearance of this critically important space (Photos #32 & #33).

5.1. Facilities that conserve energy through High Performance Design (HPD). Sheridan Middle School is not located in a high performing building and neither is the ECC.

As we enter the second decade of the 21st century the Sheridan School District is determined to provide the 21st century Skills and Abilities that our student will need to create 21st century Solution to the many challenges of living and working in complex world. From a walk through Sheridan Middle School and Ft. Logan elementary School one can see that these environments simply won't do if we are to give our students a fighting chance to succeed. We simply have to do better and quite frankly the district doesn't have the financial means to provide these necessary environments for teaching and learning. That's why securing this BEST grant is important for our kids, they deserve it!

## Proposed Solution to Address the Deficiencies Listed Above:

The greatest and most urgent need is to relocate middle school students from the unsafe site on Federal Blvd. The community's solution for that was to build a new 21st. Century school for grades 3-8 with the added intention to reduce the 5th to 6th grade transition.

Over the past year, the District has re-assessed all previous master planning criteria and has added criteria for the long-term costs of operating buildings. In an effort to reduce total square footage and consequent operating costs, the District sought to better utilize its available square footage and sites.

The revised plan reduces the total district square footage from the 2011 scenario by approximately 14,000 square feet. This reduction in square footage will result in additional dollars available for educational programs each year, and result in an overall reduction in the cost of addressing the most pressing District needs. Flexibility for expansion was considered in the plan.

Summary of the 2012 plan:

- Build a new 3-8 School on the ECC site (2012 BEST Grant Application)
- Consolidate functions at the Middle School Building
- The Early Childhood Center (2012 BEST Grant Application)
- Administration (Future)
- Auxiliary Services Center (Future)
- Facilities (Future)
- Decommissioning of the Fort Logan Building

The Consolidated 3-8 School is the most important component of the Master Plan, it consolidates two schools into one building and site, which creates efficiencies in operations, staffing, and transportation.

The relocation of the middle school will allow for the second component of the Master Plan: consolidating the functions of seven other buildings to the middle school site; the early childhood center, three administration buildings, the auxiliary services center, garage, and facilities warehouse will all relocate.

The district is now including only the ECC relocation as part of the grant request. The ECC relocation is an integral part of the 3-8 school project since it will need to be removed from the site for completion of the 3-8 project.

The final component of the revised Master Plan is decommissioning of Fort Logan Elementary. The District is currently discussing opportunities with community partners to lease or sell the Fort Logan building and site with the ultimate purpose of

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

taking the building and its liabilities off of the district's books.

## How Urgent is this Project:

The need is immediate. The crux of the problem with the middle school site is life safety for an individual in conflict with the traffic on Federal Blvd. This has already happened to a current Sheridan student who is thankfully alive, but disabled and receiving his education under the District's Special Education program. We have had yet one more student experience the rampage of traffic on Federal Blvd just this Fall. He was far more fortunate than his classmate. At any moment, another child could dash out into traffic on a dare, or chase a loose ball bounding down the hill or an impatient parent could try to make a left hand turn into or out of the east parking lot. The community's concern about another accident has led the Sheridan Police Department to institute a public information campaign to highlight the dangers of jay-walking and ignoring pedestrian safety laws. A letter from the Chief of Police is attached.

## How Does this Project Conform with the Construction Guidelines:

The project conforms to the Public Schools Construction Guidelines by the following:

The items below are referenced with brackets [ ] to a specific section for the Capital Construction Assistance Public schools Facility Construction Guidelines – 1 CCR 303(1).

The project conforms to the PSFCG by the following:

- [3.1.] A sound structural system.
- [3.2.] A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building.
- [3.3.] Proper egress throughout the building.
- [3.4.] Proper potable water quality and pressure.
- [3.5.] Complete code-complying fire alarm system.
- [3.7.] A closed circuit video system and keycard or keypad building access with controlled access provided with the "buzz-in" remote release device in the receptionist area.
- [3.8.] An event alerting and notification system.
- [3.9.] A secured facility with all exterior doors controlled by a keycard building access system or electronic door monitoring.
- [3.10.] Safe and secure electrical system.
- [3.11.] Safe and efficient mechanical system.
- [3.12.] Health indoor air quality.
- [3.13.] Sanitary school facilities.
- [3.14.] Food preparation, distribution and storage within the new facility.
- [3.15.] Safe laboratories with proper storage of chemicals in science classrooms and prep rooms.
- [3.16.] A separate health office for emergency care.
- [3.17.] An ADA compliant facility.
- [3.18.] A site that safely separated pedestrian and vehicular traffic.
  - [3.18.1.] Separated physical routes for busses, cars and pedestrians are proposed. Traffic control signage shall be used to compliment the site circulation design.
  - [3.18.2.] A dedicated bus staging and loading/unloading area is proposed, and is located away from the staff and visitor parking area. Site construction shall include raised curbs. Traffic control signage shall complement the site design.
  - [3.18.3.] The proposed car drop off area has a reservoir for "car stacking". The flow is counterclockwise, and pedestrian circulation routes do not cross vehicular traffic flow.
  - [3.18.4.] The parking areas will be paved. The concept plan shows that parking areas are in view of the main entrance of the building, away from the student drop off area.
  - [3.18.5.] A designated safe path leading to the school entrance. The sidewalks in the concept plan are located adjacent to vehicular circulation to define pedestrian routes.
  - [3.18.6.] The concept plan shows the building service area is separated from the other on-site traffic and pedestrian entries.
  - [3.18.7.] Bicycle parking will be located adjacent to the main entrance in an observable location.
  - [3.18.8.] Fire lanes will be marked and signed on the site.
  - [3.18.9.] The new concept plan shows that the main entrance plaza is bordered by raised planters and benches separating the bus drive in front of the school from the main entrance.
- [3.19.] A safe and secure site.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- [3.19.1.] The Consolidated 3/8 School is located on the present ECC site. The adjacent users are community use Park and Recreation District Facilities.
- [3.19.2.] The concept plan configuration allows clear lines of site to playfields and parking areas.
- [3.19.3.] Electric service and gas meter will be fenced, located in the service area away from the pedestrian circulation paths.
- [3.19.4.] Access to building roof will be limited to roof hatches inside the building. The parapet heights will be designed to discourage climbing onto the roof.
- [3.19.5.] The new site circulation route will be lit to provide safe access to the building for evening events including parking lot lighting.
- [3.19.6.] The concept design utilizes existing open areas for new playfields. The entire site perimeter except along existing streets is fenced. The elementary play equipment will be relocated from the ECC and new equipment will be provided that is ADA accessible. A new resilient soft surface will be installed in the elementary play area which will be fenced.
- [4.1] The Consolidated 3/8 School will be constructed with high quality, durable, easily maintainable materials and finishes.
- [4.2.] The facility will support Cap4K, NCLB and the State Board's model content standards.
- [4.3.] The new facility will have embedded technology for student learning in classrooms and will have a computer lab with distance learning capabilities.
- [4.4.] The administrative offices will be equipped with technological hardware and software to control web-based activities and access.
- [4.6.] The facility will have an emergency power backup generator.
- [4.7.] The conceptual site plan observes and/or improves upon existing topography, vehicles access, soil characteristics, utilities and aesthetics.
- [4.8.] The Consolidated 3/8 School will meet recommended educational programming in permanent buildings for middle school and elementary school students.
- [4.11.] The new school's concept design provides day lighting into and views from all classrooms. Tubular day lighting devices will augment the day lighting to classrooms and other spaces where windows are not possible. Appropriate acoustical design will be used to control noise levels. The new facility will be a vibrant and cheerful environment supporting 21st century learning.
- [4.11.1.] The new playfields accommodate typical middle school and elementary school activities appropriately separated. New hard surface basketball courts will be located adjacent to the Gym.
- [4.11.2.] Special Education spaces are included in the new concept design. They are located on the upper level at the center of the school near the Administration/Counseling area. The concept site plan shows the opportunity for a separate loading/unloading area for special education students.
- [4.11.4.] Classrooms are designed with 32 S.F. per student, larger than the minimum required 600 S.F. and rectangular in shape. Several classrooms have operable walls to provide a variety of learning space. Small group rooms are also provided to extend the range of learning space size.
- [4.11.5.] In the new concept design, the Library is located at the "heart" of the school. A section of the library space is two stories in volume. The space shall have exterior windows with sun control devices.
- [4.11.6.] Computer Labs are located in the instructional wings of the building for middle and elementary students separately. Two computer stations are planned for all classrooms and science rooms.
- [4.11.7.] Distance Learning will also be accommodated in the Media Center. The space will have window shades to control lighting. The proportion of the room and finishes will be determined to enhance the acoustical properties of the space.
- [4.11.8.] Science Labs are located in the middle school wing. The labs will have demo tables, wet student stations, and emergency eye wash devices. The science rooms will have adjacent science prep rooms.
- [4.11.9.] There will be a Domestic Arts lab.
- [4.11.10.] The concept design shows Instrumental Music located in the activities area of the building new the Stage. The room will be acoustically and mechanically separated for the other spaces and will serve as a green room for stage performances. Instrument storage will be along the periphery of the room of in the music hallway.
- [4.11.1.] The Stage will serve as the elementary and vocal music classroom adjacent to the Band room. The room shall be acoustically and mechanically separated.
- [4.11.12.] In the concept design art rooms are located centrally on the upper level near the heart of the school. The spaces have exterior windows for extensive natural light.
- [4.11.13.] Career and Technical Education Lab is located in centrally in the building. The room will be acoustically and mechanically separated from the other activity spaces.
- [4.11.14.] The concept design shows the performing arts support space is adjacent to the stage. The storage area is side stage.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The Practice rooms in the music wing can be wet so the spaces can double as dressing rooms.

[4.11.15.] The concept design shows a food preparation kitchen located adjacent to the service/receiving area and next to the cafeteria.

[4.11.16.] In the concept design the cafeteria space is shaped to act as the “House” to the raised stage. The space is able to be divided for lunch to separate elementary and middle school students. The volume in the cafeteria will be as required for a performance space. Light control shall be as required of a performance space. The stage shall have the curtains and lighting appropriate for middle school performances.

[4.11.17.] The concept design located the Gymnasium in the Activities side of the building. The size shall accommodate a regulation basketball court and shall be divisible into two smaller teaching stations. The gym shall have the typical equipment including divider curtain, basketball goals, and volleyball sleeves.

[4.11.18.] The concept design locates Fitness and Weight training room adjacent to the Gym.

[4.11.19.] In the concept design the boys and girls locker rooms are adjacent to the Gym. The rooms have lockers and separate toile rooms. Offices for instructors will be incorporated in the locker space.

[4.11.20.] In the concept design the Administrative space is located at the main entrance to control visitors entering the facility. The Administration area will include reception, counseling areas, conference areas and faculty toilets. Student and public toilets are located throughout the building. Custodial spaces shall be located adjacent to the toilet area. The receiving area is located off of the service drive.

[5.1.] The facility will conserve energy through High Performance Design (HPD). The new facility will be a high performance building that is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment.

[5.1.1.] An integrated team will be formed to pursue LEED Gold certification.

[5.1.3.] The conceptual site design provides responsible storm water management and will be landscaped to reduce water consumption.

[5.1.4.] The conceptual building plan minimizes the building footprint with two-story academic wings.

[5.1.5.1.] Five percent of on-site parking spaces is considered for low emission vehicles.

[5.1.5.3.] Three parking spaces per classroom will be provided.

[5.1.5.4.] Overflow parking may occur in the adjacent Rec. Center parking area for large sporting events.

[5.1.6.] The concept plan utilizes the existing ECC site and municipal infrastructure.

[5.1.7.] The facility will continue the Sheridan tradition of accommodating joint-use community activities.

[5.1.9.] Passive solar techniques will be utilized.

[5.1.10.] Energy efficient and/or renewable energy strategies will be sought. The new facility will target low energy cost as well as low energy consumption.

[5.1.20.] Existing deciduous trees will be retained as much as possible in the site development. The conceptual landscape design utilizes filtration of storm water.

[5.1.21.] Heat island effects will be reduced with the use of white granular surface membrane roofing such as Tremco.

[5.1.23.] A tight and well insulated building envelope is proposed, with a minimum wall thermal value of R-19 and roof thermal value of R-30.

[5.1.24.] Vestibules will be provided at main entrances to minimize loss of conditioned air.

[5.1.25.] Sustainable building materials will be used where possible.

[5.1.26.] Educational display of high performance design site and building features will be incorporated and encouraged.

[5.2] The Consolidated 3/8 School takes into account district-wide maintenance and operational costs. The Sheridan Master Plan consolidates the functions of two existing facilities into one school to maximize opportunities for shared flexible facilities. This revised plan reduces the total district square footage from the previous Scenario 8 Master Plan by approximately 44,000 square feet.

[5.5] Training of district staff on maintenance of high performance systems and equipment will be encouraged for optimum performance and life span.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Because of the efficiency expected to be built into a new 3/8 school facility the resources required to maintain the new building are expected to be less than current allocations. With the current district resources it is highly unlikely that the district will be able to set aside adequate funds to completely replace the 3-8 school at the end of its useful life. With this in mind the district will annually budget resources required to meet the following capital renewal budget maintenance plan.

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The district's fiscal office in conjunction with the maintenance department is responsible for implementing and maintaining a comprehensive planned maintenance and capital renewal program. The program is to provide systematically for the maintenance of district-owned facilities, the renewal of infrastructure and facilities based upon subsystems' predictable lifecycles, and the long-term elimination of deferred maintenance.

Within the Sheridan School District #2, maintenance work shall be defined as the work necessary to keep all district owned facilities in good repair and operating condition. This work includes maintaining, operating, and repairing utility systems. It also includes maintaining and repairing basic components of district buildings, ad grounds. We have highly qualified maintenance employees on staff. They perform and provide all maintenance and upkeep on our facilities. These employees would care for our new facility in the same manner that is currently done. The staff has many years of experience and we have programs in place tat attend to preventative maintenance, tracking labor and material costs, and facility usage needs.

We will continue to perform the following guidelines as it relates to maintenance an upkeep of our facilities:

1. 2. A bi-annual physical audit of each facility to identify maintenance/repair requirements in the planned/maintenance program
2. 2. A bi-annual facility condition report;
3. 2. An annual five year projection of capital renewal costs of facilities and infrastructure based upon major subsystems' lifecycles;
4. 2. An annual deferred maintenance estimate, exclusive of the annual capital renewal projection cost;
5. 2. A bi-annual audit and listing of maintained equipment including:
  - a. 2. Nomenclature (type, size, capacity, manufacturer, etc.)
  - b. 2. Location
  - c. 2. Condition
  - d. 2. Maintenance tasks and frequencies
  - e. 2. Maintenance schedule
  - f. 2. Cost data
  - g. 2. Lifecycle
  - h. 2. Warranty coverage;
6. 2. A bi-annual review of equipment identified for replacement;
7. 2. A computerized work order system to carry out identified maintenance tasks and which will reasonably account for the total allocated resources;
8. 2. A current comprehensive schedule for all maintenance and capital renewal work through a computerized work order system and preventative maintenance system;
9. 2. Policies and procedures for effective materials management with resultant written records demonstrating internal controls over the purchase, storage and use of plant operations department materials.

Sheridan School District #2 has made a commitment to allocate \$100,000 annually to the capital renewal budget that will be established if the project is approved. This allocation has been approved by the board of education and is included in our proposed budget for the ensuing fiscal year beginning July 1, 2011. The district will provide for maintenance and upkeep proposed within this application per BEST regulation. Once the building systems are installed and operational, the building will be included in our existing maintenance guidelines to ensure proper operations and longevity of all systems.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The Sheridan School District's BEST Grant proposal calls for the replacement of two existing schools, Fort Logan Elementary and the Early Childhood Education Center, and the renovation and repurpose of another, Sheridan Middle School.

Fort Logan Elementary is the District's oldest building, standing since 1923 and was originally built as an armory. The school currently serves grades 3-5. Over the years, Fort Logan has gone through a series of renovations and additions. Yet, the age of

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

the building shows as the structure continues to deteriorate. The building is overcrowded and unable to support the forecasted students coming in from the District's K-2 primary school. Even worse, the additions have created a labyrinth of nooks and corners where children or intruders can easily hide. The building has severe limitations which make it impossible to eliminate the deficiencies. The District has found and removed trespassers and homeless people seeking warmth and shelter from the building on several occasions.

The District's Early Childhood Center (ECC) was originally constructed as a public elementary school in 1960, the building is currently home to the District's HeadStart and Colorado Preschool Program (CPP) activities for children ages 3-5 and District administration. However, the building has many spaces that are too small to meet many Head Start requirements, and the building size also struggles to meet community demand. The building is at capacity and has no room for growth. The ECC has a waiting list of over 40 students. The building also has over 20 exterior doors making it difficult to control. This is magnified by the fact that the building is also shared with the District administrative offices. The building's layout makes it possible for visitors, employees, and parents to easily intermix with preschool students in the school. On several occasions, individuals who identify themselves as job seekers looking for the Human Resources offices have been found freely roaming the hallways. This need for additional classrooms and to address serious life-safety concerns are addressed by relocating the ECC program to a new location as part of the proposal. The current ECC campus would be the site of the proposed 3-8 school.

Sheridan Middle School was originally built in 1952 and has served as a middle school or high school for the district since. Sheridan Middle School fronts Federal Boulevard, that today is major 4-lane arterial highway. A partial chain link fence is the only thing that separates these children from vehicles that are often surpassing the 40 MPH speed limit. In fact, the Sheridan Police Department recently recorded over 90 vehicles traveling 10 MPH+ over the speed limit in a one hour span. The threat of a child being struck by a vehicle is not only a constant, but an unfortunate reality. Sheridan Middle School students have been struck and seriously injured on multiple occasions within the last five years. The most recent incident left a student with traumatic brain injuries that will limit his ability to be self-sufficient. But he is alive. The community-based Long Range Planning Committee, formed in 2009 to plan the future direction for Sheridan's schools, constantly worries about "Whose next?" It is a priority of this committee and the School District to see the Middle School moved to a safer location for this age group.

To address these life-safety risks, Sheridan is proposing the creation of a new grades 3-8 school, to be built on the current ECC campus. Both the preschool program and the administrative offices would be moved to the current Middle School site, where the building can be renovated to have the ECC in the west wing of the building securely fronting Hazel Court and District offices in the east wing fronting Federal Blvd. The aging Fort Logan building would be leased to organizations looking for space within the Sheridan community. The District believes it will be able to lease the building to a combination of outside agencies that have been looking for space in Sheridan. Several of these organizations already have some type of agreement to use space in other District buildings. The current educational programs in grades 3-5 and grades 6-8 would be moved to the new and efficient grades 3-8 school as part of the District's Master Plan. This solution is the best option for making the Sheridan Schools truly safe for its students and employees.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

100,000.00

**CDE COMMENTS:**

THE DISTRICT SUBMITTED THE APPLICATION FY11-12 BUT VOTERS DID NOT APPROVE. THIS GRANT HAS REDUCED THE SF FOR THE 3-8 AND INCLUDED THE RELOCATION OF ECC INTO THE EXIST. MS AND RENOVATION.

**Health, Safety**                       **Overcrowding**                       **Technology**                       **Other**

**Importance:** L      **Urgency:** L      **Planning:** Up To Date      **Ability:** Not Able      **Previous BEST Grants:** 2 - \$1,719,398

**Red Flags:**                                      **Red Flag Explain:**

**Current Grant Request:**                      \$23,011,512.42                       **Charter School Authorizer Letter**  
**Current Applicant Match:**                      \$6,490,426.58                       **Charter School Three Month Notification**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Total Project Cost:</b>	\$29,501,939.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	787.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	129,927	<b>CDE Minimum Match Percent:</b>	22
<b>Cost Per Sq Ft:</b>	\$216.25	<b>Actual Match Provided by Applicant:</b>	22
<b>Cost Per Pupil:</b>	\$35,701.51	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	165.09	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	127.00	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	4.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	80.78%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	16045
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	8102677.02
<b>District FTE Count:</b>	1,443.50	<b>Existing Bond Mill Levy</b>	9.75
<b>Assessed Valuation</b>	142688385.1	<b>Bonded Debt Approved</b>	12865000
<b>PPAV:</b>	98848.89858	<b>Year Bond Approved</b>	06
<b>Unreserved General Fund FY0910</b>	6062167.19	<b>Bonded Debt Failed:</b>	6900000
<b>Bonded Debt:</b>	20435000	<b>Year Bond Failed:</b>	11
<b>Total Bonding Capacity</b>	28537677.02	<b>Bond Capacity Remaining</b>	8102677.02
		<b>Percent Bonding Capacity Used</b>	0.71607089763

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ARCHULETA 50 JT - Pagosa Springs ES - ES Roof Replacement - 1967

**School Name: Pagosa Springs ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	64,805
Replacement Value:	\$15,640,393
Condition Budget:	\$9,261,947
Total FCI:	59.22%
Energy Budget:	\$0
Suitability Budget:	\$7,340,300
Total RSLI:	13%
Total CFI:	106%
Condition Score: (60%)	3.23
Energy Score: (0%)	2.50
Suitability Score: (40%)	2.78
School Score:	3.05



**Q#: 110.4 - What is the condition of the roof covering? The roof is mostly in fair condition but the client has reported the 1987-Add roof is leaking and failing. Score: 3**



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ARCHULETA 50 JT

Applicant Priority # 1

County: ARCHULETA

Cash Grant Rank: 1.5

Project Title: ES Roof Replacement

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Our Elementary School located at 141 South 10th Street in Pagosa Springs, Colorado was built in 1969 with classroom additions in 1981 and 1993. There are eight levels of roofs and all have a history of leaks. We engaged a Roof Consultant, Division 7 Design, Inc. after a process where proposals from five very qualified firms were considered. Division7 Design's report is attached to this application. Based on information contained in that report the District now knows there are three different primary roofing systems on the building. All were fully adhered over mechanically attached insulation. The original core building had a gravel surfaced built-up roof that was, at some time in the forgotten past removed and replaced with a smooth surfaced modified bitumen membrane over an inch thick cover board over 1 ½" thick polyisocyanurate insulation over a wood deck. The 1981 addition had a mineral surfaced modified bitumen membrane over a half inch thick gypsum board over 2" thick polyisocyanurate insulation over an acoustic metal deck. The last addition in 1993 has an EPDM single ply membrane over a half inch thick gypsum board over 2" thick polyisocyanurate insulation over what is, most likely, the original roof. The roofs were all built with at least ¼" per foot structural slope, but all suffer from long flat valleys that trap water. All portions of the building were contending with frequent leaks in 2007 so a program was funded by the District to install an acrylic coating over the entire roof. Garland Company supplied the materials and coordinated the work of the installing contractor. That effort has been less productive than anyone could have expected. Leaks continue with every rain storm and snowstorm. The Manufacturer's response to requests for repair under the warranty has been, largely, ineffective. The coating system's warranty runs through July of this year. There is no other warranty.

## Deficiencies Associated with this Project:

The existing roofing assembly below the coating has endured far beyond industry standards. The insulation is saturated by water over a large percentage of the roof. The gypsum board thermal barrier is reduced to mush in two of three test cuts. This may impact on the fire rating of the assembly and the continued use of the space. Mold is obvious on much of the underside of the 1969 core building. Vinyl Asbestos Tile (VAT) is present in the building and is monitored by industrial hygienists. The District's intent is to be prepared, to the extent possible, for this summer's construction window. We may have little choice after Joseph Montoya of the CDPS learns of our current situation. We must inform him of the discovery of water damaged thermal barrier over the 1981 addition and the impact on the fire rating of that assembly. If he finds there are serious risks there may be serious consequences.

The District may have only thirty days to develop a plan that will satisfy the CDPS. The District would do everything within its limited resources to protect the public, the students and staff that must use the Elementary School. We would ask for guidance from BEST Technical Assistants to protect our place in this grant cycle.

## Proposed Solution to Address the Deficiencies Listed Above:

The District intends to direct Division 7 Design, Inc. to prepare plans and specifications for a roof replacement program. Plans and specifications will call for the removal of existing roofing system as required to expose the structural decking. Tapered insulation will be added as needed to prevent water ponding. Two layers of 2" thick polyisocyanurate insulation and a fire rated coverboard will be mechanically attached. A single ply EPDM membrane will be adhered to the cover board. In due course, bidders will be solicited who would offer competitive proposals following the BEST Division's competitive selection process for vendor selection. Instructions to bidders would spell out the District's need for a two year labor and material guaranty/warranty from the roofing contractor and a twenty year material warranty from the roofing systems manufacturer. A bid bond would accompany each responsive bid to make sure each bidder would hold their prices for the sixty days that

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

might be needed to execute the contract for construction. A 100% labor and material payment bond and a performance bond would be required from a qualified surety to protect the District's investment and interests.

## How Urgent is this Project:

The Elementary School Roof has failed. Over half the classrooms have tarps to protect equipment and materials and buckets to catch the leaks. Portions of the roof may have lost the required fire rating and may be in violation of fire codes. Mold and asbestos issues are a growing concern.

## How Does this Project Conform with the Construction Guidelines:

The District has adopted a policy intended to protect the value of one of our most important assets; the roofing assembly on every one of our buildings. This policy is in addition to the published warranty requirements of a manufacturer with a current roof system warranty. The following program is to serve as the first draft of an evolving document that will be reviewed and revised as needed. The Maintenance Department is the primary staff intended to implement this directive; however, reporting moisture intrusion is the responsibility of the entire staff. If you see something, say something.

The District has employed a Professional Roof Consultant who will offer an in-service training session to Maintenance Department Staff so they may serve as inspectors.

Perhaps surprisingly, the starting point of a roof inspection should actually be the interior of our buildings. The interior walls and ceilings should be examined for any signs of water staining which would indicate a problem above on the roof.

The roof itself should then be visually inspected. The following key areas should be checked in this order:

- Cap flashings;
- Edge metal;
- Base flashings;
- Penetrations;
- Field of the roof;
- Ballast;
- Roof adhesives; and Surface coatings, if present.

Cap flashings, which are metal or other rigid covers at membrane terminations, should be inspected for:

- loose areas of attachment or loose or missing fasteners;
- loose or displaced sections of metal;
- deformed metal that could collect water and funnel it through an end joint;
- corrosion;
- missing or loose joint covers; and
- sealants showing signs of cracking, weather and/or aging.

Edge metal, installed at the edge of a roofing system to terminate the roof and provide waterproof flashing, should be checked for:

- loose areas of attachment or loose or missing fasteners;
- loose or missing stripped-in flashing;
- splits in the stripping at metal flashing joints;
- corroded metal;
- missing or displaced metal sections or joint covers;
- open joints and sealants displaying signs of cracking or weathering or aging.

Base flashings, which are roof membrane terminations at walls and curbs, should then be looked at. Watch for:

- a secure and sealed top termination;
- continuous adhesion of base flashing to substrate, with no loose membrane or extensive bridging;
- a covered top seal of the membrane base flashing;
- closed seams at the bottom of the base flashing at its attachment to the field membrane;

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- sealed seams at vertical laps;
- sealants in good condition, without signs of cracking, weathering or aging; and
- base flashing material without signs of deterioration or building movements.

Penetrations are pipes, drains and other items that are inserted through the roof membrane. They must be flashed properly to assure a watertight roof. An inspector should examine the following:

- the drain clamping ring and drain strainer to ensure proper securement for a watertight seal at the membrane-to-drain interface;
- thorough adhesion of sealant inside pitch pockets and membrane adhesion around the outside of pitch pockets;
- pitch pockets containing adequate fill material to prevent water from collecting;
- pipe boot flanges sealed tightly to the roof membrane; and
- a tight seal and termination around pipe(s) at the top of pipe boots.

In the field of the roof, be sure that:

- No fasteners protrude against the membrane, causing a "tenting" effect; or that there are no visibly loose fastening points;
- the membrane contains no worn spots, deteriorated areas, or holes in the membrane;
- insulation panels are in their original positions; no buckling or warping,
- there are no changes in insulation or substrate firmness when the roof is walked on;
- adequate drainage is present; and
- around rooftop equipment, no areas have been degraded by equipment leaks or spills, or have been punctured by dropped tools or equipment parts from workers maintaining roof-mounted equipment.

If the roof membrane has a coating on it, it should be examined. Coatings will generally require reapplication(s) during the life of the roof system; frequency depends on many factors, such as the local environment, ponding water, roof slope, and the type and quality of the original coating. Recoating work is typically the responsibility of the building owner and should be performed by a professional roofing contractor. The inspector should also pick up debris like paper, bottles, broken glass, tree limbs and vegetation and dispose of it properly.

Likewise, he should also remove obstructions, such as leaves or dirt from roof drains and/or scuppers, ensuring that they flow freely. Clogged drains and/or scuppers can lead to excessive ponding on the roof, which frequently causes leaks or even roof collapse.

However, caution should be exercised when clearing debris from drains because significant suction can be created by draining water; it can quickly suck tools into a drain.

Roof inspection may uncover the need for repairs in a variety of categories, including spot patches, emergency repairs, general repairs and permanent repairs.

If membrane repairs are needed, they should be performed by professional roofing contractor specifically authorized by the membrane manufacturer. Not doing so could also void the warranty. And in keeping with typical warranty requirements, the manufacturer of a warranted roof system should be notified promptly about the need for repair(s) and the procedures to be followed. Typically manufacture warranties require written notification to the warranty department within thirty (30) days of discovery of any leak. The District policy is to report leaks discovered immediately by phone followed up by email to the warranty department with written notification by mail as required by the manufacturer's warranty.

All procedures should be documented in order to create an informative history of a roof system's performance.

Future roofing projects will require the Contractor to deliver a care and maintenance manual for his products. An in-service training program will be required to acquaint District personnel with methods of procedure for temporary patches of damaged or defective areas. Specialized tools and small quantities of peel and stick membrane material will be a contract requirement.

The Maintenance will control access to our roofs. Outside contractors hired to service rooftop equipment must coordinate

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

access through the Maintenance Department. Each contractor will be required to provide certificates of insurance naming the District as additional insured. Contractors will be informed of their responsibility to protect our roofs. Failure to follow District guidelines in this matter will result in an insurance claim filed directly with the contractor's insurance company. Contractors with a pattern of disregard of our policy will be barred from future work.

Building Principals will be responsible to restrict access to the roof by staff and students. Any rooftop equipment or cabling needed to support the educational needs of students or staff must be performed by the Maintenance Department or an approved contractor. Lost toys or car keys or other valuables will be retrieved by the Maintenance Department, without exception.

Please review this new policy, feel free to offer revisions, additions or suggestions you believe will make this policy a collaborative effort.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The District has adopted a Roof Maintenance Policy The District has adopted a policy intended to protect the value of one of our most important assets; the roofing assembly on every one of our buildings. This policy is in addition to the published warranty requirements of a manufacturer with a current roof system warranty. The following program is to serve as the first draft of an evolving document that will be reviewed and revised as needed. The Maintenance Department is the primary staff intended to implement this directive; however, reporting moisture intrusion is the responsibility of the entire staff. If you see something, say something.

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## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

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# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

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Please review this new policy, feel free to offer revisions, additions or suggestions you believe will make this policy a collaborative effort.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The buiding was built in three phases 1969-1993. The roof is failing over the entire buiding

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

WHILE THE ASSESSMENT STATES THAT THE ROOF IS IN FAIR CONDITION, A ROOFING CONSULTANT RETAINED BY THE DISTRICT HAS REVIEWED THE ROOF AND OBSERVED THAT THE ENTIRE ES ROOF IS FAILING.

Health, Safety     
  Overcrowding     
  Technology     
  Other

**Importance:** M   
 **Urgency:** H   
 **Planning:** Up To Date   
 **Ability:** Able   
 **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$228,115.30	<input type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$423,642.70	<input type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$651,758.00	<input type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match
<b>Affected Pupils:</b>	517.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	66,800	<b>CDE Minimum Match Percent:</b> 65
<b>Cost Per Sq Ft:</b>	\$8.87	<b>Actual Match Provided by Applicant:</b> 65
<b>Cost Per Pupil:</b>	\$1,146.05	<b>Historical Significance:</b> N/A
<b>Sq Ft Per Pupil:</b>	129.21	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b> 150		<b>If Match is a Bond Election Date:</b>

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	0.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	51.21%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	21979
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	64507049.07
<b>District FTE Count:</b>	1,392.50	<b>Existing Bond Mill Levy</b>	2.308
<b>Assessed Valuation</b>	367181505.35	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	263685.10259	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	6579775.78	<b>Bonded Debt Failed:</b>	49000000
<b>Bonded Debt:</b>	8929252	<b>Year Bond Failed:</b>	11
<b>Total Bonding Capacity</b>	73436301.07	<b>Bond Capacity Remaining</b>	64507049.07
		<b>Percent Bonding Capacity Used</b>	0.12159179956

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Pikes Peak BOCES - Replace Special and Alternative Needs School - 1968

**School Name: Pikes Peak BOCES School of Excellence**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	21,085
Replacement Value:	\$5,378,586
Condition Budget:	\$3,271,799
Total FCI:	60.83%
Energy Budget:	\$7,380
Suitability Budget:	\$3,612,600
Total RSLI:	13%
Total CFI:	128%
Condition Score: (60%)	2.66
Energy Score: (0%)	1.35
Suitability Score: (40%)	2.75
School Score:	2.69





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: Pikes Peak BOCES

Applicant Priority # 1

County: BOCES

Cash Grant Rank: N/A

Project Title: Replace Special and Alternative Needs School

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm            | <input checked="" type="checkbox"/> Roof              | <input checked="" type="checkbox"/> Window Replacement    |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement            | <input checked="" type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security          | <input type="checkbox"/> Land Purchase                    |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework | <input checked="" type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                | Other: fire sprinkler system;<br>furnishings, fixture     |

## General Background Information and Reasons for Pursuing a BEST Grant:

Pikes Peak BOCES provides alternative and special educational services in classroom settings for 21 school districts through its School of Excellence. The School of Excellence is located at 828 Wooten Road, Colorado Springs and supports four programs:

1. The Pathways Program is a highly structured, licensed day treatment center for K-12 students with severe emotional and behavioral conditions. Reality-based clinical treatment and natural/logical consequences guide the development of socially acceptable behavior. Pathways focuses on changing behavior so that our students can successfully return to public school. When that is not an option, students can transition to the Phoenix program or an alternative high school. The program currently serves 32 secondary and 19 elementary students.
2. The Phoenix Program serves 15 secondary and 15 elementary students with moderate to severe behavioral issues. Due to lack of space, students were moved to the Gorman Educational Center in 2011.
3. The Liberty Program serves students with two or more severe handicapping conditions (e.g., low intellect coupled with emotional issues or a diagnosis on the autism spectrum). Liberty provides students with communication supports, structure and routines in order to develop appropriate behaviors, improve academic achievement and gain independence in all life areas. Currently, 12 high school, 9 middle school, and 8 elementary students are enrolled.
4. The Significant Support Needs Program serves students with severe developmental, cognitive and/or medical needs that significantly impact educational needs. This K-12 program serves 7 students and is hosted by Ellicott School District. These students could attend the School of Excellence if space was available.

Total BOCES enrollment is 120 as of Feb. 1, 2012. Over the past 18 months, member and associate districts have increased their requests for autism and expelled student programs. If these were offered, enrollment would immediately increase by 16-20 students.

Pikes Peak BOCES also provides two student support programs.

5. School to Work Alliance (SWAP) assists young adults with mild to moderate employment barriers to secure full-time work. Staff work with students on job search, interviewing and employee behavior skills.
6. The Transitions Program helps students with disabilities acquire basic living skills including cooking, laundry, budgeting, community transportation, and food shopping.

During 2009-2012 facility assessments, safety, welfare, cost, and school utilization have been the key to renovation/relocation analysis. The cost of constructing a new facility is prohibitive. Pikes Peak BOCES has no taxing authority or tax base. All operating, capital and maintenance funds are derived from member/associate member fees (20%) and tuition (80%). A 2012 BEST grant provides the only viable funding option and renovation of a current education facility the most fiscally responsible option.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

The building currently housing the School of Excellence presents many safety challenges for students and staff. Neither the interior of the building nor the playground is set up for optimal safety of our students. There are concerns with the basic interior configuration, electrical wiring, storage, and available space for physical education. The building began its life as a warehouse and despite several attempts to remodel it into a facility that is appropriate for students; it remains better suited for industry than for education.

CDE's 2009 estimate of the cost of repairing School of Excellence condition deficiencies was \$3,049,677. A second, detailed assessment was made in January 2010, by a team of architects and engineers. This assessment included the site, building systems, and educational suitability components. Deficiencies and recommendations included the following:

- Site:

- o Paving was found to be near its useful life (State Assessment Program-SAP). The paving was not originally designed to accommodate heavy bus traffic.
- o A significant drainage issue exists on the northwest corner where some of the parking drainage and roof runoff is directed. There is no outlet for the retained water and ponding is very close to the building foundation.
- o Site lighting was found to be insufficient (SAP) and some lights inoperable).
- o Limited outdoor areas for students exist on the site.

- Modularity

- o These facilities should be eliminated and the programs incorporated into a permanent structure.

- Main Building, Exterior and Interior

- o The roofing needs replacing. The front entry canopy has wood sheathing lying on the roof which could be a hazard to students in windy conditions.
- o The roofing is beyond its life expectancy. Ponding occurs in numerous locations accelerating the roof's deterioration. Roof drains are not located in the low spots and the drainage along the south and east sides of the roof is poor.
- o There are some areas where the exterior skin is affected by building or foundation movement. The stucco fascia on the south side of the building is chipping and cracking.
- o There is very little natural light in the building. Where windows exist, the framing is not cold isolated and the glass is only single pane. In some cases the glass is not tempered or safety glass as required by code.
- o There are corridor widths that do not comply with code and, in one case, there are insufficient exits creating a dead-end corridor condition. Most of the existing corridors were not designed with the proper width for the current program requirements.
- o Doors do not swing in the proper direction for an educational facility and, in most cases, are not fire

rated.

- o Corridor walls are not fire rated and there is no fire sprinkling system.
- o There are four panels in the main electrical room that are not per code with respect to their fault current ratings.
- o Electrical service conductors and conduits for the roof top HVAC units do not meet code and are rusting.
- o Classrooms are undersized and the required staffing ratios cannot take advantage of the ideal class size of 12 students.
- o Sound easily transfers between classrooms and is very disruptive for students.
- o Food service facilities are insufficient, allowing only brown-bag lunches to be served with little or no cleanup facilities available. No proper refrigeration or warming equipment is available to maintain safe food temperatures.
- o Full programs offerings are not available due to lack of space for science, drama, PE or comprehensive/therapeutic art programs.
- o Toilet rooms are not all ADA accessible and there are no facilities for showering and diapering. Flooring in the original toilets is VCT. It is separating at the joints making the floors difficult to clean.

- Main Building, Systems

- o 10 of the 14 packaged heating/cooling units on the roof are fairly new. However, the distribution system and temperature control system do not provide even, reasonable temperatures in the rooms. In two adjacent rooms, temperatures were measured at 65 and 75 degrees despite being heated by the same roof top unit. Some thermostats are located in areas that are not served by the unit the thermostat controls.
- o There is no insulation above the suspended acoustical tile ceilings and the duct work is un-insulated.

When examining the space it becomes apparent that the building does not meet the educational standard for safety. The major hallways are not set up for appropriate student supervision. The lack of a direct line of sight from one end of the hallway to the other end puts both students and staff at risk. All of the hallways are too narrow to accommodate the movement of more than a few students at a time. In order to move our four secondary classrooms during passing time the students must walk in a single file line to move from classroom to classroom. Two of the hallways are so narrow that it is impossible for two people to pass each other comfortably. This makes passing time hazardous for students who have personal boundary issues.

Providing appropriate technology is challenging in a building that does not have adequate wiring. The computer labs have a multitude of wires and cables snaking across their floors to provide power and internet service. This presents choking, tripping, and electrocution hazards for our students. In a typical school, students understand the need for care around extension cords and electricity. At the School of Excellence, a large number of students are identified self-harmers. Some of our students search for ways to harm themselves and long wires and outlets provide them with a means for self-inflicted injury.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

It is ironic that a remodeled warehouse lacks storage. The server room doubles as a storage facility for extra books and audio visual equipment, presenting a fire hazard. In addition, none of the classrooms have a locking closet. For most schools this would merely be inconvenient. For us it is a safety issue because we must lock up anything a student could use to harm him/herself.

The classrooms are small and most are at capacity, placing students in close proximity to one another. Students' mental illness and behavioral difficulties are often heightened by lack of personal space and room to move around.

Ceiling height in the building varies from room to room. In those rooms where the ceiling is low, students find various ways to exacerbate safety concerns. Some attempt to crawl into the empty space under the roof while others throw things at the suspended ceiling tiles causing them to break exposing students to allergens, insects, mice droppings and electrical wiring. Students who attempt to ascend into that space expose themselves to contaminants as well as the danger of falling through the false ceiling.

Holding physical education classes in a building with no gym and no grass field is challenging. Our students do all physical activities (physical education and recess) on a rough gravel- embedded asphalt slab or in the staff parking lot. This means games of all types (soccer, kickball, football, basketball, tennis, badminton, and Frisbee) are done on this surface. When students fall injuries occur, varying from moderate to significant road rashes and cuts.

Students and staff safety is a primary goal in any school building. We work diligently to keep everyone safe from external and internal hazards. Having a building that meets the basic safety requirements would allow teachers and therapists to focus more time and effort on student education.

CDE's 2009 facility assessment project also indicated there are \$4.383 million in educational suitability deficiencies at the School of Excellence. This conclusion was drawn by comparing the existing facility against a standard that was developed for traditional educational venues and the average mixture of students. Because the program for the School of Excellence is focuses on children with significant learning disabilities, the specific educational suitability issues may be different and possibly more significant than the State findings suggest. In assessing if the current facility is adequate, a working knowledge of the student's behaviors is necessary and why certain spaces, space sizes and various staff resources are needed. (Behavioral and space rationale are provided in Attachment 4.) A 2010 analysis concluded the following:

- Teaching Programs:
  - o Seven (13%) of the classrooms are sufficient in size
  - o 12 or 22% of the classrooms are undersized – a safety hazard
  - o 21 or 65% of the needed spaces (flex classrooms, sensory rooms, therapist offices, secondary teaching and activity areas, quiet areas) are not available
  - o Classroom areas are located in the modular
- Common Areas:
  - o 4 or 13% of the needed spaces are sufficient in size
  - o 12 or 38% of needed spaces are undersized, 7 of these are teaching spaces
  - o 16 or 49% of the needed spaces (gym, transitional classroom, stage, vocational lab, laundry, media center, computer lab) are not available
- Administrative Areas:
  - o 11 or 26% of the needed spaces are sufficient in size
  - o 12 or 28% of the needed spaces are undersized, five of these are teaching spaces
  - o 20 or 46% of the needed spaces (health rooms, technology support, student resource office, records/storage, observation rooms, staff offices and workroom) are not available

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Together, the following conclusions can be made:

1. Only 20% of the spaces in the School of Excellence are of adequate size for current needs.
2. 29% of the spaces provided, and required for appropriate education, are undersized. They do not allow for the optimal use of staffing ratios nor personal space of the specialized student population.
3. Over half (51%) of the spaces critical to “normal” (what is experienced by mainstream students in public schools – such as a gym) and specialized (therapeutic movement areas) education are not available to our students.
4. Of the spaces available in the facility, only 40% of them are adequately sized.
5. Modular facilities and two off-site locations are used to accommodate School of Excellence students.

Recognizing that the cost for mitigating the condition and educational deficiencies exceeds the value of the property, Pikes Peak BOCES focused on construction and purchase options. During 2010, leadership and architects designed a viable new facility based on current and projected program needs and built on the current School of Excellence site. The total new facility cost of more than \$24 million placed this option financially out of reach.

BOCES leadership then focused on purchasing/refurbishing or leasing a used educational facility. During 2010-2011, Pikes Peak BOCES considered three sites.

- The former Irving Middle School is owned by Colorado Springs District 11. It is located in a residential neighborhood approximately 2 miles from BOCES’ current location. The 112, 155 SF facility offered sufficient classrooms for the School of Excellence. However, there were three issues of concern: 1) the facility lengthened and slowed bus travel time for all BOCES students; 2) the facility lacked sufficient therapeutic spaces for our student with specialized needs; and 3) facility corridors were difficult to isolate, a critical component in considering educational facilities for special needs students.

- Jefferson Elementary is also a District 11 school closed for budgetary reasons. At 35,087 square feet, the facility was an upgrade from the current School of Excellence (21,480SF). However, it lacked space to accommodate BOCES’ Phoenix program currently housed at Gorman and its Significant Support Needs program in Ellicott. Rooms were also sized for elementary students while 67% of BOCES students are secondary.

Neither District 11 facility was judged as optimal for refurbishment, requiring significant internal demolition and reconstruction.

- Chamberlain Elementary School in Harrison District 2 was closed for budgetary reasons in 2011. Pikes Peak BOCES leadership investigated this facility as a potential lease option. Much like Jefferson Elementary, the school was larger than the current School of Excellence but lacked space to accommodate all programs. In addition, the lease price was \$280,000/year – 3.5 times higher than the current lease.

In 2011, the Pikes Peak BOCES Phoenix program had outgrown the School of Excellence location and was moved to the Gorman Center. BOCES leadership began exploring the suitability of the Gorman Center to consolidate all school programs and services at one location, including the SSN students housed in Ellicott and would allow participation in a myriad of services unavailable in their current rural location. It could also provide space for the autism and expelled student programs requested by BOCES membership.

CDE’s 2009 "Statewide Financial Assistance Priority Assessment" on the Gorman Center formed an initial facility assessment. Suitability for educational purposes was rated a 4.11 with condition at 3.16 and energy at 1.92. Key areas of concern are HVAC, fire safety corridors, interior and exterior windows, egress doorways, roofing, ADA access to lower floor rooms, and minor asbestos abatement. Several detailed site reviews were conducted in February 2012. The assessments included safety and security of the site, building systems, and educational suitability components. Review teams included Cheryl Honigsberg, CDE BEST Office; Henry Reitwiesner, AIA; Bollar Cruz Architects, LLC; Ken Merola, BESECx, Inc. (mechanical systems engineers); CEI Consulting Engineers, Inc. (electrical), and Harrison School District Facilities staff. These reviews further defined the safety, health, and building condition issues augmenting the state assessment work. Additional meetings and discussions with City Planning, the Pikes Peak Regional Building Department, the Colorado Springs Fire Department, the Colorado Springs Police, El Paso County Health Department, and Harrison School District leadership were also incorporated into the assessment process.

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An additional site consideration was the facility's proximity to transportation routes. School of Excellence students are bused from 18 districts. While buses from the eastern plains have relatively easy access to the current school, buses from northern and southern El Paso County, Pueblo, Cañon City, and Woodland Park must meander their way across Colorado Springs to Wooten Road. The Gorman Center site is easily accessible from I-25 at Circle Drive (See Attachment 3 – Area and Site Maps). While the new location adds 6 minutes of travel time for eastern plains students, it decreases travel time from Monument and Woodland Park by 10 minutes and from Cañon City and Pueblo by 15 minutes. Concerns regarding the impact of traffic accidents or police incidents were raised. There is a pedestrian overpass which Harrison High School students use to cross Lake Circle. However, all BOCES students are bused to the School of Excellence. Additional data was also obtained:

- In the past six months, there has been one robbery in the area, at a Kohl's Department store 0.5 miles east. No other vandalism, shooting or police incidents were reported.
- Per the Colorado Department of Transportation, over the past three years, there were 132 traffic accidents on the 1 mile of highway (I-25) closest to the school. Of those, 118 were property/car damage only, 14 involved injuries, and there were no fatalities. 91% of the accidents occurred at the approach to or on the off-ramp. None of the accidents impacted the Gorman Center or the surrounding Harrison SD property.
- Per the Colorado Springs Traffic Department, there were 29 traffic accidents in the past three years between 2800 and 2900 Lake Circle Drive. All involved collisions between cars while at stop lights, changing lanes or turning. None involved pedestrians. None involved Harrison High School (located 0.25 miles south of Gorman Center) or Gorman Center students or faculty.
- Per the Harrison leadership, the Gorman Education Center is among their least vandalized locations. There have been zero insurance claims in recent years.

From all assessments, the building is optimally suited as an education facility, requiring relatively minimal upgrades and renovations.

## **Proposed Solution to Address the Deficiencies Listed Above:**

### Overview

Pikes Peak BOCES proposes to purchase the Gorman Education Center from Harrison School District 2. The facility currently houses Harrison's Adult and Family Literacy Program, Child Find, Special Education Services, HeadStart/Preschool, New Horizons Day School, and Pikes Peak BOCES Phoenix program. Because the facility was constructed as an educational facility and has continued to function in this purpose, the Gorman Center provides:

- Classrooms of adequate size for special education students;
- Therapeutic spaces for one-on-one behavioral modification work;
- Lab space for secondary science;
- Lab space for computers;
- Large movement areas for children with autism or behavioral disorders or elementary students during inclement weather;
- A cafeteria for hot meals;
- A gymnasium, stage, music rooms, and art rooms to support curriculum not currently available at the School of Excellence;
- Offices for school administration and therapists;
- Offices for BOCES administration; and
- Conference rooms for teacher professional development.

It is likely that Harrison School District will lease back space for the preschool, Adult Literacy, and Special Education programs. The Gorman Center facility manager indicated that food service may be provided at no additional charge. Site acquisition cost is \$7,443,750 including the Gorman Center, its land footprint, and associated parking lots. (See Harrison School District Letter, Attachment 2 and Schematic Designs, Attachment 7.)

The Gorman Education Center, was built in 1916 and 1952, and served for many years as a Harrison School District 2 middle school. Over the past 60 years, the building has received five remodels and was converted from a middle school to an education center in 2005. At that time, a major renovation of the facility was performed including accessibility upgrades, failing steam system replacement, and the addition of a chilled water system for air-conditioning. The campus site contains

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additional improvements including a preschool playground, a basketball court and storage sheds. Constructed in four wings, the gross square footage is 108,747 square feet (SF).

Wing A: entry vestibule and offices 1 story: 6,583 SF

Wing B: classrooms, gym, multi-purpose space 2 story: 24,890 SF

Wing C: administrative and therapeutic offices, labs, and classrooms 2 story: 37,309 SF

Wing D: cafeteria, offices and classrooms 2 story: 39,965 SF

(Architectural schematics are available in Attachment 7.)

Critical to School of Excellence students is ADA accessibility. The Gorman Center has two elevators, enabling access to 99% of the building including the gym, cafeteria, stage, and all classrooms. All restrooms have ADA compliant stalls, handrails, and lever-operated latches. Three dedicated ADA restrooms are available in the classroom corridors and health center areas in building C. While the site will be used "like-for-like," there are health and safety issues that must be addressed.

## Building Architectural Items

The \$4 million building renovation in 2005 addressed many condition, delayed maintenance, asbestos, and ADA concerns. The 2011-2012 facility assessment by Bollar Cruz Architects and PP BOCES staff focused on health and safety issues plus ADA access. They prioritized the following items to be completed before purchase of the Gorman Center.

### Roofing

The roof is 27 years old and out of warranty. There are no leaks or drainage issues at the current time.

Recommendation: Remove existing roofing and replace with 4-ply fiberglass built-up roofing with 1-layer of 1/2"

Perlit set in hot full-mopped asphalt with staggered joints on 4" isocyanurate rigid insulation set in hot-mopped asphalt.

Provide a 25 year warranty. Provide drain caps. Reuse existing curbs, parapet caps, metal trim, metal fascia, roof drain boots, scuppers, gravel stops, gutters and downspouts. Shaded areas on schematic (see Attachment 7) are still under warranty (replaced in 2001) and will not be replaced.

### Interior

#### Wing A:

Wing A is the original facility structure constructed in 1916. It is comprised of 10+ offices, mechanical spaces, and two sets of gang toilets.

1. Wing A was not part of the 2005 remodel and remains antiquated. Interior doors contain louvers and wired glass. Many open inward rather than outward to maximize emergency egress.

Recommendation: Replace interior doors with 1 hours fire rated hollow metal doors and frames with proper egress functionality. Doors to include Narrow Lite glass.

2. Exterior doors are hollow metal doors with wire mesh glazing. They no longer meet fire codes.

Recommendation: Remove and replace existing hollow metal doors and frames. Include 1/4" thick PPG Solarray tempered glass.

3. Interior corridor walls are not finished to full structural height of the ceiling. This is problematic given student characteristics since they provide crawl/escape space between rooms. Current wall structure does not achieve a one (1) hour fire rating between spaces.

Recommendation: Finish walls to underside of structure to ensure fire rating and safety. Use 5/8" gypsum board with R-13 sound attenuation batt insulation and metal studs to match existing wall thickness.

4. Similar escape and fire issues exist around the elevator (between Wings A & C) and the Wing A elevator where walls are not finished to the floor.

Recommendation: Finish walls to underside of structure to ensure fire rating and safety. Use 5/8" gypsum board with R-13 sound attenuation batt insulation and metal studs to match existing wall thickness.

5. Locking door mechanisms on restrooms A 125, 126, 128, and 130 are not ADA accessible.

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&#61656; Recommendation: Replace with handicap accessible latches.

6. Ceiling tiles are damaged, some in danger of falling from the suspension system.

&#61656; Recommendation: Replace with 2x4 ACT fire rated acoustic ceiling tiles and batt insulation faced 6" above ceiling.

7. Corridors are lined with unused student lockers, funneling students closer to each other during passing times. This is a safety issue given student characteristics.

&#61656; Recommendation: Remove lockers. (Student lockers to remain near classrooms in Wing C and D). Replace with wall mounted seating to accommodate students and parents waiting for Child Find, audiology, or other diagnostic services. Benches will be cantilevered to the wall and constructed of ceramic tile. Tile is less likely to be damaged by students than wood construction.

8. Corridors are dim, with no access to natural lighting.

&#61656; Recommendation: Install Velux TCR22 Sun Tunnel skylights/sun tubes with ceiling diffuser. Construct 2"x12" treated curb and treated, continuous solid blocking with treated ½" plywood. This process is facilitated with the removal of the current roofing.

9. All painted surfaces show significant wear and dirt.

&#61656; Recommendation: Paint all exposed ducts and sprinkler pipes. Patch and paint walls (except as noted), new construction, and restore demolition/construction to match finishes. Paint any remaining hollow metal frames, handrails, and guardrails. Do not paint existing brick (primarily in Wing A) or glazed block (in restrooms).

## Wing B:

Wing B contains offices, classrooms and large open spaces, restrooms, the gymnasium, and the locker rooms. From Wing A, stairs down lead to the offices, open space and locker rooms. Stairs up lead to the gymnasium, stage, practices rooms, music, art, and band spaces. An elevator constructed in 2005 has front and rear doors providing ADA access from Wing A to Lower Level B and to the gym and the stage area (4 distinct levels).

1. Lower Level doors contain louvers and wired glazing. Lower Level interior wire glazed windows do not contain safety glass.

&#61656; Recommendation: Replace interior doors with 1 hours fire rated hollow metal doors and frames with proper egress functionality. Doors to include Narrow Lite glass. Remove and replace window glass with safety glass.

2. Lower Level exterior windows in B104, 105, 111 are single pane, metal frame. They create uneven heating and learning environment conditions.

&#61656; Recommendation: Replace windows and frames with vinyl frame thermal pane windows.

3. Stair treads are worn and could contribute to falls or tripping.

&#61656; Recommendation: Replace treads with new rubber tile.

4. The former locker room was originally designed in two spaces, one for women, one for men. Each contains communal showers, single toilets, and lockers. The space is inappropriate for current physical education programs. More importantly, it is dangerous for our students having multiple small stairways, including access from the stage and gym level, and many areas in which to hide.

&#61656; Recommendation: Install 3 chain link gates (double swing, locking) between B119 and B123, B138 and B140, and B131 and B141 to restrict student access to the locker room from the gym and building exterior.

5. The gym has seven 8' bleacher sections and two 6' bleacher sections. Bleachers are made of wood and not ADA accessible. They also pose a safety hazard for students who climb on or hide under/between bleacher stairs or segments.

&#61656; Recommendation: Remove bleachers.

6. Gymnasium offices contain wired glass and louvered doors which are not fire or safety rated. Additionally, the exterior windows here and in the associate corridor are single pane, metal frame. They create uneven heating and energy loss.

&#61656; Recommendation: Replace interior doors with 1 hours fire rated hollow metal doors and frames with proper egress



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functionality. Doors to include Narrow Lite glass. Remove and replace window glass with safety glass. Replace exterior windows and frames with vinyl frame thermal pane windows.

7. The gymnasium floor is wood construction showing uneven wear and surface finish.

&#61656; Recommendation: Resand and recoat (2 layers oil based) with standard striping.

8. Carpet and flooring on the stage, in practices rooms, and in the music/band area is beyond life span, soiled, and poses a danger to tripping/falling. Ceiling tiles are damaged, some in danger of falling from the suspension system. Rooms B116 and 118 have damaged casework that is no longer functional.

&#61656; Recommendation: Replace carpet with wood in stage area.

&#61656; Recommendation: Replace carpet in practice rooms, music/band areas with mid-grade carpet.

&#61656; Recommendation: Replace with 2x4 ACT fire rated, suspended, acoustic ceiling tiles and batt insulation faced 6" above ceiling

9. The gymnasium lacks any natural lighting creating a dim space difficult to illuminate.

&#61656; Recommendation: Install Velux TCR22 Sun Tunnel skylights/sun tubes with ceiling diffuser. Construct 2"x12" treated curb and treated, continuous solid blocking with treated ½" plywood. This process is facilitated with the removal of the current roofing.

10. All painted surfaces show significant wear and dirt.

&#61656; Recommendation: Paint all exposed ducts and sprinkler pipes. Patch and paint walls (except as noted), new construction, and restore demolition/construction to match finishes. Paint any remaining hollow metal frames, handrails, and guardrails. Do not paint existing brick (primarily in Wing A) or glazed block (in restrooms).

## Wing C:

Wing C is an 1950s vintage addition to Building A, with a subsequent addition of the second floor. Offices provide space for school administration, therapists, and program classrooms. Science labs are currently located on the second floor and the preschool/HeadStart center on the first. A toddler playground is located in the courtyard outside the preschool.

1. Interior corridor walls on the second floor are not finished to full structural height of the ceiling. This is problematic given student characteristics since they provide crawl/escape space between rooms. Current wall structure does not achieve a one (1) hour fire rating between spaces.

&#61656; Recommendation: Finish walls to underside of structure to ensure fire rating and safety. Use 5/8" gypsum board with R-13 sound attenuation batt insulation and metal studs to match existing wall thickness.

2. Similar escape and fire issues exist around the elevator (between Wings A & C) where walls are not finished to the floor.

&#61656; Recommendation: Finish walls to underside of structure to ensure fire rating and safety. Use 5/8" gypsum board with R-13 sound attenuation batt insulation and metal studs to match existing wall thickness.

3. Exterior doors are hollow metal doors with wire mesh glazing. They no longer meet fire codes.

&#61656; Recommendation: Remove and replace existing hollow metal doors and frames. Include ¼" thick PPG Solarray tempered glass.

4. Corridor flooring is worn. Some areas are chipped and cracked, other show damage to the baseboards. All present a tripping/falling hazard.

&#61656; Recommendation: Repair/replace existing tiles and baseboards using resilient tiles. Install expansion joints as necessary.

5. Locking door mechanisms on restrooms C141 and 148 are not ADA accessible.

&#61656; Recommendation: Replace with handicap accessible latches.

6. Room C152 will be used as a computer lab. Providing built-in casework enables computer equipment to be locked,

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diminishing the potential for damage by students with control issues.

&#61656; Recommendation: Construct plastic laminate computer workstations (n=22) on a wood bench base to match existing casework on the south wall.. Construct a wardrobe cabinet to secure software and peripherals.

7. Stairway C100 has worn treads and surfaces which need to be replaced for safety.

&#61656; Recommendation: Replace treads with new rubber tile.

8. 2nd floor corridors lack access to natural lighting.

&#61656; Recommendation: Install Velux TCR22 Sun Tunnel skylights/sun tubes with ceiling diffuser. Construct 2"x12" treated curb and treated, continuous solid blocking with treated ½" plywood. This process is facilitated with the removal of the current roofing.

9. All painted surfaces show significant wear and dirt.

&#61656; Recommendation: Paint all exposed ducts and sprinkler pipes. Patch and paint walls (except as noted), new construction, and restore demolition/construction to match finishes. Paint any remaining hollow metal frames, handrails, and guardrails. Do not paint existing brick (primarily in Wing A) or glazed block (in restrooms).

Wing D:

Wing D is an 1975 vintage structure, physically distinct from Wings A, B, and C. The kitchen and cafeteria are located in this wing in addition to the board room, storage warehouse, various offices, classrooms, and conference rooms.

1. Interior corridor walls on the second floor are not finished to full structural height of the ceiling. This is problematic given student characteristics since they provide crawl/escape space between rooms. Current wall structure does not achieve a one (1) hour fire rating between spaces.

&#61656; Recommendation: Finish walls to underside of structure to ensure fire rating and safety. Use 5/8" gypsum board with R-13 sound attenuation batt insulation and metal studs to match existing wall thickness.

2. The cafeteria has large sliding glass doors from the raised stage/platform area to the courtyard. The thermal seal has been compromised and glass is not safety rated.

&#61656; Recommendation: Replace window unit with storefront windows:

o 2 rows of 4 panes (8 total) of insulating glass, PPG Solarban 60 Solargray tint at exterior (heat strengthened outer light); 1" nominal thickness with ½" air space and low-e (number 3 surface); shading coefficient = 0.33; solar heat gain coefficient = 0.29  
o 1 row of 4 panes (4 total) of insulating glass, PPG Solarban 60 Solargray tint at exterior (tempered outer and interior light); 1" nominal thickness with ½" air space and low-e at interior (number 3 surface); shading coefficient = 0.33; solar heat gain coefficient = 0.29

3. VCT flooring is worn. Some areas are chipped and cracked, other show damage to the baseboards. All present a tripping/falling hazard.

&#61656; Recommendation: Repair/replace existing tiles and baseboards using resilient tiles. Install expansion joints as necessary.

4. Windows in D224 are single pane, metal frame and not safety glazed.

&#61656; Recommendation: Replace windows and frames with vinyl frame thermal pane windows.

5. Ceiling tiles in warehouse area are damaged, some in danger of falling from the suspension system.

&#61656; Recommendation: Replace with 2x4 ACT fire rated acoustic ceiling tiles and batt insulation faced 6" above ceiling.

6. Corridors are dim, with no access to natural lighting.

&#61656; Recommendation: Install Velux TCR22 Sun Tunnel skylights/sun tubes with ceiling diffuser. Construct 2"x12" treated curb and treated, continuous solid blocking with treated ½" plywood. This process is facilitated with the removal of the current roofing.

7. All painted surfaces show significant wear and dirt.

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&#61656; Recommendation: Paint all exposed ducts and sprinkler pipes. Patch and paint walls (except as noted), new construction, and restore demolition/construction to match finishes. Paint any remaining hollow metal frames, handrails, and guardrails. Do not paint existing brick (primarily in Wing A) or glazed block (in restrooms).

Asbestos: An asbestos management plan was created by the Colorado Department of Health in 1988 in response to AHERA requirements. At that time asbestos was detected in various TSI pipe insulations and fittings as well as in various ceiling tiles. These items were remediated or replaced. In November 2011, the Gorman Education Center was reassessed. Asbestos remains in the underground pit which edges the school and contains abandoned piping. The pit area is not accessible to students or faculty. Additionally, there is some asbestos-containing 9x9 floor tile and mastic in two custodial closets and transite soffits. All areas have an AHERA rating of 7 (least hazardous).

&#61656; Recommendation: Abate all remaining asbestos.

## Building Systems

Mechanical: The following mechanical assessment was provided by Building Energy Systems Engineering & Commissioning (BESECx). (See Attachment 11 for the entire report including diagrams and photographs.)

### Wing A:

The original boiler room is located in the basement and now houses the water service with meter and reduced pressure backflow preventer, domestic water heating for the gymnasium and restrooms, in the elevator equipment room.

During the 2005 renovation, the original design intent of complete plumbing fixture replacement was value engineered in Building A to an upgrade of lavatory trim, water closet seat and flushometer replacement, and complete replacement of accessible height toilets. During the 2012 site assessment walk-through, PPBOCES representatives indicated the conditions of the fixtures were acceptable and no work will be required.

During the 2005 renovation, existing steam heat terminal units were removed from building A and replaced with above ceiling 4-pipe heating and cooling fan coil units with DDC control system. Existing systems are to remain and no renovation scope is recommended.

### Wing B:

Similar as noted above, the existing steam heat terminal units removed from the gymnasium wing and replaced with hydronic heating systems. For future reference, the chilled water piping was capped outside vestibule B-109 where a differential pressure sensor is indicated on the contract documents.

There were no upgrades of plumbing fixtures in building B during the 2005 renovation. PPBOCES representatives indicated the conditions of the fixtures were acceptable and no work will be required.

As noted above, chilled water is not provided to HVAC terminal units or rooftop units in Wing B. Direct expansion mechanical cooling is provided to basement areas and classrooms behind the stage. The two existing H & V (Heating & Ventilation) units HV-B1 & B2 were refurbished during the 2005 renovation with new motors, actuators, controls, and similar upgrades.

&#61656; Recommendation: The Architect recommended replacement of these two units. It is also recommended to replace diffusers as some have been damaged by years of high school and middle school gymnasium use.

### Wing C:

There are two sets of gang toilets on each floor. Similar to Wing A, the gang toilets were retrofitted with new lavatory trim, water closet seats and flushometers during the 2005 renovation. Regarding water use efficiency, as discussed on site with PPBOCES representatives, the flushometers installed on the water closets may be rated for 1.6 gallon per flush, however the existing china fixture was designed for flow rates of up to 5 gallons per flush. This is a similar condition for the urinals, with the new flushometer rated from 0.5 gallons per flush, but the urinal was designed for greater flow.

&#61656; Recommendations: Replacement of the lavatory and water closet plumbing fixtures in Toilet C-109 adjacent to the Principal's office. Replacement floor mounted water closet to be Kohler, Toto, or American Standard low flow equipped with

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Sloan Royal flushometer with dual flush feature, model number WES-111 High Efficiency (Down 1.6 gpf/6.0 Lpf, Up 1.1 gpf/4.2 Lpf). Replacement lavatory to be equivalent to Toto model T308 concealed arm wall mounted fixture with trim equivalent to Sloan faucet model no. EBF-650 sensor operated battery powered 0.5 GPM flow rate.

Similar to Wing A, classrooms and offices are served by above ceiling 4-pipe fan coils with the exception of offices adjacent to the stairwells which are equipped with unit ventilators.

&#61656; Recommendation: Ground-floor room C-152 is a Computer Lab with a similar configuration to the one on the second-floor. Currently, fan coil unit FCU-C33 is a nominal 2 1/2 ton capacity direct expansion equipped split system, with the design intent to be air-conditioned during long-term power outage. Upstairs computer lab is served by two 2 nominal ton chilled water fan coils, operating during occupancy, with the design intent to provide outside air and utilize operable windows during heating season with minimal chiller load. It is recommended to upgrade system by adding a chilled water fan coil to supplement the existing mechanical cooled system. This will require reconfiguration of existing fan coil unit FCU-C39 air distribution; see figure below.

Wing D:

During the 2005 renovations, a majority of plumbing fixtures were replaced, with the exception of two corridor electric water coolers (see Appendix B of the BESECx report) and kitchen fixtures. The plumbing fixture replacement focus was on the gang toilets on first and second floor. There are no plumbing upgrades proposed under this scope.

Three Engineered Air rooftop multi-zone units replaced in 2005 serve Building D. RTU-D2 serves the west side of the second floor.

Open Office D-204 is proposed to be divided into eight individual staff offices, which require adequate sound transmission mitigation for private conversations.

&#61656; Recommendation: Eight of the 10 existing type A diffusers are to be relocated in new office layout as required. It is recommended to rebalance four exterior offices to  $\pm 275$  CFM and the four interior's office spaces to  $\pm 200$  CFM. Provide a lined "sound boot" transfer duct from each office with at least one 90° elbow oriented such as to mitigate sound transmission between offices.

&#61656; Recommendation: Relocate remaining two diffusers in new egress hallway and rebalance to approximately  $\pm 125$  CFM.

A multizone unit RTU-D1 serves the ground level of building D. It is proposed to add an office at the southeast office area adjacent to the kitchen prep.

&#61656; Recommendation: Tap existing duct (caution: record drawings do not indicate whether the existing duct may be fiberglass ductboard) with quadrant locking spin-in with flexible duct sized at approximately 1.1 CFM per square foot office space.

Other:

&#61656; Recommendation: Although this facility assessment focuses on short-term improvements, it is recommended to include in the annual maintenance budget a provision for a HVAC systems service contract including chemical water treatment for both the boiler and chiller systems (also the glycol freeze protection distribution loop between boiler room and chiller yard).

&#61656; Recommendation: Currently the facility is not equipped with a centralized data center having approximately 4 server rooms distributed throughout the campus. There is one main distribution frame that is currently climate controlled. In addition, there are three intermediate distribution frames that are not climate controlled not do they need to be. Battery backup for power in all locations is needed to support the infrastructure.

Fire Sprinkler System:

The Gorman Center was constructed prior to code requirements for fire sprinkler systems. Its continued use as a school has enabled the facility to undergo renovations and upgrades without sprinkler installation. A meeting with the Regional Building Department in February 2012, appraised the proposed renovations as minor and approved continuance with requiring a

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sprinkler system. However, Pikes Peak BOCES recognizes that system installation provides a higher standard of safety for students and staff as well as ensuring this issue is moot during any future upgrades.

&#61656; Recommendation: Install a wet pipe sprinkler system throughout the facility. The fire sprinkler service riser will be located in the boiler room constructed during the 2005 renovation and additions. Piping will be placed above and through the suspended acoustical tile ceiling. Tiles will be repaired/replaced as necessary and in conjunction with ceiling renovation proposed in other sections of this application.

Electrical: The following assessment was conducted by CEI Consulting Engineers. (The report is available as Attachment 12.)

The site is served by a pad mounted 500 kva transformer (Colorado Springs Utilities service meter number 543220). The main switchboard is a 2,000 amp, 277/480V Siemens 3-section switchboard with two (2) available 200 amp spare circuit breakers as well as space for additional circuit breakers to be added. Per meter information received from Colorado Springs Utilities, the peak demand for the electric service is 602 amps. There is sufficient additional capacity for new loads. There is capacity for additional circuit breakers in the majority of the electrical panels throughout the building.

The emergency system is supplied by a 100 kw, 277/480V natural gas generator. Two (2) automatic transfer switches, one (1) 70 amps and one (1) 250 amps, provide both essential and non-essential emergency power.

Wing A: The Lower Level Boiler Room has an existing 600 amp, 277/480V switchboard which does have several spare circuit breakers and some space for additional breakers. This switchboard is antiquated and new circuit breakers may be unavailable. The existing 120/208V-3 phase-4 wire panelboards do have available space for additional circuit breakers.

Wing B: The Lower Level Electrical/Storage Room contains Panels L1B (200 amp, 277/480V-3 phase-4 wire, 42 circuit) and R1B1 (150 amp, 120/208V-3 phase-4 wire, 84 circuit) as well as emergency Panel ER1B (30 amp, 120/208V-3 phase-4 wire, 12 circuit), added in the 2004 renovation, are installed in this area. All of these panels have spare capacity for additional circuit breakers.

Panel K in the Kitchen is completely full. This is a 120/208V, 3 phase-4 wire, 225 amp main lug only panel, 42 circuit.

## General Power Distribution

1. Lower Level B Computer Lab: Power is provided to the computers via either power poles or from the minimal receptacles installed around the walls. Power is extended from these receptacles by the use of plug strips and extension cords to the computers.

&#61656; Recommendation: Surface mounted two (2) channel wiremold be added around the walls of this room to eliminate the plug strips and also to provide additional 120 volt circuits to serve the computers.

2. Administration Area: Power has been brought to each of the desk locations via surface-mounted wiremold and surface-mounted receptacle and data boxes. Power to the reception counter top is provided by a double duplex receptacle mounted up through the floor on a conduit stanchion.

3. Typical Classrooms: There is an average of approximately five (5) duplex receptacles and two (2) to three (3) data outlets in a typical classroom. This is adequate for standard classroom use.

&#61656; Recommendation: In classrooms used for special education or young children, replace all of the existing receptacles with tamper-resistant, safety grade receptacles.

4. Receptacles in the Kitchen are not ground fault protected as is required by current codes.

5. The majority of the corridors appear to have duplex receptacles at approximately 50' on center for housekeeping purposes.

## Lighting

1. Fluorescent luminaires throughout the building are lamped with T8 lamps with electronic ballasts and the majority are in

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- good condition. The majority of the lamps appear to have exceeded their expected life and thus, light levels are below IESNA recommended levels in the majority of the building.  
&#61656; Recommendation: Provide new T8 lamps in all existing light fixtures that are to remain.
2. Corridors are lit with 2-lamp, 2' x 4' lensed troffers on 10' spacings. Every third fixture, approximately, is connected to emergency lighting circuit and then stays on as a night light. Corridor light levels average between 18 to 20 foot-candles, which is within IESNA recommended levels.
3. In the A and C classroom wings, lighting in toilet rooms consists of 2-lamp, surface-mounted acrylic wrap fixtures that are antiquated and damaged.  
&#61656; Recommendation: These should be replaced with new surface mounted linear fluorescent luminaires.
4. Exit sign coverage in the corridors is not fully Code compliant. Exit signs throughout the building are LED exit signs, green lettering on white housing. The exit signs are in good condition.  
&#61656; Recommendation: Additional exit signs need to be added to provide visibility of two (2) exit signs from all locations in the corridors as required by Code.
5. Wing B, Upper Level Gymnasium: The gym is lit by twelve (12) 2' x 2' HID suspended square fixtures. These fixtures have an acrylic diffuser on the bottom and no wire guards. Fixtures have been damaged over time. Light levels in this gym average 17 foot-candles.  
&#61656; Recommendation: Replace existing light fixtures with new 2' x 4' fluorescent high bay fixtures, 6-lamp with clear lens and wire guard. Chain hang down from structure 2'-0". Provide new fixtures in layout 16' on center.
6. Wing B, Upper Level Gymnasium: Emergency lighting has been added to the north wall, consisting of two (2) LED wall packs installed on the north wall.
7. Area B Music Rooms behind the Stage: Lighting in this room is 4-lamp, 2' x 4' lensed troffers on 8' x 8' spacing. The majority of the fixtures are damaged. Lamps are T8's; light levels in this room average about 18 foot-candles.  
&#61656; Recommendation: Provide new suspended direct/indirect linear fluorescent luminaires with continuous rows 16'-0" on center.
8. Area B, Lower Level Locker Room: Lighting consists of glass globe fixtures with wire guards. These are lamped with a combination of incandescent and screw-in fluorescent lamps.
9. Administration Area: This area is lit by 2-lamp, 2' x 4' lensed troffers on a 6' x 8' spacing. These light fixtures are in good condition. Light levels in this area are at the countertop 50 foot-candles and 40 foot-candles throughout the rest of the space after the standard working surface height.
10. Administration Area, Conference Room/Break Room: Room is lit with 2-lamp, 2' x 4' lensed troffers, total of five (5). Light levels in this room are 40 foot-candles.
11. Occupancy sensor lighting controls are not currently installed anywhere in the building.  
&#61656; Recommendation: In all occupied rooms (classrooms, offices, gym, cafeteria, etc.) where new light fixtures are to be provided, provide new WattStopper occupancy sensor controls.
12. Typical Classrooms are lit by 2-lamp, 2' x 4' lensed troffers. Foot-candle levels in these rooms are about 18 foot-candles and are insufficient.  
&#61656; Recommendation: Provide new light fixtures in these rooms. Since ceilings are low, recommend grid-mounted indirect 2' x 4', 2-lamp light fixtures installed on 8' x 10' spacing.
13. Cafeteria: Foot-candle levels in this area are average 15. Area is lit by 2-lamp, 2' x 4' lensed troffers on approximately a 10' x 12' spacing.  
&#61656; Recommendation: Provide new suspended direct/indirect linear fluorescent luminaires, with continuous rows 16'-

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0" on center.

14. Kitchen: In the Food Prep area, light levels are 100 foot-candles, which exceeds IESNA recommended levels. This area is lit by a 4-lamp, 2' x 4' lensed troffers.

15. Kitchen Service Line: Light levels average 30 foot-candles. This area is lit by one (1) row of four (4) 4-lamp, 2' x 4' lensed troffers. Light levels in the Dishwasher Area average 45 foot-candles.

16. Wing B, Lower Level Computer Lab: Lighting consists of 2' x 4', 2-lamp lensed troffers with 8' x 8' spacing. Foot-candle-levels in this room average 27.

## Fire Alarm System

A new addressable fire alarm system was installed during the 2004 renovation. The main control panel is a Simplex 4100U, installed in the Main Electric Room. The corridors are fully detected with ceiling-mounted smoke detectors. The corridor fire alarm horn/strobe and strobe unit coverage is adequate. Manual pull stations appear to have been provided at all exterior exits.

The horn strobe coverage in the gym is code compliant. Manual pull stations have been provided at the exits from this space. Restrooms throughout the facility are provided with strobes. Classrooms, conference rooms, cafeteria, etc. have been provided with horn/strobe or strobe only units.

(See additional information on the sprinkler system above.)

## Clock System

The existing clock system appears to be a combination of antiquated hardwired clocks and newer atomic clocks.

&#61656; Recommendation: Provide a complete GPS clock system throughout building.

## Intercom System

The corridors have been provided with ceiling-mounted speakers. In addition, there are several intercom horns on the exterior of the building which provide paging to the courtyard and the east main entrance. In the Wing C Classrooms, there are overhead intercom speakers and call-in switches for 2-way communications. In the Wing D Lower Level, there is a Bogen Quantum Multi-Com intercom rack in the Electrical/Laundry Room. A VOIP telephone communication system is also present, with handsets installed in all offices and classrooms. Harrison School District received a \$79,410.42 BEST Grant awarded in the 2010-2011 cycle and added \$19,927.60 in matching funds for a total of \$99,638. Funds were used to install an Education Center/Alternative High School intercom system.

## Sound System

1. Cafeteria: There is an antiquated Dukane sound system on the Stage in the Cafeteria, connected to two (2) wall-mounted speakers, Stage Left and Stage Right. It is unknown if this system is functional.

&#61656; Recommendation: Provide a new sound system for this area, consisting of rack mounted equipment, new microphones and speakers sufficient to cover this space.

2. Wing B Gymnasium: There is a spherical speaker cluster hanging from the center of the ceiling in this area. The gym and Stage area has been provided with an Electro-Voice/Bogen sound system. The system is old and antiquated.

## Additional Items - Recommendations

1. Two (2) new mechanical rooftop units are proposed for the Wing B Gymnasium. Two (2) 3-phase, 480 volt branch circuits would be run from the Area A Boiler Room switchboard, assuming 70 amps for each circuit. Provide new circuit breakers, wire and conduit as required.

2. A new classroom is proposed in a portion of the Wing D Lower Level Warehouse. Provide a quantity of two (2) duplex receptacles on each wall, split between two (2) 120 volt, 20 amp circuits from nearest existing 120/208 panel. Remove existing lighting and provide new suspended direct/indirect light fixtures, with continuous rows 16'-0" on center.

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3. A new office is proposed behind the kitchen in Area D. Provide a new WattStopper wall switch occupancy sensor to control existing light fixture. Provide duplex receptacle and empty data junction box with 1/2" emt conduit stubbed above ceiling and connect the receptacle to existing 120 volt receptacle circuit in area.

4. Seven (7) new individual offices are being proposed in the open office area on the upper level of Area D. In each office provide a total of three (3) duplex receptacles and combine a total of six (6) duplex receptacles on a 120 volt, 20 amp circuit fed from the nearest available 120 volt panel. Provide one (1) empty 4" square x 2-1/8" deep junction box for data with an empty 1/2" conduit stubbed up above ceiling in each office. Provide duplex receptacles no more than 40' on center in corridor for housekeeping. Connect to nearest general use 120 volt circuit. In each office, provide two (2) 2' x 4', 2-lamp fluorescent indirect troffers, 277 volt and a WattStopper wall switch occupancy sensor for lighting control in each office. In the corridor between offices, provide 2' x 4', 2-lamp, indirect grid-mounted troffers 12' on center. Provide three-way light switches at each end of the corridor. Connect all light fixtures in this area to the existing lighting circuit already serving this area.

5. A new computer room is being proposed in Lower Level Wing C. This room is currently the Situation Control Room directly behind the Administration Area Conference Room. Provide new Wiremold 4000 Series surface raceway, two-channel, run continuously on the east, north and west walls. Provide duplex receptacles in power channel at 2' on center. Provide quantity of 120 volt, 20 amp circuits as required such that no more than four (4) of the wiremold duplex receptacles are connected to a circuit.

6. Replace the existing corridor grid-mounted 2' x 4' lensed troffers with new grid-mounted 1' x 4' 1-lamp troffers. New fixtures would be installed on both sides of corridor at 12'-0" on center connected to the existing lighting branch circuits already serving the corridors.

## Educational Functionality

The following individuals toured the Gorman Center during the last four months to assess the facility's educational functionality. All are highly qualified in their area of expertise.

- Archie Neil, Director, PP BOCES
- Bill Nevills, President, PP BOCES Board
- Todd Fenhaus, Director of Fiscal Services, PP BOCES
- Denise Hartman, Principal, PP BOCES School of Excellence
- Cheryl Potman, Coordinator, PP BOCES Liberty Program
- Kerry Whitmore, Director of Special Education, PP BOCES
- Brian Bylund, Technology Director, PP BOCES
- Superintendents from PP BOCES districts

Site visits also included Cheryl Honigsberg, CDE BEST Office; Henry Reitwiesner, AIA; by Chuck Bollar and George Cruz of Bollar Cruz Architects; a BESECx, Inc.(mechanical systems) engineer; and Christopher B. Wren of CEI Consulting Engineers, Inc. (electrical).

Pikes Peak BOCES staff matched educational needs against space requirements and current Gorman Center configurations. Gorman represents significantly more space than currently available at the School of Excellence. The additional space will be used in two ways. First, it provides programmatic services not currently available. Second, it provides adequate space for staff and therapists plus diagnostic and evaluation centers including audiology and ChildFind. Attachment 7 provides a color-coded overview of space utilization. Based on square footage, the building will be used as follows:

- Instruction: 17.16% (136 SF/student decreasing to 121 SF/student with the addition of autism and additional Pueblo students)
- Auxiliary: 18.83% (gym, preschool, stage, music, etc.)
- Offices: 27.29% (school administration, therapists, in-school suspension, Harrison SD SPED, PP BOCES administration/staff, etc.)
- Circulation: 14.5%
- Food Services: 7.18%
- Restrooms: 3.86%
- Storage: 3.91%



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- Custodial: 1.02%
- Mechanical: 3.09%
- Elevators: 3.16%

## Wing A:

Offices in Wing A currently house audiology, ChildFind, and student evaluation rooms. They will remain in the capacity as these are services used by School of Excellence students.

## Wing B:

1. The lower level currently accommodates Pikes Peak BOCES' Phoenix program. One large room is used for elementary students, a small space for secondary students. Office and conference space is also used. Adjacent large spaces (rooms B104, B110, B111) are not utilized nor is office space B106 (See Attachment 7). Two issues impact instruction. First, elementary and secondary students are in close proximity to each other. Behaviorally and instructionally, the students would benefit from more separation. Second, the space is located under the gym and there is significant noise transfer when the gym is being utilized. The cost of sound proofing is prohibitive, thus rendering the rooms less than optimal for classrooms or offices. The openness and size of the rooms provides excellent space for large movement (for elementary students) and a therapy center. &#61656;Recommendation: Relocate classroom spaces to Wings C and D. Elementary students will be served on the first floor. Secondary students will be served on the second floor.

&#61656;Recommendation: Use the Wing B lower level spaces noted above plus B111 for indoor recess, therapeutic large motor activities, and an autism sensory room. (See Furnishings and Fixtures section for more detail.)

2.The upper level accommodates the gymnasium, stage, band and music areas. Their functionality remains the same, providing space for auxiliary programs not previously available to School of Excellence students. Changes to these spaces have been addressed in previous sections.

## Wings C and D - First Floor:

With students relocated and separated by age, classrooms, offices and therapeutic areas can be assigned and education accommodations constructed. (See colored site directory, Attachment 7)

1. The school's administrative offices and IEP conference room will remain off the front vestibule. The location facilitates security and parent/case worker/visitor access. Due to age and use, the staff restroom requires refurbishment to walls, floors and fixtures.

&#61656;Recommendation: Upgrade finishes in office restroom.

&#61656;Recommendation: Install reception counter from current School of Excellence location and purchased with 2009 BEST funds.

&#61656;Recommendation: Remove unneeded casework in C112 to facilitate large IEP conferences (frequently 12-15 people).

2. Room C152 is currently wired as a computer lab. It will continue in this capacity for the Phoenix program. Construction of computer station casework noted in the site Building Architectural Items above.

3. Rooms C149 and 151 will be used as in-school suspension. No changes necessary.

4. Room 139 will house the elementary Pathways program. There currently are several desks and temporary partitions along one wall in this room

&#61656; Recommendation: Remove partitions/desk spaces.

5. Rooms C129 and 137 will become classrooms for the elementary Phoenix program. There currently are several desks and temporary partitions along one wall in room 137.

&#61656; Recommendation: Remove partitions/desk spaces.

6. The new autism program (classrooms and offices) will be located in C133, 134, and 135.

7. Early age Liberty students will use classrooms C120, 123, and 125. No changes necessary.

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8. Therapists for elementary students will be located in areas C115, 117, and 119. A teacher lounge is located in C116.
9. Rooms D138 and 103 are being used as warehouse and storage (note overhead coiling door – Attachment 7). This space utilization is not optimal.  
&#61656; Recommendation: Storage space will be reduced by partitioning the area, creating office space and/or distance learning space in the eastern section (now designated C138). Partition construction will be from 5/8" gypsum board, R-13 attenuation batt insulation, and 3-5/8" metal studs (16"o.c.).
10. Room D104 will remain as a large "on-land" and distance training space. No changes necessary.
11. The cafeteria, kitchen, kitchen offices, and cafeteria storage will remain as is. No changes necessary.
12. Rooms D120, 119, 110, 111, 112, 113, and 139 will house the SWAP and Transitions programs. This area incorporates kitchen and laundry facilities ideal for training our students in basic skills.  
&#61656; Recommendation: Create a fourth office (room D-139) to accommodate current staff load. Partition construction will be from 5/8" gypsum board, R-13 attenuation batt insulation, and 3-5/8" metal studs (16"o.c.).

## Wings C and D - Second Floor:

1. Room C201 through 210 will remain as offices. They will be used by therapists for individual meetings with secondary students and/or parents. Room C211 will be maintained as secure file storage. No changes necessary.
2. Rooms C17, 226, and 227 will be used as classrooms for secondary Liberty students. Rooms C224, 225, 232, and 233 will be used as classrooms for secondary Pathways students. Rooms C228, C229, C230 and D227 will be used for both programs, shared space for media, library, computers, etc. No changes necessary.
3. Rooms D229, 230, 231, and 232 will be used as offices for specialists or may be leased back to Harrison District 2. No changes necessary.
4. Offices D244, 245, 246, 247, 248, 249 and 250 are currently two large rooms with office cubicles. This configuration is unsuitable to maintain student and family confidentiality.  
&#61656; Recommendation: Subdivide the space into seven (7) offices to house Pikes Peak BOCES Technology and administrative staff. Partition construction will be from 5/8" gypsum board, R-13 attenuation batt insulation, and 3-5/8" metal studs (16"o.c.).
5. Offices D205, 206, 207, 208, 209, 210, 211 will house Pikes Peak BOCES finance staff. No changes necessary.
6. Offices D214, 215, 216, 217, 218, and 219 currently house District 2's Special Education staff. This area is likely to be leased back to District 2 for that purpose. No changes necessary.

## Furnishings and Fixtures

Classroom furnishings at the current School of Excellence have an average age of 10 years. They are damaged and old. Basic classroom furnishings plus specialized therapeutic furnishings that could not be accommodated at our current site are requested.

1. Furnishings and fixtures are based on the following educational/classroom needs:
  - Phoenix Program – 12 students maximum per classroom
    - o 2 elementary classrooms
    - o 1 middle school classroom
    - o 1 high school classroom
  - Liberty Program – 10 students maximum per classroom
    - o 1 elementary classroom
    - o 1 middle school classroom

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- o 2 high school classrooms
- Pathways Program – 12 students maximum per classroom
- o 2 elementary classrooms
- o 2 middle school classrooms
- o 2 high school classrooms
- Autism – 6 students (3 elementary, 3 secondary)
- SSN – 7 students with highly specialized desks and equipment

Each student requires an appropriately sized desk (elementary or secondary). One desk per classroom has been added for each Phoenix and Pathways Program classrooms and two for each Liberty Program classroom for breakage – a common occurrence with our students.

Recommendation: 67 elementary desks and 121 secondary desks. (See Office Scapes quote, Attachment 2)

In addition, each classroom should have 1 horseshoe table (group instruction), 1 rectangular table (projects), 2 computer tables (for in-class computers), and 2 bookshelves.

Recommendation: 20 horseshoe tables; 20 rectangular tables; 40 computer tables; 40 bookshelves (See Office Scapes quote, Attachment 2)

Teachers, paraprofessionals and therapists also require desks and chairs. Again, desks currently in use are 10-15 years old and have outlived their usefulness. Many teachers and paras must share desks, not optimal for instruction, planning, or individual tutoring.

- Pathways staff: 5 teachers; 11 paras; 2 therapists; 1 Principal
- Liberty staff: 4 teachers, 11 paras, 2 therapists, 1 Coordinator
- Phoenix staff: 2 teachers; 6 paras; 1 Coordinator
- Autism – 1 teacher; 2 paras; 1 Autism Specialist (BCBA)
- Ancillary staff: 1 Physical Education teacher
- 2 administrative assistants for all programs
- SSN – 1 teacher; 3 paras; 0.5 FTE Nurse

Recommendation:

- Provide all teachers with double pedestal desks (locking) and office chairs.
- Provide all paraprofessionals with single pedestal desks (locking) and office chairs
- Provide all therapists with double pedestal desks (locking) and office chairs
- Provide the Autism Specialist, PE teacher and nurse with double pedestal desks (locking) and office chairs

(See Office Scapes quote, Attachment 2)

Program administrators and the School of Excellence principal have usable desks, chairs and file cabinets. The administrative assistants will use the desk/counter purchased through PP BOCES' 2009 BEST grant (transported to the new location).

## Specialized Educational Furnishings

3. Currently, two first floor spaces at Gormen are being utilized by the PP BOCES Pathways program. They are located in Wing B and adjoin two additional open space rooms. Located under the gym, there is significant noise transfer when the gym is being utilized. The cost of sound proofing is prohibitive, thus rendering the rooms less than optimal for classrooms or offices. The openness and size of the rooms (B-104, B-110, B-11 – See Attachment 7) provides optimal space for large movement (for elementary students) and a therapy center.

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Children with autism and or those who are behaviorally challenged have different needs than other, non-disabled children. In some cases, children may also have physical disabilities in addition to the expected social, situational and sensory difficulties. Adaptive equipment, per federal law, is anything that can be used to help special needs children function more effectively. Due to the need to seek sensory input, some autistic or behaviorally challenged children feel the need for movement and motion. Swings and other indoor play equipment, such as tunnels and ball pits, can help keep the autistic child grounded and focused. Many therapy centers and special needs classrooms have these items for the children to use on a daily basis.

Recommendation: Convert room B-104 to a sensory room/therapy center for the Autism, Liberty and SSN programs. Items to create the room include the following, (Southpaw Enterprises [www.southpawenterprises.com](http://www.southpawenterprises.com) – see prices, Attachment 2):

- Deep Pressure:
  - o 1 Ladybug Weighted Blanket (16lb)
  - o 1 Deluxe Weighted Blankets (set of 4, 5lb each)
  - o 4 Deluxe Weighted Blanket Slip Covers
  - o 1 Resistance Tunnel (10 feet)
- Vestibular Stimulation:
  - o 1 Bolster Swing
  - o 1 Cuddle Swing
  - o 1 Traumschwinger (Medium)
- Sensory Stimulation:
  - o 1 Oval Poly Brushes (set of 30)
  - o 2 OGGZ and nesting crate
  - o 1 PlayLoft LED Rope Light
  - o 2 Sensory Rollers (Entire set of 4)
  - o 3 Sensory Tactile Set
- Multisensory Environment:
  - o 1 Sensory Rover
  - o 1 Fiber Optic Waterfall
  - o 1 Fiber Optic Carpet (39" x 78")
  - o 3 Vibrating Love Bug
  - o 1 Vibro-Acoustic Wedge
  - o 1 Bounce Disc
- Equipment:
  - o 1 Solar 250 Projector
  - o 2, 6" Liquid Effects Wheel
  - o 6 Bean Bag Chairs
  - o Assortment of floor and wall mats with covers
  - o Suspension and Hardware

4. School of Excellence students all cope with emotional and behavioral issues. Time-out rooms are critical to their well-being and that of their fellow students. However, students may become violent and hurt themselves when assigned to a quiet room. Recommendation: Install wall and floor mats (e.g., the type used for wrestling).

Other:

1. The School of Excellence has no cafeteria furnishings.

Recommendation: Purchase 8' convertible bench units to accommodate 150 students and staff. The seating can also be used to support testing, parent education, student performances, and community meetings.

2. Audiology Booth: Pikes Peak BOCES provides audiology services and therapy to many of its School of Excellence students and students from its member districts. Two years ago, BOCES purchased Harrison School District's used audiology booth and installed it in Fremont County to serve Cañon City, Florence and Pueblo students. The booth used for all other districts is 30 years old and replacement parts are no longer available.

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&#61656;Recommendation: Purchase an RS-142 Acoustic Systems Sound Suite (audiology booth) to be installed in the audiology offices in Wing A.

## Technology

### Classroom and Assistive Technology

Technology plays a significant role in educating students with emotional and behavioral issues. Typically, children with autism process visual information easier than auditory information. Any time we use assistive technology devices with these children, we're giving them information through their strongest processing area (visual). Therefore various types of technology from "low" tech to "high" tech, should be incorporated into every aspect of daily living in order to improve the functional capabilities of children with autism. Examples include the following:

- High Tech strategies – Videotaping can teach language comprehension, social skills, expressive language skills, self-help skills, and academics. Research has shown computers help these students by increasing their attention, improving in-seat behavior, increasing fine motor skills, decreasing agitation, and decreasing self-stimulator behaviors. Adaptive hardware is necessary for some students to use a standard keyboard or screen. Smart board technology supports each teacher's ability to present curriculum in a variety of ways, ensuring students with varying learning modalities can excel.
- Mid Tech strategies – Devices that incorporate voice output communication aids are successful with many of our behaviorally challenged students. Any type of visual representation system can be placed on a simple voice output device for students to access with the push of a button. Language comprehension and expressive communication skills can be supported through Talk Pads and Voice Output Communication Aids.

&#61656;Recommendation: Purchase dedicated computers and specialty software for children in autistic, Liberty and SNN programs: 6 iPads (one for the teacher, 1 for each student) plus 6 iPads Cases, and six sets of software:

&#61656;Recommendation: Purchase five DELL computers for each non-autism School of Excellence classroom.

&#61656;Recommendation: Place one Smart Brand Smart board and associated technology (IPad cart and iPads in each classroom.

&#61656;Recommendation: Install one LG wall-mounted,,flat screen television in each classroom to access specialty programming.

## General Technology

1. Pikes Peak BOCES recently purchased Voice-over IP (VOIP) telephone communication system. The Gorman Center is wired to support this technology.

&#61656;Recommendation: Install 10 additional ip 115 phones, 10 ip230 phones to support staff in expanded classroom, therapy, office, and auxiliary spaces.

2. School of Excellence computers are range from 3 to 5 years in age. It is no longer cost efficient to upgrade them nor can they handle adequate data for student or teacher research projects and online curriculum.

&#61656;Recommendation: Purchase 64 computers for a student computer labs: 20 in room C217; 20 in room C152; and 24 in room C211. To support all computers, install 11 classroom switches, 8 APC 1u backup power supplies, 2 APC Batter Backups (PS,PW), and 1 APC Battery Backup server rack, 1 Netgear wireless controller, and 10 wireless access points.

3. Pikes Peak BOCES conducts numerous, multi-district trainings. However the service area, at time, precludes teachers or administrators from attending.

&#61656;Recommendation: Install a screen and projector in the conference room for Power Point and other computer-based presentations/webinars.

&#61656;Recommendation: Create two distance learning classrooms utilizing LifeSize High Definition video conferencing. The HD video communications system is paired with phone and camera systems to convey or receive real-time training.

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## Site Architectural Items

### Foundation

The original school building (Wing A) was constructed of brick veneer over wood frame. Subsequent additions were constructed of poured concrete. The foundation, slab, and walls are halfway through their expected life of 100 years. Sidewalks provide access from the parking lot to the school and around the east and north sides of the building. No renovations or upgrades are necessary or recommended at this time.

### Traffic and Parking

Traffic circulation is provided via asphalt roadway off South Circle Drive. The entrance is gated and can be used to limit afterhours access. A second gate at the south end of the parking lot will be closed to prevent Harrison High School students from driving past the Gorman Center entrance.

Three traffic and parking issues have been identified. First, the asphalt needs to be resealed and restriped. Second, the School of Excellence students arrive and depart from 21 buses twice daily. However, the buses cannot drop off or pick up our students as they might at other schools. Stability and constancy is critical for maintaining calm. If buses are not located in the same parking spot each day, many of the students become agitated and aggressive. Third, BOCES regularly hosts trainings and meetings for its 22 member, associate and nonmember districts. Parking must accommodate school staff, BOCES administration, and training attendees.

Recommendation: Reseal and restripe the existing parking lot per the following requirements.

- a. Reconfigure the parking lot to provide 22 bus slots. Slant-in slots will be created directly across from the school entrance.
- b. Move the handicap accessible parking to the north side of the parking area maintaining its proximity to the building entrance (5 spaces plus 1 van accessible)
- c. Provide one parking slot for CSPD (an officer is always onsite).
- d. Provide adequate parking for staff and visitors in the remaining areas on the east, west and south sides of the building (131 slots) plus motorcycle parking.
- e. Add pedestrian islands and crosswalks.
- f. Move the existing fire hydrant away from the new bus loading area.
- g. Install metal grate over swale, associated pedestrian walkway, and gate access in chain-link fencing to ensure handicap accessibility to softball field.
- h. Add appropriate signage in Helvetica medium typography: (Stop (24"x24"), pedestrian crossing (24"x24"), handicap parking (12"x18"), handicap van parking (12"x18"), CSPD parking (12"x18"), Do Not Enter (24"x24"), visitor parking (12"x6"))

### Lighting

1. Parking lot lighting consists of three (3) 30' poles with single, round metal halide heads, wattage unknown. These will be reused.

2. The interior courtyard is lit by a combination of non-directional wall packs and full cutoff shoe boxes over exterior exits.

Recommendation: Provide new LED full cut-off shoe box exterior luminaires with integral photocell and battery backup above all exterior doors to comply with Code. Control via new photocell(s).

### Security System

An interior/exterior security camera system does not exist at the Gorman Center. Due to our special student population, recording of all activities is extremely important. An expandable user-friendly camera system in the hallways, parking lots, and roof mounted is preferred. The flexibility of this system will provide on-site review as well as remote review and access by the administrator.

Recommendation: Interior and exterior security cameras, rooftop mounts, light pole mounts, wiring, camera cabling, and recording equipment to be ensure coverage throughout the campus site.

### Trash Enclosure

The trash area, on the south side of the facility, is located away from the school and 25 feet away from food service areas and classrooms. However, the dumpsters are not fenced and secured.

Recommendation: Create an enclosure for recycling and trash containers. Construction to be 8" CMU masonry with modular face brick veneer. Enclosure will be 6' high by 40' long. Steel doors (4' x 6') will secure each opening.

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## Playground Equipment

Elementary students need the opportunity to run and play during each school day. The playground equipment at the Gorman Center is appropriate for toddlers but not school-aged children. The courtyard can accommodate additional playground equipment and has the potential for security gates as compared to the athletic fields on the south side of the building.

&#61656;Recommendation: Purchase playground equipment appropriate for 5-11 year olds. An allowance of \$30,000 has been allocated for equipment and freight, plus \$7,500 for installation and \$4,800 for surface materials.

&#61656;Recommendation: Install 6' chain link fencing with gates to enclose the courtyard opening between Wing B and Wing D.

&#61656;Recommendation: Install landscaping including trees for shade on the east and west periphery of the courtyard.

Install irrigation for watering. A \$25,000 allowance has been allocated for this component and includes trees and shrubs in the main parking area.

## Miscellaneous

Pikes Peak BOCES will need to move conference/training furniture, administrative furniture, the school's reception desk, voice technology, and curricular materials to the new School of Excellence. Unlike large districts, BOCES lacks trucks or manpower to accomplish this task.

&#61656;Recommendation: Use a commercial moving firm to relocate all usable furnishings and materials.

## How Urgent is this Project:

The School of Excellence is crowded and split between three locations. While students can continue in the current location, there are significant health, safety, and ADA deficiencies that must be corrected in the next 2-5 years. As important, teachers and therapists lack the facilities and space to provide optimal education for our students. Music therapy, tactile/sensory stimulation, and large motor movement areas are restricted or nonexistent in the current location. The school has no possibility for expansion to serve additional students with behavioral challenges.

## How Does this Project Conform with the Construction Guidelines:

The building materials and systems anticipated for this project will conform to the Capital Construction Assistance Public Schools Facility Construction Guidelines (referred to as CCAB standards) and are summarized in the following outline.

Section 1:

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- Foundation, CCAB 3.1: Concrete slab with 49 years of service life remaining
- Structural System,CCAB3.1: Concrete masonry elevator, stair shafts and lateral bracing walls
- Roofing, CCAB 3.2:
  - o 3.2.1.1 4-ply fiberglass built-up roofing with 1-layer of 1/2" Perlite set in hot full-mopped asphalt with staggered joints on 4" isocyanurate rigid insulation set in hot-mopped asphalt.
- Egress, CCAB 3.3:
  - o Facility meets local fire and police safety requirements.
  - o Doors: Heavy duty hollow metal exterior doors and frames; Hollow metal interior frames and solid core, hardwood doors; closures on exit exterior doors and fire rated doors; panic devices on doors and doors to rooms with occupancies in excess of 50.
  - o Corridors/rooms: Wall construction to create fire rated room partitions and corridors.
- Potable water, CCAB 3.4: Facility utilizes Colorado Springs Utilities water supply
- Fire Alarm, CCAB 3.5: Corridors are fully detected with ceiling-mounted smoke detectors. Corridors, classrooms, cafeteria, gym, restrooms, conference rooms have fire alarm horn/strobe or strobe units. Manual pull stations are provided at all exterior exits.
- Asbestos, CCAB 3.6: All remaining asbestos will be mitigated per 2011 AHERA report.
- Security, CCAB 3.7: 4 access control/keypad entries; door position switches on all exterior doors; video system throughout the building and on the exterior; access control system with monitors and recording system;
- Event Alerting, CCAB 3.8: 2-way intercom system and phone in each classroom. Interior doors equipped with locking hardware and tempered, Narrow Lite window in each
- Main Entrance, CCAB 3.9: Security desk located at front entrance; security system monitored by the front desk, security officer and/or administrators.
- Electrical, CCAB 3.10: Pad mounted 500 kva transformer with 2,000 amp, 277/480V Siemens 3-section switchboard and two (2) available 200 amp spare circuit breakers; The emergency system is supplied by a 100 kw, 277/480V natural gas generator. Two (2) automatic transfer switches, one (1) 70 amps and one (1) 250 amps, provide both essential and non-essential emergency power.
- Mechanical, CCAB 3.11: upgraded plumbing, HVAC to increase efficiency; provide cooling as well as heating; proposed upgrades to lessen heat/energy loss and moderate temperature fluctuations.
- Indoor Air Quality, CCAB, 3.12: HVAC throughout all wings and levels; replacemt of metal frame windows and outdated with vinyl to moderate air and water infiltration
- Sanitary School Facilities, CCAB 3.13: compliance with CDPHE regulations
- Food Preparation, CCAB 3.14: Kitchen area meets El Paso County Health Department regulations and is regularly inspected; Commercial grade kitchen equipment utilized
- Safe Areas for Chemicals, CCAB 3.15:
  - o CCAB 3.15.1: CDPHE regulations regarding storage, utilization, and disposition of laboratory chemicals will be met per new renovations.
  - o CCAB 3.15.2: All custodial and maintenance supplies are maintained in original containers in segregated/designated, locked areas
- Emergency Care Room, CCAB 3.16: Nurse's office with handicap accessible restroom provided
- ADA, CCAB 3.17: All areas are ADA accessible: 3 elevators, ramps, dedicated ADA restrooms; ADA accessible stalls/sinks in all restrooms; multi-level drinking fountains; doorways and corridors with appropriate width; accessibility to playground and other outside areas; handicap parking
- Traffic, CCAB 3.18:
  - o CCAB 3.18.1: Site bus routing includes access/egress from South Circle drive and room for bus turnaround; dedicated handicap and van handicap parking; pedestrian crosswalks; cross gate to control ingress/egress if/when needed; signage (directional and informational)
  - o CCAB 3.18.2: Dedicated bus parking for all loading/unloading located away from visitor and staff parking; curbs, striping and signage;
  - o CCAB 3.18.3: Drop-off areas provided beyond the bus parking. Children exit onto the sidewalk without crossing traffic; continuous flow turnaround provided for cars
  - o CCAB 3.18.4: Parking for staff and visitors provided east of bus parking, and on south and west side of buildings
  - o CCAB 3.18.5: sidewalk provided to move students and visitors from parking areas to front entrance



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- o CCAB 3.18.6: Service entrances for food and warehouse located on south and west sides of building away from parking
- o CCAB 3.18.7: No bicycle facilities provided as children are all bused to school
- o CCAB 3.18.8: All fire lanes marked appropriately
- o CCAB 3.18.9: Bollards across access driveway at main street access, between Gorman and Harrison High School, and at south end of facility restricting access to courtyard and food delivery area.

## •Outdoor Facilities, CCAB 3.19:

- o CCAB 3.19.1: Proximity to I-25 is mitigated by extensive berming and an 8' chain link fence. Pedestrian bridge access and fencing is gated and can be locked
- o CCAB 3.19.2: Minimal shrubbery due to special nature of student population; clear lines of sight are maintained from all vantage points
- o CCAB 3.19.3: Electrical, gas, recycling and trash receptacles are located away from students and caged or enclosed.
- o CCAB 3.19.4: Access to roof restricted at from building interiors and exteriors.
- o CCAB 3.19.5: Pole lighting in parking lot with mounted lights on building exterior.
- o CCAB 3.19.6: Age appropriate playground equipment installed to manufacturers specifications; ADA accessible; fenced; surface product utilized to protect against falls

## Section 2: School Facility Programming

- Materials, CCAB 4.1: Painted 5/8-inch drywall; wall tiles in toilet rooms and impact resistant on lower sections of partitions; suspended acoustic ceiling; brick veneer in some areas
- Facility, CCAB 4.2: Originally constructed and subsequently maintained as an educational facility.
- Curriculum and instruction, CCAB 4.3: Technology designed to enhance classroom learning, accessibility, specialized educational needs of high needs SPED students and students with behavioral concerns.
- Administration, CCAB 4.4: All teachers and administrators will have access to technology hardware, telephones, voicemail, and appropriate software for record keeping.
- Administrative Software, CCAB 4.5: All administrators have access to appropriate educational support software.
- Backup, CCAB 4.6: Provision has been made for natural gas fueled generators for backup power.
- Facility size and environment, CCAB 4.5-4.10.4; 4.11 – 4.11.3; 4.12-4.12.1: The facility currently functions as a school/education building. Room types, noise abatement, lighting, outdoor facilities are appropriate for the projected population.
  - o Classroom size, CCAB 4.10.5; 4.11.4; 4.12.2: Classrooms, equipment and amenities have been augmented outside the standard parameters to accommodate the special needs children.
  - o Auxiliary spaces, CCAB 4.10.6-4.10.13; 4.11.5-4.11.20; 4.12.3-4.12.22: Space, amenities, and equipment for all auxiliary spaces (gym, computer labs, cafeteria, art, band, music, sports areas, etc.) will comply with the appropriate guidelines if provided by the School of Excellence.
  - o PK-12 Rural Schools, CCAB 4.13: not applicable

## Section 3: LEED Design

The proposed project refurbishes a 51-year old school. To the extent possible, environmentally conscious/green decisions will be utilized. These include energy efficient windows/glass, sun tube lighting, exterior door replacement/upgrade, upgraded plumbing, HVAC to increase efficiency; provide cooling as well as heating.

## Section 4: Rehabilitation versus replacement

The proposed project refurbishes a 51-year old school. Projected costs for purchase and renovation are approximately 40% of the cost to construct a new facility. This is well within the breakeven guidelines in CCAB 6.5

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The Gorman Education Center is three times the size of BOCES' School of Excellence, modular and administration building – 108,000 SF versus 36,300. The utility costs are \$70,000 more per year. Custodial services will be only \$14,000 more than BOCES currently pays. Funding for both items can come from BOCES' annual operating budget. The increase in utility and maintenance costs will be more than offset in future years by increased enrollment and services more efficiently offered to participating districts.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Pikes Peak BOCES currently contracts its School of Excellence building maintenance for \$38,966 per year. An additional \$80,348 is set aside for annual building repairs and upkeep. The nearly \$120,000/year will be used for corrective, planned, and emergency maintenance. A cyclical maintenance schedule will be created for all systems – similar to the one currently in place. Regular inspections and maintenance reviews will be conducted by maintenance and BOCES administrative staff.

The \$80,000 now paid in lease payments to the NEED Foundation will be supplemented \$20,000 additional from BOCES' operations budget and be placed in a capital renewal account. These funds will be used, as needed, to maintain and/or correct capital projects during the life of the School of Excellence at Gorman Center.

As part of the master planning process, the following items form the components of a preliminary maintenance and renewal schedule. Dollar amounts indicate yearly renewal reserve and yearly maintenance reserve.

Component 1: Asphalt paving; Concrete paving and sidewalks; Specialty concrete;  
Water service; Storm sewer; Sanitary sewer; Fencing; Landscaping;  
Signage

Component 2: Footings and foundations; Slab on grade; Concrete toppings; Reinforcing;  
Cast-in-place concrete

Component 3: Brick veneer; Reinforcing; Concrete block back-up

Component 4: Structural steel; Metal fabrications; Expansion joint covers

Component 5: Rough carpentry; Finish carpentry

Component 6: Waterproofing and dam proofing; Building insulation; Rigid insulation;  
Fire stopping; Roofing; Roof accessories; Sealants

Component 7: Hollow metal doors and frames; Wood doors; Specialty doors; Access  
Doors; Store fronts; Finish hardware

Component 8: Gypsum board partitions and ceilings; Flooring; Acoustical ceilings;  
Painting; Gym floor

Component 9: Fire extinguishers; Signs, directories, plaques; Operable  
partitions; Toilet and bath accessories

Component 10: Food service equipment; Athletic equipment; Classroom equipment

Component 11: Premanufactured casework; Window treatments

Component 12: Elevators

Component 13: Fire protection; HVAC heating/cooling equipment

Component 14: Power, lighting, special systems; Data/technology system

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Pikes Peak BOCES administrative building is located at 4825 Lorna Place, across the street from the School of Excellence. The metal frame building was constructed in 1982 and is wholly owned by BOCES. The facility (10,500 SF) provides administrative

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

offices, offices for itinerant faculty, and training space.

The School of Excellence building, 828 Wooten Road, Colorado Springs, was constructed as a warehouse in 1968 and converted to offices and classrooms for Blair Business College. Acquired by BOCES in 2002, the facility supports classrooms, computer labs, lunch area, administrative officer and common areas in 21,480 SF. The site contains three modular buildings – 2 dry facilities and one wet facility. They house the SWAP program and secondary classrooms for the School of Excellence programs. The site also accommodates two small storage sheds, playground, drop off lane for four cars, bus parking for 21 buses, and parking for 41 cars. (See Attachment 3, Maps, current SOE site plan.) [The campus is owned by the NEED Foundation, a nonprofit 501(c)(3) organization. The proposed move to Gorman Educational Center will release Pikes Peak BOCES from its lease with the NEED Foundation and provide an estimated \$524,000 (per a preliminary third party appraisal) in matching funds from the sale of the administration building.]

Small capital set-asides (~\$37,000) are made annually for ongoing School of Excellence and modular building maintenance. Over the past four years, funds have been used to replace 10 of the 14 aging HVAC units in an attempt to better regulate the school’s heating and cooling system. Pikes Peak BOCES successfully utilized a 2009 BEST grant to upgrade the most critical ADA and safety measures to keep the SOE functioning. However, cracking exterior walls, drainage that impacts the foundation, single-pane, non-tempered windows, failing electrical and fire alarm systems, the lack of a fire sprinkling system, and non-fire rated interior walls are beyond the purview of the BOCES budget or capital funds acquisition. These items are becoming critical, threatening to impact students and staff alike to say nothing of their impact on learning.

CDE’s 2009 facility assessment and future use analysis indicated that the replacement value of the School of Excellence is \$5,044,793. The cost of repairing condition deficiencies is \$3,049,677 and there are \$4,383,325 in educational suitability deficiencies. The total condition and suitability deficiencies significantly exceed the building’s replacement value. Viable solutions appear to be construction of a new facility or acquisition and renovation of a suitable facility.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

THE GRANT APPLICATION IS FOR THE PURCHASE OF AN EXISTING BUILDING FOR \$7,443,750.00 BALANCE FOR THE UPGRADE OF SYSTEMS AND RENOVATION.

<input checked="" type="checkbox"/> <b>Health, Safety</b>	<input type="checkbox"/> <b>Overcrowding</b>	<input checked="" type="checkbox"/> <b>Technology</b>	<input checked="" type="checkbox"/> <b>Other</b>
<b>Importance:</b> L <b>Urgency:</b> L <b>Planning:</b> Up To Date <b>Ability:</b> Not Able <b>Previous BEST Grants:</b> 1 - \$404,769			
<b>Red Flags:</b> Waiver request	<b>Red Flag Explain:</b> Waiver Request		
<b>Current Grant Request:</b>	\$11,930,726.39	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$604,182.61	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$12,534,909.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	120.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	108,747	<b>CDE Minimum Match Percent:</b>	29
<b>Cost Per Sq Ft:</b>	\$114.81	<b>Actual Match Provided by Applicant:</b>	4.82
<b>Cost Per Pupil:</b>	\$94,961.43	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	827.08	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b> 300		<b>If Match is a Bond Election Date:</b>	

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Per Pupil Allocation to Cap Reserve:</b>	300	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	36.90%
<b># of Fiscal Health Warning Indicators:</b>		<b>Median Household Income</b>	16272.857143
<b>Fiscal Health Watch:</b>	N/A	<b>Bond Capacity Remaining</b>	19459925.836
<b>District FTE Count:</b>	5,004.64	<b>Existing Bond Mill Levy</b>	10.075857143
<b>Assessed Valuation</b>	250513906.32	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	54797.85854	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	4605583.8307	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	30642855.429	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	50102781.264	<b>Bond Capacity Remaining</b>	19459925.836
		<b>Percent Bonding Capacity Used</b>	0.45688227521



Archie Neil  
Executive Director

Kerry Whitmore  
Exceptional Students Director

Todd Fenhaus  
Fiscal Services Director

Brian Bylund  
Technology Director

February 29, 2012

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

Dear Mr. Hughes and Ms. Honigsburg,

Pikes Peak BOCES is proud to submit its application for funding to purchase and refurbish the Gorman Education Center in Harrison District. The Gorman Center will enable us to move the School of Excellence from our rapidly deteriorating facility and be able to educate all our special needs students in one location. However, we request a waiver from the 29% match required for the BEST program.

As you know; BOCES exists as an arm of the Colorado Department of Education. As such, Pikes Peak BOCES has no taxing authority or tax base. All operating, capital and maintenance funds are derived from member/associate member fees (20%) and tuition (80%). Funding for educational program operations is our fiscal priority with limited funds available for major capital projects (~\$37,500 per year not including regular maintenance). After several years of work, band-aiding the current school, designing potential new facilities, and evaluating closed schools in other districts, we believe we have found a viable solution. The Gorman Center is being offered to us for \$7,443,750. Its replacement value (per CDE) is \$29,763,943. The building requires some renovation/remodeling but many major systems were updated in 2005.

A move to a new location enables Pikes Peak BOCES to sell its major physical asset. The BOCES Administration building is owned free and clear. The building was valued after a February 2012 appraisal at \$524,000. In addition, BOCES paid Bollar Cruz Architects \$14,845 to evaluate the Gorman Center and create detailed project schematics. The total, \$538,845 constitutes our proposed match - approximately 4.8% of the funding requested from the BEST program.

Peak BOCES currently leases the School of Excellence building from the NEED Foundation. Lease termination will allow us to reallocate the \$80,000 in rent plus an additional \$20,000 from the annual operations budget to a capital renewal account.

Big Sandy #100J  
Calhan RJ1  
Edison #54JT  
Elbert #200  
Ellicott #22  
Fremont RE-2  
Hanover #28  
Miami-Yoder #60JT  
Peyton #23JT

Associate Members:  
Academy #20  
Cheyenne Mountain #12  
CS School District 11  
Falcon #49  
Fountain #8  
Harrison #2  
Lewis Palmer #38  
Pueblo City Schools  
Ute Pass BOCES  
Widefield #3

These funds will be used, as needed, to maintain and/or correct capital projects during the life of the School of Excellence at Gorman Center.

Pikes Peak BOCES current School of Excellence building maintenance staff expense is \$38,966 per year. An additional \$80,348 is set aside for annual building repairs and upkeep. Together, this nearly \$120,000/year will be used for facility maintenance at Gorman through staff and outside vendors.

The School of Excellence serves 117 special needs students from 22 school districts in El Paso, Elbert, Fremont and Teller Counties. All students have multiple handicapping conditions, emotional, behavioral and/or physical disabilities. Our enrollment is up 30% over the last five years with no indication that this growth will not continue. Overcrowding has necessitated keeping our most severely handicapped children in Ellicott and moving the Phoenix program to rented space at the Gorman Center. The classrooms are small and most are at capacity. The small classrooms place our students in close proximity to one another. Students' mental illnesses and behavior difficulties are often heightened by lack of personal space and room to move around. Our districts are requesting an autism program and an expelled student program. They would immediately add at least 16 more students.

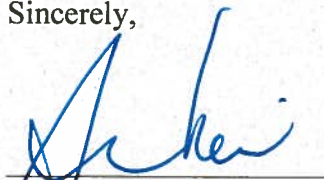
Compounding the overcrowding are the health and safety needs of our current school. Two examples highlight the issues:

1. Ceiling height in the building varies from room to room. In those rooms where the ceiling is low, students find various ways to exacerbate safety concerns. Some attempt to crawl into the empty space under the roof while others throw things at the suspended ceiling tiles causing them to break exposing students to allergens, insects, mice droppings and electrical wiring. Students who attempt to ascend into that space expose themselves to contaminants as well as the danger of falling through the false ceiling.
2. The computer labs lack sufficient outlets and electrical circuits. They have a multitude of wires and cables snaking across the floors providing power and internet service. They create choking, tripping, and an electrocution hazard for our students. In a typical school students understand extension cords as a hazard. In our school, we have a large number of students who are identified self-harmers. The long wires and multi-outlet power strips provide them with a means for self-inflicted injury.

CDE's 2009 facility assessment and future use analysis indicated that the replacement value of the School of Excellence is \$5,044,793. The cost of repairing condition deficiencies is \$3,049,677 and there is \$4,383,325 in educational suitability deficiencies. The total condition and suitability deficiencies significantly exceed the building's replacement value.

We and our member districts recognize that our match amount is less than optimal. However, it is significantly larger than we have ever been able to present in any previous proposal. We strongly urge you to consider our efforts and our application.

Sincerely,



Archie Neil  
Executive Director



Bill Nevills  
Board President

# Academy District Twenty

Dr. Mark Hatchell, *Superintendent of Schools*

*Education and Administration Center*  
1110 Chapel Hills Drive, Colorado Springs, CO 80920-3923  
Website: [www.asd20.org](http://www.asd20.org)

Phone: 719-234-1200  
Fax: 719-234-1299

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

March 1, 2012

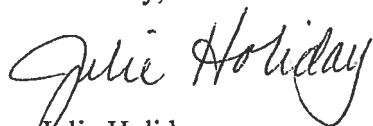
Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

Academy School District 20 is an active member of Pikes Peak BOCES. Our district whole-heartedly supports moving the PP BOCES *School of Excellence* and BOCES administration to the Gorman Education Center site located in Harrison School District #2

The *School of Excellence*'s current facility is deteriorating. Its size does not allow us to have all programs in one location. As a member of the Superintendents' Advisory Council I have heard member districts request BOCES implement a program for children with autism and one for expelled students. Our current facility does not allow us to even consider meeting these needs.

We urge the BEST Review Committee to act favorably on PP BOCES' request. It will make a significant difference to our student's education and welfare.

Sincerely,



Julie Holiday  
Director, Special Education  
EAC – 1110 Chapel Hills Drive  
Colorado Springs, CO 80920  
[julie.holiday@asd20.org](mailto:julie.holiday@asd20.org)  
719.234.1325

*The mission of Academy School District 20 is to educate every student in a safe and nurturing environment and provide comprehensive, challenging curricular and extracurricular opportunities that meet the unique needs of every individual, expand interests, enhancing abilities, and equipping every student with the knowledge, skills and character essential to being a responsible citizen of our community, our nation, and the world."*



# BIG SANDY SCHOOL DISTRICT 100-J

PO Box 68  
619 Pueblo Avenue  
Simla, CO 80835

(719) 541-2291 Fax (719) 541-2443 or (719) 541-2186 Administration

Steve Wilson, Superintendent

Sammi Swennes, Middle School/High School Principal  
Al Snyder, Activities Director

Greg Mitchell, Elementary Principal

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

February 14, 2012

Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

Big Sandy School District 100J is an active member of Pikes Peak BOCES. Our district wholeheartedly supports moving the PPBOCES *School of Excellence* and BOCES administration to the Gorman Education Center site located in Harrison School District #2.

For several years we have had roofing, site, structural and many other issues with the current building. As we explored fixing the numerous deficiencies or demolishing and starting over we came across a third possibility; the third option is purchasing an existing building that is in much better shape than our current building, and remodeling it. This option is a more cost effective solution than the others considered. The Gorman Center is located at an ideal location at the corner of I25 and Circle Avenue in Colorado Springs. This facility is big enough to house the entire PPBOCES operation all under "one roof."

The *School of Excellence's* current facility is deteriorating. Its size does not allow us to have all programs in one location. As a member of the Superintendents' Advisory Council I have heard member districts request BOCES implement a program for children with autism and one for expelled students. Our current facility does not allow us to even consider meeting these needs.

We urge the BEST Review Committee to act favorably on PPBOCES' request. It will make a significant difference to our student's education and welfare.

Sincerely,



Steve Wilson, Superintendent  
Big Sandy School District 100J

# CALHAN SCHOOL DISTRICT

"Promoting High Standards and Social Responsibility"

**LINDA MILLER**  
**SUPERINTENDENT**

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

February 14, 2012

Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

Calhan School District is an active member of Pikes Peak BOCES. Our district supports moving the PP BOCES *School of Excellence* and BOCES administration to the Gorman Education Center site located in Harrison School District #2.

Purchasing the Gorman Center would greatly increase the efficiency of the current programs and would allow for more effective use of staff. It is our opinion, that the purchase of the Gorman Center is both an economically and educationally sound decision for all parties involved.

Calhan School District believes the purchase of the Gorman Center would be cost effective and an educational benefit to the students participating in the alternative education programs facilitated by Pikes Peak BOCES. We encourage the BEST Review Committee to strongly consider the Pikes Peak BOCES application for funding.

Sincerely,



Linda Miller  
Superintendent



**Cheyenne Mountain School District #12  
Office of Learning Services**

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

February 24, 2012

Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

Cheyenne Mountain School District is an active member of Pikes Peak BOCES. Our district supports moving the PP BOCES *School of Excellence* and BOCES administration to the Gorman Education Center site located in Harrison School District #2.

The Gorman Center will provide a central location that is physically accessible to students. It certainly would provide my school district a much more manageable transportation route as Cheyenne Mountain students travel over an hour a day to get to the current BOCES facility. The *School of Excellence's* current facility is deteriorating. Its size does not allow the BOCES to have all programs in one location which impacts learning and accessibility.

I urge the BEST Review Committee to act favorably on PP BOCES' request. It will make a significant difference to our student's education and welfare.

Sincerely,

Carolena Guiral Steen, Ph.D.  
Director of Learning Services/Special Education



Nicholas M. Gledich, Ed.D., Superintendent of Schools

Division of Educational Support Services  
Executive Director of Student Services  
Mr. John R. Dethloff  
Tel (719) 520-2148  
Fax (719) 520-2198

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

3/1/12

Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

Colorado Springs School District 11 is an active member of Pikes Peak BOCES. Our district whole-heartedly supports moving the PP BOCES *School of Excellence* and BOCES administration to a site that will support enhanced facilities and services for children and staff.

The *School of Excellence's* current facility is deteriorating. Its size does not allow us to have all programs in one location. As a member of the Superintendents' Advisory Council I have heard member districts request BOCES implement a program for children with autism and one for expelled students. Our current facility does not allow us to even consider meeting these needs.

We urge the BEST Review Committee to act favorably on PP BOCES' request. It will make a significant difference to our student's education and welfare.

Sincerely,

John Dethloff  
Executive Director of Student Services  
Colorado Springs School District 11



## EDISON SCHOOL DISTRICT 54JT

14550 EDISON ROAD, YODER, CO 80864  
Phone 719-478-2125 Fax 719-478-3000

Patrick E. Bershinsky Superintendent  
Rachel M. Paul Principal

---

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

February 21, 2012

Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

Edison 54 JT School District is an active member of Pikes Peak BOCES. Our district whole-heartedly supports moving the PP BOCES *School of Excellence* and BOCES administration to the Gorman Education Center site located in Harrison School District #2.

I feel as though the purchase of the Gorman center is an economically sound decision. The BOCES is in need of a larger, more modern facility and with the Gorman Center already there, seems to make perfect sense. Also, the purchase of the Gorman Center will allow the BOCES to serve all 23 school districts in the Pikes Peak Region more efficiently.

The *School of Excellence's* current facility is deteriorating. Its size does not allow us to have all programs in one location. As a member of the Superintendents' Advisory Council I have heard member districts request BOCES implement a program for children with autism and one for expelled students. Our current facility does not allow us to even consider meeting these needs.

We urge the BEST Review Committee to act favorably on PP BOCES' request. It will make a significant difference to our student's education and welfare.

Sincerely,

Pat Bershinsky  
Superintendent  
Edison 54 JT



## ELBERT SCHOOL DISTRICT 200

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

February 21, 2012

Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

Elbert School District #200 is an active member of Pikes Peak BOCES. Our district wholeheartedly supports moving the PP BOCES *School of Excellence* and BOCES administration to the Gorman Education Center site located in Harrison School District #2.

In my opinion, the purchase of the Gorman facility is both an economically and educationally sound decision for all parties. The Gorman facility already exists and is ready to house the immediate needs of the BOCES who serves 23 school districts in the Pikes Peak region. I applaud the creative minds that can up with this solution, as it is a win for all parties especially the state. It is creative thinking like this that helps make our dollars stretch farther and reach more children.

The *School of Excellence's* current facility is deteriorating. Its size does not allow us to have all programs in one location. As a member of the Superintendents' Advisory Council I have heard member districts request BOCES implement a program for children with autism and one for expelled students. Our current facility does not allow us to even consider meeting these needs.

We urge the BEST Review Committee to act favorably on PP BOCES' request. It will make a significant difference to our student's education and welfare.

Sincerely,

Kelli Loflin,  
Superintendent

# ELLICOTT SCHOOL DISTRICT 22

Home of the Thunderhawks



March 1, 2012

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Members of the Capital Construction Assistance Board  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

Dear Mr. Hughes, Ms. Honigsberg and Members of Capital Construction Assistance Board,

Ellicott District 22 is a full member of the Pikes Peak BOCES, which is submitting a BEST grant application during this current cycle. As superintendent of the Ellicott district I want to express my support for this application. Based on the information I have been provided the current proposal for the BEST grant is a much better request than the previous application. The current proposal is more in line with the capacities of the full and associate member school districts. The use of the Gorman Education Center site located in Harrison School District #2 should be more efficient and economical for all parties.

The PPBOCES *School of Excellence*'s current facility is deteriorating, which presents a health and safety concern. Its size does not allow us to have all programs in one location which impacts efficiency of the educational programs. As a member of the Superintendents' Advisory Council I am aware of the potential need for the PPBOCES to implement a program for children with autism and one for expelled students. Our current facility makes it difficult to consider meeting these needs.

As the superintendent of a member PPBOCES district I would ask the BEST Review Committee to act favorably on PPBOCES' request. It could make a significant difference to our student's educational environment in the areas of health, safety and welfare of the students and staff. It should also improve the effectiveness of the educational programs provided high needs students.

Sincerely,

H. Terry Ebert  
Superintendent



## Fremont RE-2 School District

403 West Fifth Street, Florence, CO 81226  
719-784-6312 Fax: 719-784-4140

---

*Rhonda Vendetti*  
*Superintendent*

*Steve Wolfe*  
*Executive Director of Instruction*

*Cassie Walgren*  
*Business Manager*

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Stc. 310  
Denver, Colorado 80203

February 21, 2012

Dear Mr. Hughes, Ms Honigsberg, and BEST Grant Review Committee,

Fremont School District RE-2 has been a member of the Pikes Peak BOCES for the last year. During that time, it has become increasing apparent that the physical state of the School of Excellence, alternative school, and the BOCES building, housing all employees and administrative staff is in significant state of disrepair. Also, it has also come to light, that the current configuration of the buildings being used necessitates additional resources allocated to effectively staff and maintain multiple buildings. In order to provide a safe and effective educational and working environment, Pike Peak BOCES has recommended a consolidation of the above schools and services to a single location that is more centrally located and structurally sound. For these reasons, Fremont School District RE-2 supports the Pikes Peak BOCES recommendation to move the School of Excellence and the staff/administration offices to the Gorman Education Center in Harrison School District #2.

Purchasing the Gorman Center would greatly increase the efficiency of the current programs being run, as it would allow for more effective use of staff. It also makes sense, financially, to purchase an existing building that is underutilized, rather than pay for comprehensive repairs to very old, failing buildings that will eventually need to be completely renovated.

As a member of the Superintendent's Advisory Council, Fremont RE-2 believes the purchase of the Gorman Center would be cost effective and an educational benefit to the students participating in the alternative education programs facilitated by Pikes Peak BOCES. We encourage the BEST Review Committee to strongly consider the Pikes Peak BOCES application for funding.

Sincerely,  
  
Rhonda Vendetti  
Fremont RE-2 Superintendent





# Manitou Springs School District 14

405 EL MONTE PLACE  
MANITOU SPRINGS, COLORADO 80829  
Telephone: 719-685-2024  
Fax: 719-685-4536



Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

March 1, 2012

Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

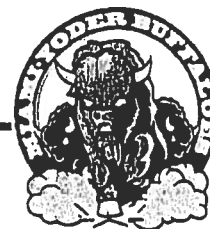
Manitou Springs School District 14 is an active member of Pikes Peak BOCES. Our district whole-heartedly supports moving the PP BOCES *School of Excellence* and BOCES administration to the Gorman Education Center site located in Harrison School District #2

The *School of Excellence's* current facility is deteriorating. Its size does not allow us to have all programs in one location. As a member of the Superintendents' Advisory Council I have heard member districts request BOCES implement a program for children with autism and one for expelled students. Our current facility does not allow us to even consider meeting these needs.

We urge the BEST Review Committee to act favorably on PP BOCES' request. It will make a significant difference to our student's education and welfare.

Sincerely,

Edward D. Longfield  
Superintendent  
Manitou Springs School District 14



March 1, 2012

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

Dear Ted, Cheryl, and BEST Grant Review Committee,

Miami-Yoder School District JT-60 is an active member of the Pikes Peak Board of Cooperative Educational Services (PPBOCES). As Superintendent of Schools for Miami-Yoder and as the PP BOCES Superintendent Advisory Council (SAC) Chair, I want to let you know that Miami-Yoder and the SAC whole heartedly support PPBOCES efforts to secure a BEST grant to purchase the Gorman Education Center.

I toured the facility on February 27<sup>th</sup> and as a result, came away with tremendous excitement of the possibility of getting funding to purchase this school facility to meet the needs of our districts' most needy children. Current facilities housing our alternative education students, ranging from severe intellectual to severe emotional needs, are inadequate, lack modern teaching tools, and lack adequate facilities such as a gymnasium, a recreational area, adequate computer lab space, and without considerable future renovation, I fear will become unusable.

Current efforts on part of the BOCES have been admirable but we are reaching a point where alternatives must be advanced and implemented. The Gorman Center provides members and associate members the opportunity to consolidate numerous programs in one location. That location, already on a school campus, is safer and provides a good environment for students. As special needs populations grow, PPBOCES needs the space to house these programs. Autism continues to be an expanding issue with all public school districts and this additional space would allow for a regional center to be developed, expanding opportunities for students and parents struggling finding services.

As a BEST program recipient, I know the tremendous impact that new facilities have on morale, student self-esteem, and on community support. I thank you for that and encourage you to give positive consideration to this grant request.

Sincerely yours,

Richard C. Walter, Sr.  
Superintendent of Schools  
Miami-Yoder School District JT-60  
Chair, PPBOCES, SAC



# PEYTON SCHOOL DISTRICT #23Jt

13990 Bradshaw Road • Peyton, Colorado 80831 • (719) 749-2330

Tim Kistler, Superintendent

Mr. Ted Hughes  
Ms. Cheryl Honigsberg  
Colorado Department of Education  
Division of Public School Capital Construction Assistance  
1580 Logan Street, Ste. 310  
Denver, CO 80203

February 20, 2012

Dear Mr. Hughes, Ms. Honigsberg and BEST Grant Review Committee,

Peyton School District 23JT is an active member of Pikes Peak BOCES. Our district whole-heartedly supports moving the PPBOCES School of Excellence and BOCES administration to the Gorman Education Center site located in Harrison School Dist. #2.

For several years we have had roofing, site, structural and many other issues with the current building. As we explored fixing the numerous deficiencies or demolishing and starting over we came across a third possibility; the third option is purchasing an existing building that is in much better shape than our current building, and remodeling it. This option is a more cost effective solution than the others considered. The Gorman Center is located at an ideal location at the corner of I-25 and Circle Ave. in Colorado Springs. This facility is big enough to house the entire PPBOCES operation all under "one roof."

The School of Excellence's current facility is deteriorating. Its size does not allow us to have all programs in one location. As a member of the Superintendent's Advisory Council I have heard member districts requires BOCES implement a program for children with autism and one for expelled students. Our current facility does not allow us to even consider meeting these needs.

We urge the BEST Review Committee to act favorable on PPBOCES' request. It will make a significant difference to our student's education and welfare.

Sincerely,

Tim Kistler  
Superintendent, Peyton School District



**OFFICE OF SPECIAL SERVICES**  
930 Leta Drive, Colorado Springs, CO 80911  
(719) 391-3050 Fax (719) 391-9142  
Lisa Humberd Director of Special Education  
Tammy Allen Asst. Director of Special Education

February 28, 2012

Dear Mr. Hughes, Ms. Honigsberg, and BEST Grant Review Committee,

Widefield School District #3 is an active member of Pikes Peak BOCES. Our district supports moving the PP BOCES School of Excellence and BOCES administration to the Gorman Education Center site located in Harrison School District #2. The Gorman Center will provide a central location that is physically accessible to students. It certainly would provide my school district a much more manageable transportation route as Widefield students travel over an thirty minutes a day to get to the current BOCES facility. The School of Excellence's current facility is deteriorating. Its size does not allow the BOCES to have all programs in one location which impacts learning and accessibility.

Sincerely,

A handwritten signature in black ink that reads "Lisa Humberd". The signature is written in a cursive style with a large, stylized initial "L".

Lisa Humberd  
Director of Special Education  
Widefield School District #3  
930 Leta Drive  
Colorado Springs, CO 80911

Mission Statement

We are committed to providing a continuum of services for students with special needs, ensuring achievement of their full potential while preserving a positive, appropriate learning environment for all students.

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ST VRAIN RE 1J - Mountain View ES

### - ES Roof and Boiler Replacement, Asbestos Removal, and Associated Finishes - 1957

**School Name: Mtn View ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	39,750
Replacement Value:	\$9,079,761
Condition Budget:	\$6,112,640
Total FCI:	67.32%
Energy Budget:	\$13,913
Suitability Budget:	\$1,456,400
Total RSLI:	8%
Total CFI:	83.5%
Condition Score: (60%)	2.90
Energy Score: (0%)	1.25
Suitability Score: (40%)	4.14
School Score:	3.40



Q#: 110.4 - What is the condition of the roof covering? The roof is in very poor condition. Score: 1

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ST VRAIN RE 1J

Applicant Priority # 1

County: BOULDER

Cash Grant Rank: 1.5

Project Title: ES Roof and Boiler Replacement, Asbestos Removal, and Associated Finishes

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement               |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input checked="" type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade            | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |   |

Interior finishes not salvaged due to ACM removal.

## General Background Information and Reasons for Pursuing a BEST Grant:

Saint Vrain Valley School District is in the fourth year of a Construction Bond passed in 2008. Over the last four years the district has completed 17 roof replacement projects at a cost of 6.56 million dollars as part of their 2008 Bond promises. The state continues to reduce per pupil funding. A direct outcome from those cuts is a reduction in capital allocations for Operations and Maintenance.

Most of Mountain View ES's funding from the 2008 bond was eliminated before the election due to bonding capacity and higher priorities for new classroom space. A hard drywall ceiling exists in this school that contains asbestos. If a water leak occurs in that portion of the school the district would have to close school and react to an asbestos release under AHERA. Emergency roof repairs are scheduled as soon as the weather will allow them.

The boilers in this facility are fifty five years old and 31 years old. They are beyond the manufacturer's suggested useful life. Their energy efficiency is poor. The district estimates the 1957 boiler to be 50% efficient at best. The boilers and associated piping have asbestos containing materials.

The district conducted an in depth analysis of existing building materials not accessible in a routine AHERA plan and inspection. The district found AMC drywall spray INSIDE the ductwork. This is a serious life safety issue that must be addressed ASAP.

The BEST scope presented here was not in the 2008 bond. The district has 1.6 million dollars allocated for this school to pay for our match and to address security, deferred maintenance and IT upgrades.

## Deficiencies Associated with this Project:

The roof is 21 years and requires ongoing emergency maintenance. The potential of an asbestos release is very real and a major concern. The disruption to our students and staff would be great.

The boilers are worn out and inefficient. This grant is our opportunity to upgrade and reduce our carbon footprint a bit. Managing ACM in place is always a preferred practice. The roof replacements require the removal of the hard lid as the potential for something falling from the roof through the ACM lid is real.

## Proposed Solution to Address the Deficiencies Listed Above:

Solutions: The existing roof will be torn off and replaced with an R-30 insulation covered by a 4 ply built up roof with new sheet metal where required.

The asbestos containing materials will be removed by a licensed firm qualified to that work. Extents drawing have been provided showing the scope locations.

The boilers and associated piping will be replaced with a 90% efficient condensing boiler.

## How Urgent is this Project:

The roof has failed and is leaking at this time. Emergency repairs have been scheduled as soon as the weather will allow the work to be performed. The boilers function but cost the district in their inefficiency and ongoing maintenance. The district plans to start the project in August of 2012 and be finished by August of 2013.

## How Does this Project Conform with the Construction Guidelines:

Non- Conformity:

1.2.1 Health and safety issues, including security needs and all applicable health, safety and

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

environmental codes and standards as required by state and federal law.

3. SECTION ONE - Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled as follows:

3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof.

3.11 A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.

Conformity:

3.6 Facilities with safely managed hazardous materials such as asbestos found in Vinyl Asbestos Tile and mastic, acoustical and thermal insulation, window caulking, pipe wrap, roofing, ceiling tiles, plaster, lead paint and other building materials. Public schools shall comply with all AHERA criteria and develop, maintain and update an asbestos management plan kept on record at the school district.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The district allocates 633 man-hours to Mountain View ES for preventative and unscheduled maintenance with an associated budget of \$20,275.00. In addition the district's capital plan allocates \$19,875.00 for major repair and replacement of critical systems.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

RMES was built new in 1957. Roof and Boiler replacement involves removing ACM and associated architectural finishes not salvaged during the abatement process.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

THE SCOPE INFORMATION PROVIDED IN THE APPLICATION IS VERY MINIMAL. THEIR DESCRIPTION OF THE BOILER DEFICIENCY STATES THAT "THIS IS AN OPPORTUNITY TO REDUCE THE CARBON FOOTPRINT" WHICH DOESN'T INDICATE HEALTH/SAFETY. THE NATURE OF THE ACM ISN'T SPECIFIED SO IT'S ASSUMED IT'S NON-FRIABLE.

**Health, Safety**                       **Overcrowding**                       **Technology**                       **Other**

**Importance:** L      **Urgency:** L      **Planning:** No Plan      **Ability:** Able      **Previous BEST Grants:** 2 - \$1,742,386

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$932,526.72	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>
<b>Current Applicant Match:</b>	\$1,010,237.28	<input type="checkbox"/> <b>Charter School Three Month Notification</b>
<b>Total Project Cost:</b>	\$1,942,764.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>
<b>Affected Pupils:</b>	391.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	39,750	<b>CDE Minimum Match Percent:</b> 52
<b>Cost Per Sq Ft:</b>	\$41.16	<b>Actual Match Provided by Applicant:</b> 52

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Cost Per Pupil:</b>	\$4,184.52	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	101.66	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	50.83	<b>If Match is a Bond Election Date:</b>	2008
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	0.00%
<b>Does the Facility have existing Financing:</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>	NA		
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	32.38%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	26128
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	77123731.56
<b>District FTE Count:</b>	25,721.00	<b>Existing Bond Mill Levy</b>	14.3
<b>Assessed Valuation</b>	2345568657.8	<b>Bonded Debt Approved</b>	401900000
<b>PPAV:</b>	91192.747475	<b>Year Bond Approved</b>	02,08
<b>Unreserved General Fund FY0910</b>	25136283.66	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	391990000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	469113731.56	<b>Bond Capacity Remaining</b>	77123731.56
		<b>Percent Bonding Capacity Used</b>	0.83559694298



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## TWIN PEAKS CHARTER ACADEMY - Finish-Out of Existing Space - 1992

**School Name: Twin Peaks Charter Academy**

Number of Buildings:	1
All or Portion built by WPA:	
Gross Area (SF):	71,788
Replacement Value:	\$19,887,051
Condition Budget:	\$15,403
Total FCI:	0.08%
Energy Budget:	\$0
Suitability Budget:	\$3,569,200
Total RSLI:	55%
Total CFI:	18.0%
Condition Score: (60%)	3.64
Energy Score: (0%)	1.39
Suitability Score: (40%)	4.29
School Score:	3.90



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: TWIN PEAKS CHARTER ACADEMY

Applicant Priority # 1

County: BOULDER

Cash Grant Rank: 2.2

Project Title: Finish-Out of Existing Space

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Tenant finish of 30,000 sqf                               |

## General Background Information and Reasons for Pursuing a BEST Grant:

Twin Peaks Charter Academy building will be at full capacity in the 2012-2013 school year. Based on enrollment projections for 2013-2014 school year we anticipate a shortfall of facilities for a minimum of 100 students. The High School component will not be able to expand to the full 350 students required to provide the funding to support the programs. Our current enrollment in Middle School is at 110 students per grade level. Based upon our student reenrollment rate the building will have insufficient capacity to accommodate the progression of students into upper grades.

The renovation proposed will provide space necessary for the school's programming to be complete. The second floor and locker room spaces have been prepped for delivery of electrical, water, HVAC and have been integrated into the building plan. The proposed renovation includes 11 classrooms, 4 science labs, 1 music room, 2 locker rooms and FFE to support these facilities. This will complete the facility build out and provide the additional space needed for the school to expand from the current enrollment of 944 students to the final enrollment of approximately 1,300 students.

The TPCA boards of directors and the building corporation have researched implementation of portables to provide needed space to meet enrollment demand until funds are available to complete the renovation. The initial cost of portable classrooms is approximately \$250,000 with a yearly cost of \$180,000 to lease and maintain. Adding portables into the constraints of the current site will result in the loss of parking spaces for staff, students and visitors and will impact surrounding property owners. The reduced parking lot will impact safety and accessibility during student drop-off and pickup. Therefore the boards of directors have determined that the best path is to complete the space already under school control and previously prepared for final tenant finish.

In 2008, TPCA purchased the 150,000 square foot building, 12.9 acres and self-funded the renovation of 80,000 square feet. The renovated space contains 37 classrooms, two well-equipped art rooms, two music rooms, two science labs, two computer labs, and 3000 square foot library and media resource center. In addition, a new gymnasium, auditorium/commons area, cafeteria, and full preparation kitchen, complements the academic facilities and enhances the entire educational experience. Our enrollment in this portion of the facility was approximately 700 students.

The 2008 property acquisition and renovations were funded through \$14.2 M in grade A bonds based on the state Moral Obligation program and the S&P BBB- credit rating. \$8.2 M covered the building and 12+ acre land purchases. In 2011 the school sold \$5.54 M bonds and \$0.68 M of school reserves were expended for renovation of the building.

In 2011 TPCA expanded enrollment and self funded renovation of an additional 50,000 square feet to allow for the expansion of the K-8 enrollment and adding High School grades 9 and 10. The additional facilities included 17 classrooms, a science lab, a computer lab, a band room and a choir room. The two additional music rooms serve the entire school and free up a classroom and the auditorium stage in the original building for other educational uses. The school also added a 10,000 square foot gymnasium and a 2,500 square foot cafetorium with stage. The school sold \$2.52 M in grade A bonds and \$2.26 M BBB- bonds based on the state Moral Obligation program and S&P BBB- credit rating. The bond money and \$1.8 M of school reserves were expended for renovation of the building and acquisition of 9 acres for future athletic fields.

The expanded school opened in the fall of 2011 with 944 students and based on our 2012 enrollment meetings we expect to be at full capacity of 1,050 students with the current facilities. The 2011 expansion houses 200 middle school students and 50

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

high school students.

## Deficiencies Associated with this Project:

Our 80,000 square foot K-8 facility and the 50,000 square foot high school facility will be at capacity next year. Based on enrollment history in 2013 the current facility capacity will be exceeded and will require the school to expend funds for portable classrooms which for safety and fiscal reasons is not desirable. It has been represented to us that our current high school does not meet the minimum St. Vrain Valley School District standards.

The original facilities plan for the high school was 80,000 square feet but due to limited funding was scaled back to the current 50,000 square feet to meet the minimum educational and cultural requirements for the first 2 years of enrollment.

Through-out this multi year expansion we have met our enrollment targets and will be at full capacity next year.

To be successful the high school program that we have designed would require school facilities to support a minimum 350 students while providing full educational course electives, AP coursework, fine art programs, science, technology and athletics. These facilities are critical to meeting High School program needs and student retention goals.

Our K-8 facility was completed in 2009 and the high school facility was completed in 2011 and is still covered by construction warranty. All our building safety features meet current building code, are maintained and fully functional.

TPCA needs to complete the 30,000 square foot renovation by start of the 2013/2014 school year. This project will provide 15 additional classrooms including three science, one technology, one art, one orchestra and gymnasium locker rooms. FFE funds have been included in this request to complete the project. These additional classrooms will allow Twin Peaks Charter Academy to meet the organization's educational goals while meeting state and district standards.

## Proposed Solution to Address the Deficiencies Listed Above:

When the 9-12 portion of the building was designed, it was designed for the full projected enrollment of Twin Peaks, 600 students. This space is currently occupied by 200 MS students and 50 High School Students... Since the initial enrollment only included students in the 9th and 10th grades, and due to budget restraints, one of the music rooms, the two locker rooms and the 2nd floor classrooms, including ten general classrooms and four science classrooms, were not completed. By the 2013-2014 school year these facilities will be needed to accommodate students in the 11th and 12th grades. As with the existing completed portions of the school, the applicable standards of 1 CCR 303(1) Capital Construction Assistance Public Schools Facility Construction Guidelines will be met in the new construction.

## How Urgent is this Project:

Urgent needs for the 2012 to 2013 school year. Student population will exceed current capacity. A viable high school with arts and athletic programs needs 350 students at full capacity. Our current space provides space for 100 students.

The current gymnasium does not have locker rooms necessary to support a full athletic program. The school will need additional science labs, music room, technology room and classrooms to support the school population and provide the diversity of electives required to be successful and prepare students for college.

Our urgent need for space is in the 2013-2014 school year. Currently we have 50 HS students. For 2012-2013 we will be at 100 students based on our enrollment meetings. For 2013-2014 school year we anticipate having 150 students and operating all 4 high school grades. While we have a full size gymnasium we do not have the locker room and athletic office space to accommodate the staffing, student and athletic load that a high school of 150 students brings. These facilities are critical to providing a full spectrum high school experience for our students.

If we are unable to expand our classroom facilities we will be implementing a portable classroom model in our parking lot at approximately \$250k installation and yearly lease costs.

## How Does this Project Conform with the Construction Guidelines:

The existing building houses grades K thru 10 and has been designed, constructed and C.O.'d in conformity with all applicable standards of 1 CCR 303(1) Capital Construction Assistance Public Schools Facility Construction Guidelines. The 25,155 square feet of new construction proposed to accommodate growth for 11th and 12th grades and to be funded by the Best Grant will continue to meet these standards as follows:

### 3. SECTION ONE

All applicable standards of Section One have been met in the construction of the existing facilities and will continue to be met in the proposed new facilities.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## 4. SECTION TWO

- 4.1 – The new facilities proposed to be constructed will be built of the same materials and to the same standards as the existing facilities;
- 4.12.2 – Minimum new classroom size is 706 square feet;
- 4.12.7 – New science classrooms will have all features noted in the guidelines as well as adjacent, connected storage rooms;
- 4.12.10 – New music classroom has high ceilings, battered walls and acoustically absorbent materials and high STC rated wall construction per acoustic engineer's design;
- 4.12.11 – The existing first floor science classroom that is to be converted to an art classroom will have all the features noted in the guidelines;
- 4.12.20 – New men's and women's locker rooms will have all the features noted in the guidelines, as well as coach's offices and equipment storage rooms.

## 5. SECTION THREE

The existing facilities have been designed and constructions to be in compliance with the requirements of the International Energy Conservation Code, as will the proposed new facilities.

### **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The charter school is required by the 2011 series bonds to maintain by 2013 cash reserves in excess of 75 days operating cash. Current school reserves are in excess of \$500,000.

Twin Peaks Charter Academy is proactive in facilities maintenance and has established numerous contracts with vendors for maintenance. The school budgets for capital maintenance and renewal and yearly reviews the budget amounts to ensure adequate funds. In addition the 2008 Series bonds require a Repair/Replacement fund which requires a 1 year payback for withdrawals.

#### Maintenance and Capital Renewal Budget details:

##### 1. 2008 escrowed facility funds

Current Repair/Replacement Fund balance = \$130,013

Aug 2013 \$50K deposit will bring balance to approx = \$180,100

This fund will be brought to the maximum \$250,000 by August 2015

##### 2. Current maintenance contracts:

###### a. Fire Protection (sprinkler/alarm)

Western States/Firetrol - \$1800

###### b. Elevator

Otis Elevator - \$1850

###### c. Grounds

CoCal Landscaping - \$13,500

###### d. Snow Removal

Nixcavating - \$5200

###### e. HVAC

Lefthand Mechanical - \$8000

###### f. Pest Control/Exterminator

Front Range Pest Control - \$154

###### g. Security System maintenance

Foothills Security - \$360

###### h. Trash Removal

Waste Management - \$600

###### i. General/Misc Maintenance issues - \$6000

##### 3. FY 11/12 supplemental budget for facilities maintenance and repairs - \$44,255

##### 4. Proposed FY12/13 Prelim budget for facilities maintenance and repairs - \$60,000

##### 5. Proposed FY12/13 Prelim budget for capital renewal -- \$30,000

##### 6. Warranties

2011 construction expires in August

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

2008 HVAC compressor warranties expire in 2013  
2011 HVAC compressor warranties expire in 2016  
2009 roof warranty expires in 2026  
2011 roof warranty expires in 2031

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

New build and meets guidelines specifically built for school use.

TPCA's home until late 2008 was the Main Street School, a historically significant building that housed the original Longmont High School. The iconic site helped establish TPCA as the premier charter school in Longmont and surrounding areas. The move was driven by the school district board 2006 decision changing the status of the Main Street School from surplus and plans to move adult education services to the facility. The school district initiated the 3 year notification clause.

TPCA immediately initiated a district wide facility search and geographic information system (GIS) study of our student population in parallel to the due diligence effort on the Main Street building. The GIS study revealed that our students were predominantly distributed within the city limits of Longmont. The board directed the building corporation to concentrate on locations within or near the city of Longmont. The board desired a facility that would provide the current amenities of a cafeteria, auditorium, gymnasium and two facilities were ultimately considered, the current facility and a large church at the north edge of Longmont. After 18 months of work and negotiating we were unable to meet the constraints set by CECEFA. We proceeded with our current facility.

This facility met all the requirements of the board of directors and had sufficient space for increased enrollment necessary to fund the bonding program.

Land Acquisition.

Bond proceeds in the approximate amount of \$7,300,000, together with legally available moneys of the Charter School in the amount of \$1,000,000, were applied to the purchase of two separate parcels of real estate containing approximately 2.97 and 9.22 acres respectively. The Charter School entered into an agreement with the Corporation whereby, in exchange for an advance \$450,000 and an additional \$550,000 to be paid on or about the date of closing on the Bonds, the Corporation is to acquire the two parcels referenced in the preceding sentence, condominiumize the property and convey the Charter Property to the Charter School. The \$450,000 advanced by the Charter immediately upon acquisition of the land and the building by the Corporation, the Corporation recorded the TPCA Declaration against the property for the purpose of creating the TPCA Condominiums which has an address of 345 South Francis Street, Longmont, Colorado. The TPCA Condominiums are to be established pursuant to the Colorado Common Interest Ownership Act and will consist of six units, identified as Units A, B, C, D, E and F.

2009 Project:

In 2009, TPCA opened its first self-run and self-funded 80,000 square foot facility. The space contains 37 classrooms, two well-equipped art rooms, two music rooms, two science labs, two computer labs, and 3000 square foot library and media resource center. In addition, a new gymnasium, auditorium and common area complements the academic facilities and enhances the entire educational experience. Our enrollment in this facility was approximately 700 students.

The renovations for the Unit A cost approximately \$4,335,000 (of which amount approximately \$3,815,000 represents remodeling and renovation activities anticipated to be performed by the General Contractor, as well as certain site improvements, and \$520,000 represents general school flooring, gym wood flooring, kitchen equipment and voice/data/audio-visual and cabling expenses which are to be contracted separately by the Corporation). The remodel and renovation of Unit A, consisting of approximately 80,000 square feet and accommodates 700 students Unit A is expected includes classrooms, music rooms, art rooms, a multi-purpose commons-auditorium, a full size gymnasium, a cafeteria and a warming kitchen, special education classrooms, administrative offices, a science lab, computer labs and an instructional media center library.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Additional improvements and costs in addition to the above, for Unit F are included a hard surface fenced playground area of 19,000 square feet (0.44 acres) with extensive playground apparatus and sports courts and a fenced grass playfield of approximately 51,200 square feet (1.18 acres) to accommodate a soccer field. Parking on the west end of the land includes 160 parking spaces as presently configured. Additional budget costs include design (architect and engineering) and project management costs of approximately \$350,000, permitting, HVAC equipment, site work/play field, moving allowance, and sport equipment costs of approximately \$805,000.

## The 2011 Project:

The net bond proceeds were used to construct new improvements to the Property. The Property is located at 340 South Sunset Street in Boulder County, Longmont, Colorado. The renovations to the property include the addition of thirteen classrooms, a science room, two music rooms, one full size gymnasium with weight room, a cafeteria/auditorium, a 3100 sq. ft. media center/library, an art room, a computer room, one parent/teacher work room, administrative offices, a reception area, medical station, a counselors suite prepared for four counselors, two conference rooms, and a teacher's lounge. The improvements have added approximately 50,000 square feet of usable instructional space to the first floor. The renovations have allowed the Charter School to add grades 9-10 while accommodating the expansion and relocation of 7th and 8th grades beginning with the 2011-12 school year. Expansion will continue with grade 11 beginning with the 2012-13 school year and grade 12 beginning with the 2013-14 school year. The renovations to the property cost approximately \$4,800,000 in bond proceeds and \$580,000 in school and building corporation funds.

The 2011 improvements also include renovating the infrastructure of 10,000 square feet of building space located on the second floor on the east side of the property, which is anticipated to be built out in Phase III of the Charter School's capital improvement plan. An additional 10,000 square feet was added to the second floor (for a total of 20,000 square feet). This provides the room for additional classrooms and enhances student flow in the building.

The property, completed as planned, will include the addition of a high school program ultimately accommodating approximately 1,300 students from grades kindergarten through 12. For the 2011 school year, the Charter School has an enrollment of 944 students. Anticipated enrollment for 2012 based on student enrollment lottery results is 1050 students K-12 with 100 students in grades 9-11.

## General Description:

### Copied from the June 23, 2008 Property Assessment Report:

The Property is a 12.822 acre irregularly-shaped tract of land, currently developed as a multi-tenant industrial facility. The Property is located on the east side of the Sunset Street in the City of Longmont, Colorado; it is reportedly zoned MI (Mixed Industrial) and appears to be developed in accordance with this zoning.

The building is a one & two-story structure of approx. 150,000 gross square feet (per Boulder County Assessor). Phase I (west end) was originally constructed in 1986; Phase II (east end) was constructed in 1989. The building is currently 40% +/- occupied.

## Conclusions:

In this Consultant's opinion, the Property is suitable as a commercial-grade industrial facility. The original construction exhibits very good workmanship with very good materials; maintenance has been conducted with appropriate care. The building suffers from considerable physical obsolescence. The general condition of this property is considered to be FAIR in comparison to properties of its age and type in the greater Denver area.

## Recommendations:

The Property has physical deficiencies that should be promptly corrected; many deficiencies can be corrected as Normal Maintenance. Deficiencies that are deemed serious (requiring immediate attention to prevent significant deterioration or to mitigate occupant safety or health liabilities, or involving considerable expense) are enumerated on the following page.

## SERIOUS DEFICIENCIES:

### SITWORK:

1. Asphalt pavement at west end (Parcel III) exhibits considerable cracking and spider-cracking. Remove and replace spider-

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

cracked areas; seal all cracks.

2. Concrete pavement at east end (Parcel II), and particularly the north access road, exhibits cracking and spider-cracking. Remove and replace spider-cracked areas; seal all cracks.

**ROOF:**

1. Roof membrane on the west wing appears to be near the end of its useful life. Considerable evidence of leak problems was observed: splits in the base flashing are widespread; EPDM membrane exhibits shrinkage at several HVAC curbs, visible by loss of adhesion and splitting of the base flashing. Recommend replacement of the entire west wing roof, particularly if significant HVAC remodeling is done.

**INTERIOR:**

1. There is no handicap access to the 2nd Floor. If a complaint is lodged or major renovations are done, it is likely that provision for handicap access (elevators) will be required.  
 2. There is significant cosmetic damage to walls, base, ceilings, doors & frames (except Suite M). Tenant finishes have been removed in Suites A & B, and will likely need to be renewed in other suites as leases expire. This issue is beyond the scope of this report, as it should be covered by a separate tenant finish allowance.

**HVAC (Heating, Ventilating & Air Conditioning):**

1. Most of the HVAC equipment (RTU's, AHU's, 2 MUA's and 3 unit heaters) is 19-22 years old, and is probably near the end of the useful life. Replacement parts will become difficult to obtain; further, production of equipment utilizing R-22 refrigerant is being phased out by 2010. Most equipment will likely require replacement within the next 5 years, or if significant remodeling is done.

**PLUMBING:**

1. Bathrooms (except those in remodeled Suite M) are not in compliance with ADA requirements, specifically with regard to:  
 Wheelchair space (60"): Suites A (Womens), B (Womens), K, & O (Womens)  
 Sink-type and/or faucet-type: Suites A (Mens) & O  
 Under-sink insulation: Suites A, B, O & P.  
 If a complaint is lodged or major renovations are done, it is likely that upgrading of toilet facilities will be required.

End of text copied from June 23, 2008 Property Assessment Report:

**CURRENT DEFICIENCY STATUS**

All deficiencies save for the concrete at the east end of the parking lot have been addressed and corrected during the renovations.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

35,000

**CDE COMMENTS:**

CAN'T BE A LEASE PURCHASE GRANT BECAUSE OF EXISTING CECA FINANCING.

Health, Safety                       Overcrowding                       Technology                       Other

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** Waiver request    **Red Flag Explain:**

<b>Current Grant Request:</b>	\$1,457,568.75	<input checked="" type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$485,856.25	<input checked="" type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$1,943,425.00	<input checked="" type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> Did Applicant Meet the Minimum Required Match

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	937.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	30,000	<b>CDE Minimum Match Percent:</b>	64
<b>Cost Per Sq Ft:</b>	\$58.89	<b>Actual Match Provided by Applicant:</b>	25
<b>Cost Per Pupil:</b>	\$1,871.56	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	31.78	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	32.6	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	3rd Party	<b>Inflation %:</b>	2.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	The building defaults to the school district.

**Explain Existing Financing:** Bond Holders

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	25.00%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	707.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA



# TWIN PEAKS CHARTER ACADEMY



February, 24, 2012

Mr. Ted Hughes, Senior Consultant  
Capital Construction  
Colorado Department of Education  
1580 Logan St. Suite 310  
Denver, CO 80203

Dear Mr. Hughes:

On behalf of the Twin Peaks Charter Academy Board, I am writing this letter to request a waiver of matching funds, currently set at 64%, needed for the renovation of 30,000 square feet. Due to increased student enrollment, population issues, we are submitting a grant for the BEST funds.

Our enrollment is growing and our K- 8 is full, with a waiting list, and the High School will be at capacity next year based on our current enrollment and 2012 lottery meetings. We have grown from 450 students in 2005 to 944 students in 2011. Twin Peaks was founded in 1997 in a district owned building. In 2006, we were notified of the need to relocate by the district. In 2008/2009, we self-funded (through the bonding process) then purchased and renovated our current facility.

Twin Peaks self-funded the renovation of 150,000 square feet of space with the sale of over \$19,000,000 in bonds and \$3,140,000 in school Capital and General Fund Reserves.

Twin Peaks Charter Academy has been operating as a charter school since the fall of 1997. We currently have reserves of approximately \$550,000. Our 2011 A and B series bonds require the Academy to have reserves in excess of 75 days of operating cash (\$1,250,000).

Our project is estimated at 1.7 million dollars with a 25% match of approximately 485,856 dollars. We have budgeted 200,000 dollars in Building Corporation Capital Reserves and additional \$285,856 budgeted from the Academy reserves.

We have educated and engaged the Longmont community on charter schools and what we have to offer as compared to the general public school system. We have received numerous John Irwin and Governors Distinguished Improvement Awards at both the middle & elementary level for our educational results and student achievement gains over the past three years. This recognition for academic excellence came to TPCA as the school's demographics 29% F/R (increased) over the past years. The district F/R is 34.9%.

Overall, the BEST funding is an opportunity to complete our facility and maximize our enrollment. We have proven to be good stewards of our limited funding in the past and it is our sincere hope that you will partner with us as we work toward improving our facilities.

Sincerely,



BJ Buchmann  
Administrator



340 S. Sunset  
Longmont, CO 80501

303-772-7286  
[www.TwinPeaksCharter.org](http://www.TwinPeaksCharter.org)

October 10, 2011

John Creighton, President  
Don Haddad, Superintendant  
St. Vrain Valley School District  
395 S. Pratt Pkwy  
Longmont, CO 80501

Pursuant to 22-43.7-109(3) Twin Peaks Charter Academy would like to inform you of the intent to apply for The Best Funding Grant when the application becomes available.

The grant information will be coordinated through the Twin Peaks Board of Directors Treasurer: Don Young. For any information please contact Don at 720-883-7174 or [dontyoung@gmail.com](mailto:dontyoung@gmail.com)

If approved, the funds from this grant will be applied to the ongoing completion of our high school facilities and athletic fields.

Thank you in advance for your assistance.

A handwritten signature in blue ink that reads "Donald T. Young".

Don Young  
Treasurer  
Twin Peaks Charter Academy Board of Directors

Cc. Scott Newell  
Division of Capital Construction Assistance  
Colorado Department of Education

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BUENA VISTA R-31 - Avery Parsons ES - Replace Primary Wing of ES - 1954

**School Name: Avery Par ES**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	51,281
Replacement Value:	\$13,476,491
Condition Budget:	\$5,106,618
Total FCI:	37.89%
Energy Budget:	\$0
Suitability Budget:	\$2,579,900
Total RSLI:	25%
Total CFI:	57.0%
Condition Score: (60%)	3.04
Energy Score: (0%)	2.12
Suitability Score: (40%)	3.91
School Score:	3.39



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: BUENA VISTA R-31

Applicant Priority # 1

County: CHAFFEE

Cash Grant Rank: 1.9

Project Title: Replace Primary Wing of ES

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Addition                      | <input checked="" type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement            | <input checked="" type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation            | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Buena Vista School District first conducted a building assessment in 2008. As a result of that assessment, many building needs were identified throughout the district. These items have been monitored and repaired as funding is available. In the case of the Avery Parson's primary wing, the school district felt it would be better to replace the wing, rather than spend money on a building that has significant fundamental issues.

The primary wing was originally constructed in 1954. In 1997, the 3rd, 4th and 5th grade wings, along with the common areas of the original elementary school were replaced, leaving the 1954 primary wing in its current location. The current FCI of the primary wing is 77%. If the CFI is translated to this building at the same ratio as it was for the overall building, the CFI for this wing would be 96%.

The most urgent deficiencies of the building are life safety and indoor air quality, related to the roofing system, utilities, and the mechanical / electrical systems. Ice dams prevent exterior exit doors from opening. Friable asbestos above ceilings make repairing damaged ceiling tile due to roof leaks a hazard for staff and students. The sanitary sewer has recurring backups onto the playground area. Mechanical systems do not provide fresh air, and have to be manually turned on and off. Electrical systems are overloaded, as evidenced by excessive heat on circuits in the panel boards.

The roofing system was designed as a metal deck spanning purlins, which also acts as the roof covering. The slope of the roof is less than ¼" per foot, and has exposed fasteners that attached the metal roof pan to each purlin. The roofing system does not function as intended and leaks constantly. Maintenance routinely tars the exposed fasteners, but water finds its way into the building year after year. Due to the pan roof system, a sustainable roof covering is not feasible.

The pipe insulation above the ceilings was found to be friable asbestos. Ceiling tiles cannot be replaced when the building is occupied with children. Maintenance personnel have been trained to replace the ceiling tiles when needed, which due to the roof leaks, is very often.

The mechanical system consists of unit ventilators along the exterior walls. No outside air is brought into the classrooms, creating poor indoor air quality. The unit ventilators have also been modified to operate only via an on-off toggle switch. There are no thermostats. This leads to a vast array of temperatures throughout the day, and a substandard learning environment.

The maintenance staff had the electrical panel boards in the primary wing inspected by a licensed electrician. Thirty to forty percent of the circuits were identified as being potentially hazardous due to the amount of heat being generated by the wires on the circuit. The extraordinary heat indicates unsafe conditions due to: the size of the wires, and the amount of load on each of the circuits. These conditions have the potential to lead to electrical fires.

The school is currently above capacity, which leads to substandard learning environment for some of the children. Since the school was forced to provide all day kindergarten in 2009, they have had to add one additional room to support this program. This meant shifting a 1st grade classroom into a previous title one room, which was not planned to be a classroom, and is significantly undersized (620 SF vs. 860 SF). The population of Buena Vista is steadily growing, and an additional classroom will ensure that the school district can meet the needs of the community for the next ten years.

The Buena Vista School District is committed to maintaining their existing facilities, which is apparent when the facilities are observed. All of the problems mentioned above do not stem from lack of maintenance, but design flaws, material aging, and population trends.

The School district needs a BEST grant in order correct these life safety and educational deficiencies.

## Deficiencies Associated with this Project:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The most urgent life safety and educational environment deficiencies are:

- ☒Roof leaks that damage acoustic ceiling tiles with friable asbestos above
- ☒Roof drainage over doors cause ice dams which block exiting
- ☒Overloaded and overheated electrical circuits
- ☒Sanitary sewer backups onto play areas
- ☒No outdoor air being supplied to classroom spaces
- ☒No controls on unit ventilators
- ☒Overcrowding / substandard educational spaces

Some of the other deficiencies that would be corrected with the BEST grant are:

- ☒Finishes in restrooms do not comply with CDPHE standards
- ☒Original plumbing fixtures
- ☒Interior piping is original and past its useful life
- ☒Some of the exterior doors are original and are not serving the purpose of securing the building and keeping weather out
- ☒Interior doors are original and visibly worn, with original hardware.
- ☒VAT tile is worn / cracked at restrooms
- ☒New plumbing fixtures were added on exterior walls in 1997, but were not connected to underground sanitary – they are pumped and piped overhead, which is a constant maintenance hassle
- ☒Original casework
- ☒Irrigation is hitting split face block walls on 1997 building, there is evidence of water intrusion on the inside of the walls
- ☒Carpet is past its useful life, is stained and unraveling in the 1997 building.
- ☒Roof at 1997 building, over the gymnasium is leaking, likely because the long span of this area is not a continuous run of coil, expansion and contraction constantly cause leaks at these joints.

## **Proposed Solution to Address the Deficiencies Listed Above:**

Because the primary wing's FCI is 77%, the School District believes that the best solution to address the deficiencies above is to replace the primary wing. In 1997, the elementary site was planned with this replacement in mind. The 1997 design team laid the site out such that the primary wing could be placed at the north east corner of the existing building. The current master plan team have reviewed and found the Northeast corner to be a viable option, along with the possibility of replacing at the southeast corner, directly south of the existing primary wing. The replacement would replace the existing square footage, and add two classrooms to alleviate the classroom overcrowding.

The replacement project would solve all of the building deficiency and space problems. The sanitary sewer has been preliminarily investigated, and at the Northeast corner, there would be enough fall to tie into the existing sanitary main that is located in Court street. The other problems at the elementary school – irrigation hitting exterior wall, roof leaks, and carpeting would be repaired. The irrigation system and landscape system would be moved, so that it is not possible to hit the exterior walls, and the block would be sealed. The roof leaks would be repaired, most likely with a continuous coil run of roofing at the gym.

In order to build at the northeast corner of the existing building, the new building would incorporate the square footage of the existing pre-k building, which is a residential grade wood framed structure that was built in 2006.

The replacement wing would be approximately 16,600 SF, a net increase of 2,200 SF from the existing square footage, in order to accommodate the two new classrooms.

With this addition, the total square footage for the Avery Parsons Elementary school would be approximately 54,000 SF, or 116 SF / student, as calculated by the student counts from the fall 2011 CDE student counts available at <http://www.cde.state.co.us/cdereval/rv2011pmlinks.htm>

The replacement wing would be designed to ensure that the current deficiencies are not repeated through design. A sloped roof of 2/12 or greater would be included, with overhangs that protect any exterior doors from the possibility of ice-dams. The sanitary sewer will be designed with enough fall to ensure proper drainage. Electrical wires and panels will be designed to support current and possible future technology changes to eliminate the threat of electrical fires due to overloaded circuits.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The mechanical system will be designed to meet or exceed code required outdoor air standards, with even distribution and heating, and thermostatic controls in the classroom spaces.

## How Urgent is this Project:

These deficiencies must be fixed immediately. There are many life safety hazards and risks present. The systems described above have failed, leading to an unsafe, unhealthy and substandard learning environment. Some of the non-urgent deficiencies, such as the irrigation water hitting block walls, could be postponed. However, every year that these problems go untreated, the block structure will degrade further, and possibility of water infiltration may lead an urgent indoor air quality problem.

## How Does this Project Conform with the Construction Guidelines:

This project will comply with the CCAB guidelines, wherever feasible.

The project will promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled, per section one of the requirements.

School facility programming and decision-making will be approached holistically involving all community stakeholders taking into consideration local ideals, input, needs and desires. The project will assist the school districts to meet or exceed state model content standards by promoting "learning environments" conducive to performance excellence with technology that supports communities, families and students.

The project will incorporate LEED or CO-CHPS, per section four of the requirements, in order to reduce operation and maintenance costs, and extend the service life of the district's assets.

According to the CDE's calculations and the master plan team's calculations, the project conforms with the requirements of section 4, in considering the FCI when determining renovation or replacement courses of action.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The Buena Vista school district strongly believes in preventive maintenance. As of today, the school district has budgeted approximately \$35,000 per year for such maintenance which would only be used for the new project. A preliminary preventive maintenance and capital renewal plan is attached, illustrating the amount that should be budget every year to plan for maintenance and capital renewal projects. This plan will be updated along with the project design to ensure that the buildings life will be maximized, and systems can be renewed when necessary.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

This application is for the replacement of the existing primary wing. The primary wing was original constructed in 1954, with for the purpose of primary education. The construction and adequacy of the facility was on par for 1954 standards, with the exception of the roof structure, which was constructed with metal roof pan spanning purlins with a very low slope. None of the school staff that constructed that facility are available to answer why the building was constructed this way, so we can only assume that it was in order to reduce the first cost of the building.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

44000

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

Importance: L

Urgency: L

Planning: Up To Date

Ability: Able

Previous BEST Grants: 0

Red Flags:

Red Flag Explain:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$2,297,581.28	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Applicant Match:</b>	\$4,460,010.72	<input type="checkbox"/> Charter School Three Month Notification	
<b>Total Project Cost:</b>	\$6,757,592.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	461.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	53,790	<b>CDE Minimum Match Percent:</b>	66
<b>Cost Per Sq Ft:</b>	\$119.65	<b>Actual Match Provided by Applicant:</b>	66
<b>Cost Per Pupil:</b>	\$13,960.52	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	116.68	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	94.82	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			

---

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	39.89%
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Median Household Income</b>	21157
<b>Fiscal Health Watch:</b>	Yes	<b>Bond Capacity Remaining</b>	27659947.24
<b>District FTE Count:</b>	892.00	<b>Existing Bond Mill Levy</b>	3.466
<b>Assessed Valuation</b>	159799736.2	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	179147.68632	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	2557576.3	<b>Bonded Debt Failed:</b>	22000000
<b>Bonded Debt:</b>	4300000	<b>Year Bond Failed:</b>	08
<b>Total Bonding Capacity</b>	31959947.24	<b>Bond Capacity Remaining</b>	27659947.24
		<b>Percent Bonding Capacity Used</b>	0.13454340108

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SALIDA R-32 - Longfellow ES - ES Replacement - 1956

**School Name: Longfellow ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	49,700
Replacement Value:	\$11,074,053
Condition Budget:	\$10,409,515
Total FCI:	94.00%
Energy Budget:	\$0
Suitability Budget:	\$4,028,600
Total RSLI:	1%
Total CFI:	130%
Condition Score: (60%)	2.46
Energy Score: (0%)	2.21
Suitability Score: (40%)	3.25
School Score:	2.78





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: SALIDA R-32

Applicant Priority # 1

County: CHAFFEE

Cash Grant Rank: N/A

Project Title: ES Replacement

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Longfellow Elementary School was constructed in 1957 and has been added to piecemeal since that time with the most recent renovation being over 28 years ago. The building has not received the continuous upgrades and comprehensive remodels a school of its era requires to keep it functioning and safe. The facility has the charm of a neighborhood school, but the deficiencies are real and go beyond mere quirks – they effect the core learning environment, are financially unsustainable to operate, and pose a risk to student and staff well being. The school district had a facility assessment and an energy audit completed on all of our facilities in 2008. That facility study indicated that to bring the elementary school up to current standards for health, safety, and ADA requirements would near the cost of replacement. Assuming that the structural failures were corrected, the site drainage issues and original design make the building unsafe and unsuitable for the future. The building systems are beyond their life cycle and were constructed in a way to prevent renovation. For example, HVAC ducts are buried in the floor slab and there is inadequate ceiling height to run new ducts. The ducts are rotting in place and high CO2 levels and mold are frequent classroom safety issues. Maintenance is no longer practical since the systems are failing (structural, mechanical, electrical) at a rate and level beyond repair. Bottom line, these systems must be replaced and the building infrastructure will not support that replacement. These system failures are impacting student and staff safety and performance in the building. Longfellow Elementary is not able to provide for the increased demand placed on the electrical system due to expanding requirements of technology in the classrooms. Energy outages are a regular occurrence at the facility. Short-term solutions for the need for power result in exposed wiring and many extension cords creating hazards and safety issues that are unavoidable at this time. The Salida Fire Department has cited the school district with several code violations regarding wiring and other electrical concerns. Several years ago due to rotting soffits, portions of the roof overhang eave structure were removed from the entire perimeter of the elementary school. As a result, the snow and ice now fall onto the sidewalk outside the classroom exterior doors and create a major hazard for students and staff. Much of the remaining wood structure of the elementary is continuing to experience “dry rot.” This is evident even on the interior beams of the hallways. Areas of the roof were repaired using a membrane roofing system over the old roofing and has not proven to provide an adequate water barrier around the many skylights on this existing roof so patching and repairing the replaced roof continues. The cafeteria is too small for the current student populations. It has outdated equipment, poor exhaust and ventilation, and is inadequate to meet some current health department requirements. This has a negative impact on learning for students who either have to eat very early or very late in the day. At the same time, the extended use of the cafeteria for lunch, which is adjacent to the gym, causes the space to be out of commission for use for other physical activities which are also important to the student’s health and education. The exterior doors and hardware need replacing and have reached the end of their life. The elementary school was constructed at a time when security was not the concern it is today. The administrative offices are not located near the main entrance to the building. Individuals can come and go without being detected. None of the restrooms in the elementary school are ADA compliant.

## Deficiencies Associated with this Project:

According to the facility assessment conducted by the state, the replacement value of our existing elementary school is \$10,364,214. The condition budget was determined to be \$9,243,041 which generates a total FCI of 89.18%. When factoring in the educational suitability, the total CFI for this structure is 128%. The facility received a condition score of 0.54; an energy score of 3.55; and a suitability score of 3.40. The report assigns this facility an overall school score of 2.29. The report provides a SCI rating which represents the ratio of a system’s budgeted repair costs divided by its current replacement value. Of the seventeen (17) Uniform classifications included in the report, eleven (11) were rated in excess of 100%. Included in the

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

seventeen possible areas were stairs and special construction – neither of which were rated for this one-story building. So out of the 15 remaining systems, 11 were rated in excess of 100%. Over \$800,000 worth of repairs were rated as “potentially critical or critical.” In the site deficiency narrative, there were thirteen (13) systems reviewed. Of the thirteen (13), eleven (11) were noted as “The system should be replaced”. According to the building condition budget detail report, twenty-five (25) systems were rated as being in excess of 100%. In describing the building interior walls, the report states, “The system is beyond expected life and showing signs of deterioration.” The roof and skylights are in poor condition. Roof vents and skylights are leaking throughout the building.

In its Executive Summary the CDE Facility Assessment lists numerous factors and criteria, all of which rate Longfellow poorly. Key deficiencies include but are not limited to:

- Various structural deficiencies outlined in the attached report from Lindauer-Dunn Structural Engineers dating from 2009. The recommendations outlined in the report have not been remedied.
- Each classroom has an exterior door. Though once a benefit, this feature has become a liability as the conditions of the doors and hardware deteriorate facility-wide, and as security concerns and lockdown procedures dictate stricter control of building access. Because the roof eaves have been cut back to remove rotted wood decking, the doors and foundation are now exposed to moisture and weather accelerating decay.
- Main entrance security procedures are undermined by the administration office being remote from the point of entry. There is no line of sight to the entry vestibule and no practical way to remodel the entry to create secure access. Way-finding is compromised by inadequate signage and limitations of the existing floor plan.
- Roof leaks are ubiquitous. The roofing membrane needs replacement and roof insulation would be required to meet current codes. Increasing the roof structure depth is not feasible without reworking the skylight curbs which are undersized.
- There are numerous skylights in the facility – typically 4 in each classroom. While these were effective ways of bringing daylight further into the classrooms, the seals in the lenses are typically undermined, and leaking at the frames are prevalent.
- Finishes in most cases are holding up well to the wear and tear expected for the use, but are not typical of what would be specified currently for a High Performance School – low VOC, sustainable, and high durability.
- Stained ceiling tiles are indicative of roof leaks as well as leaking building systems in plenum space.
- Additional testing and exploration would be required to fully evaluate the performance of the building envelope, but typical facilities of this era could not meet the energy code standards of today’s buildings. Insulation and associated R-values of wall assemblies degrade over time – if they were even adequate when new.
- Exterior windows are original to the building and are showing infiltration and component failure typical of windows of that age.
- Exterior doors need replacement. Latching/panic hardware does not allow doors to close and seal properly, further undermining the building envelope as well as raising security issues.
- Art sink drains to a rigged bucket to intercept silk and paint.
- Special Needs is housed in a 24ft wide by 60ft long modular building, non-contiguous with the main school building

Longfellow Elementary School’s deficiencies are widespread and represent structure, infrastructure, and cosmetic. These deficiencies directly impact the educational programming, occupant safety, and District operational costs and must be addressed. Salida School District needs the support of the BEST program to address these issues and to provide a safe high performing building for our community.

### **Proposed Solution to Address the Deficiencies Listed Above:**

All of the health and safety as well as the educational deficiencies will be addressed efficiently in the construction of a new elementary school. The current recommended option, developed as part of the Master Plan, is to build the new elementary school on the site north of the existing school site. Building on the north side of the site would help to address the drainage problems along with raising the building floor elevation. School would remain in session while the new building is being erected. After completion of the new school, the old school would be demolished. A similar scenario is being employed successfully for the construction of the new Salida High School. This scheme envisions a two story school, with the higher grades located on the upper floor. The areas north of the school could be utilized for strategically placed yards and support areas, while the southern side of the property could be utilized for larger play areas. The site plans take advantage of daylighting opportunities for the classrooms. After the old school is demolished, the southern half of the site could be fully utilized for on-site vehicle pick-up and drop-off loops and playfields so that student circulation is kept away from the public roads. The lot on the far side of 8th Street could be used for staff parking.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The new facility will meet or exceed all fire and safety code requirements. The school will meet and exceed all functional and construction standards as specified in the Capital Construction Department's Construction Guide as well as those requirements specified under LEED Gold certification. All of the construction will be done in compliance with all Public School Construction Guidelines, and all design development will be done by licensed architects with appropriate support from licensed professional engineers. All construction will be supervised by an Owner's Representative who is experienced in school construction work in the State of Colorado. All building permits will be secured by the school district, and certificates of occupancy will be issued by the appropriate governing bodies.

## **How Urgent is this Project:**

The building systems and structure are failing now. This project was put on hold two years ago, when the need was apparent, to focus on the High School campus. Over the past two years the inability to perform effective maintenance has accelerated the deterioration of the Longfellow building. With anticipated construction duration of two years from a successful bond election before the new facility is online, the Salida School District is truly on borrowed time to replace Longfellow Elementary. The local fire department has provided the school district with a six-page document listing health and safety violations regarding the current elementary school, Longfellow Elementary School. In addition, the state fire inspector provided us with a list of violations in 10/08/09 that we are unable to fully resolve in the current building. Although some of the violations have to do with maintenance issues, most of the key violations are structural in nature and cannot be remedied with the existing structure. The local fire department has indicated a willingness to be patient regarding remediation as long as constructing a new facility is going to happen. Some of the items cited in the Colorado Department of Public Safety – Division of Fire Safety Report, included issues regarding electrical power and the lack of accessible electrical outlets which has led to the overuse of extension cords in place of permanent wiring.

The Salida School District Community supported the 2010 BEST / Bond funded program to replace the old Salida High School at the highest voter approval rate in the State that year. With support of the BEST program, the High School project has generated tremendous community pride and excitement around our school facilities. In addition to the urgent facility need, we have a once in a lifetime opportunity to leverage the success and community support surrounding the High School to provide ALL of our students with safe, high performing facilities.

## **How Does this Project Conform with the Construction Guidelines:**

All of the construction will be done in compliance with all Public School Facility Construction Guidelines, and all design development will be done by licensed architects with appropriate support from licensed professional engineers. All construction will be supervised by an Owner's Representative who is experienced in school construction work in the State of Colorado. All building permits will be secured by the school district, and certificates of occupancy will be used by the appropriate governing bodies.

### **Standards:**

The following is a listing of the architectural, functional, and construction standards that are to be applied to the Project:

- 2006 International Building Code
- Applicable accessibility requirements under ANSI 2003 A 117.1 with the 2006 International Code
- 2006 International Mechanical Code
- 2006 International Plumbing Code
- 2006 International Fuel Gas Code
- 2006 International Fire Code
- 2006 National Electrical Code
- Asbestos Certification Requirements Section 22-43.7-1 09 (4)(d)(1)CRS Section 25-7-504- / CRS and Section 25-7-507 CRS/Asbestos Hazard Emergency Response Act of 1986 and Asbestos School Hazard Abatement Reauthorization Act of 1990.
- Standards under the Occupational Safety and Health Act of 1970 (P.L. 91-576) or State and local codes. If they are more stringent, will be observed in the design and construction of the project.

In addition, the Project will be designed and constructed to Leadership in Energy and Environmental Design – LEED For Schools 2009 standards (or version applicable at the time of project registration) as required for LEED certification and a "Gold" rating.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Conformity with CDE Construction Guidelines:

The grant application is for a new elementary school building as a replacement for an existing building. The facility shall be designed and constructed in compliance with the 1 CCR 303(1) Public School Facility Construction Guidelines of the Colorado Department of Education Division of Public School Capital Construction Assistance, as adopted 10-07-09.

The Project will be in overall conformance with the Facility Construction Guidelines with the following notations:

3.19.1: A new school would be constructed on the existing school site.

4.7: A new school would be constructed on the existing school site.

5.1.5: Parking requirements will be balanced between local conditions, facility use and a consideration of LEED criteria.

Parking will be minimized.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The school district will budget funds each year into the capital reserve account to provide adequate reserves for supporting maintenance needs as well as creating a reserve for future roof replacements and contingencies. The capital renewal budget is established such that there will be an increasing level of contribution to the capital renewal budget as the facilities age. For example in the case of roof replacement based on a 15-year life expectancy, the capital renewal fund contribution schedules such that over the 15-year span sufficient dollars would be set aside to fund the roof replacement.

As part of the maintenance of new and existing facilities, the District will:

1. Develop a facility maintenance plan for preventative maintenance. This will involve routine maintenance of the building from mechanical, to electrical, to caulking inspections, roof inspections, exterior wall inspections, inspections of interior walls, ceilings, floors, door/hardware inspections, testing of fire alarm and intercom systems, testing of fire suppression systems, etc. Periodic inspections will be performed and reports prepared at intervals appropriate to the facility component. Some, like mechanical, will require quarterly inspections and adjustments, and others like electrical switchgear would require bi-annual inspections.
2. The plan will also address routine inspection of alternative energy systems built into the building including periodic adjustments to control systems as required to optimize efficient performance.
3. Develop a painting program to repaint/touch-up the interior and exterior of the building on a ongoing, revolving basis.
4. Do infrared inspections of the building after it is completed and then annually to compare against the completed original structure to identify changes and maintenance needed.
5. Seek to develop staffing based on the International Facilities Management Association recommendations.
6. As part of the original construction, establish a scope and obtain bidding for the mechanical, electrical, and other appropriate sub-contractors to perform service contracts at regular intervals. The District Facilities Director will oversee these contractors to ensure that the work is completed as originally specified.
7. Any major, non-emergency repairs of mechanical systems or other maintenance affecting school operation would be scheduled over summer breaks.
8. Inspections would be established by a predetermined schedule and would be performed with the goal of establishing 5 year plans for maintenance and repairs. This would help establish budgets for the District well in advance of work occurring, resulting in a planned effort to replace/repair different items in the buildings rather than performing maintenance in a reactive mode.

## **If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Longfellow Elementary School was built new in 1957 in the Holman drainage basin on previously undeveloped property. The campus is located on donated land in a residential neighborhood in close proximity to the community population that it serves. The original building is wood framed and in poor condition with a failing roof structure, mechanical and ventilation systems that are beyond repair, unsafe site circulation, and drainage problems that create sheet icing across the site. It has served its purpose well for the building's life cycle but is now not practical, or efficient, to remodel and maintain as a safe facility. New building codes, educational adequacy, and site drainage dictate that the best option for the future is to replace the building with a new high performing facility. Another telling factor is the RSLI, or Remaining Service Life Index, of the facility, which CDE defines as "a percentage ratio of the remaining service life of a system based on a fifty-year design life compared to its original construction date. It usually ranges from 0-100." Longfellow scores a 2% total RSLI.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

\$30,000 minimum; a full maintenance

**CDE COMMENTS:**

Health, Safety

Overcrowding

Technology

Other

Importance: M    Urgency: L    Planning: Up To Date    Ability: Able    Previous BEST Grants: 2 - \$13,392,613

**Red Flags:**

**Red Flag Explain:**

Current Grant Request: \$4,094,712.00  
 Current Applicant Match: \$9,554,328.00  
 Total Project Cost: \$13,649,040.00  
 Previous Grant Awards: \$0.00  
 Previous Matches: \$0.00  
 Affected Pupils: 387.00  
 Affected Sq Ft: 51,264  
 Cost Per Sq Ft: \$254.00  
 Cost Per Pupil: \$33,646.09  
 Sq Ft Per Pupil: 132.47  
 Per Pupil Allocation to Cap Reserve: 289.00  
 Who Owns the Facility: District

Charter School Authorizer Letter  
 Charter School Three Month Notification  
 Charter School Chartered For Five Years  
 MasterPlanComplete  
 Did Applicant Meet the Minimum Required Match

Waiver Letter Included: Exceeds  
 CDE Minimum Match Percent: 49  
 Actual Match Provided by Applicant: 70  
 Historical Significance: Yes-Granted Exempt  
 Does this Qualify for HPCP: Required  
 If Match is a Bond Election Date: 2012  
 Inflation %: 3.00%  
 Who will the Facility Revert to: NA

Does the Facility have existing Financing No

**Explain Existing Financing:**

State Financial Watch: No  
 # of Fiscal Health Warning Indicators: 1  
 Fiscal Health Watch: No  
 District FTE Count: 1,042.50  
 Assessed Valuation: 174510817.6  
 PPAV: 167396.46772  
 Unreserved General Fund FY0910: 2306528.26  
 Bonded Debt: 4201455  
 Total Bonding Capacity: 34902163.52

Free Reduced Lunch %: 40.71%  
 Median Household Income: 17887  
 Bond Capacity Remaining: 30700708.52  
 Existing Bond Mill Levy: 9.163  
 Bonded Debt Approved: 17961801  
 Year Bond Approved: 10  
 Bonded Debt Failed: 25000000  
 Year Bond Failed: 08  
 Bond Capacity Remaining: 30700708.52  
 Percent Bonding Capacity Used: 0.12037806761

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SOUTH CONEJOS RE-10 - Guadalupe ES - PK-12 Major Addition and Renovation - 1967

**School Name: Guadalupe ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	49,692
Replacement Value:	\$8,541,147
Condition Budget:	\$4,601,416
Total FCI:	53.87%
Energy Budget:	\$0
Suitability Budget:	\$265,900
Total RSLI:	27%
Total CFI:	57.0%
Condition Score: (60%)	3.04
Energy Score: (0%)	2.88
Suitability Score: (40%)	4.53
School Score:	3.64



## SOUTH CONEJOS RE-10 - Antonito Jr/Sr HS - PK-12 Major Addition and Renovation - 1956

**School Name: Antonito Jr/Sr HS**

Number of Buildings:	6
All or Portion built by WPA:	No
Gross Area (SF):	67,001
Replacement Value:	\$15,926,065
Condition Budget:	\$7,400,305
Total FCI:	46.47%
Energy Budget:	\$0
Suitability Budget:	\$4,513,300
Total RSLI:	24%
Total CFI:	74.8%
Condition Score: (60%)	2.91
Energy Score: (0%)	1.63
Suitability Score: (40%)	3.10
School Score:	2.98



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: SOUTH CONEJOS RE-10

Applicant Priority # 1

County: CONEJOS

Cash Grant Rank: N/A

Project Title: PK-12 Replacement

- |  |                                     |  |   |
|--|-------------------------------------|--|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement               |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade            | <input type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 | Sale of existing JHS/HS buildings and site                |

## General Background Information and Reasons for Pursuing a BEST Grant:

### Affected facilities:

The physical plant is old with buildings dated from 1025,1956,1967. It has not been upgraded since 1967 except for the work related to the 2006 Energy Performance Contract. It has a multitude of health and life safety issues. Due to its age and construction types, too many small buildings and facilities not efficiently used, it is energy inefficient causing large expenditures in utilities instead of funding programs. The district owns two school sites, the Guadalupe Elementary School (49,692 GSF on 22 acres) built in 1967/1981 on the west edge of town, and the Antonito JHS/HS Campus of 8 Acres, a half block from Main Street. The original school site developed in 1889 by Benedictine nuns. At the JHS/HS campus, the academic/gym buildings were built in 1956/1967, the Welding/Autoships pre-manufactured structure built in 1981. All other structures, Cafeteria/Kitchen, Wrestling, Band and District Administration buildings were built by the Benedictine Nuns in 1925. The condition of the facilities, their inadequacy to support a strong educational program has resulted in a steadily declining student enrollment. Dramatic improvement of education practices and facilities is critical to the success of SCSD. With the addition of the bus barn (1925) on Main street with a roof structure ready to cave in, the total inventory of school facilities adds up to 125,022GSF.

Educational Programming: South Conejos School District academic program for currently falls short of meeting Colorado Academic Standards. Although Mathematics, English Language Proficiency, Reading and Writing, Social Studies are well covered in the current curriculum, Dance, Drama and Theatre Arts, Comprehensive Health and Visual Arts are not offered. The Science program is weak due to the lack of adequate facilities. Only Spanish class is offered as a World Language. The biggest deficiencies are with the outdoor facilities with an outline of a track, football field and baseball field at the Guadalupe Elementary School. As shown on the aerial photos included, the fields are surfaced with dirt and rocks, making it very unsafe. The JHS/HS students walk to the elementary school for any outdoor athletic activities losing valuable time. In the development of the three master plan options, programmatic requirements were identified with school administrators and the Task Force and compared to the requirements of the CDE Capital Construction Guidelines for K-12 rural schools

### Maintenance program and reason to pursue the grant:

Following the assessment, numerous life-safety issues were identified that were previously unknown to the District. It is the recommendation of the assessment team that these life-safety issues be immediately addressed to avoid additional liability risks. It should be noted that our team found 243 discrepancies on the already long list of deficiencies identified in the Parson Assessment. CDE is in the process of reviewing the comments and which will revise significantly the condition index (FCI).

### The health/safety and welfare issues most critical to address immediately are:

1. Aging and failing infrastructure beyond their life expectancy, domestic water, sanitary waste and electrical services and distributions
2. Sanitary sewer backing up at both the elementary and JHS/HS
3. Non-compliant fire exits with non-rated corridors in non-sprinklered building
4. Code violation with no dedicated outside air. Waiting for radon testing results
5. No site lighting
6. Unstable, tripping hazard surfaces of dirt and rocks around the school at access doors and on play fields
7. Roof structures not designed to meet code for wind and snow loads and overall structure not meeting seismic code

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

requirement

8. Campus wide security with a multitude on unsecured uncontrolled access doors at JHS/HS campus
9. Cracks in asbestos contaminated tiles at both Elementary & JHS/HS
10. ADA accessibility to at entrances and JHS/HS Gymnasium and classrooms

## Deficiencies Associated with this Project:

### Assessment Process

The Statewide Assessment completed in April of 2011, was utilized as a baseline for this deficiency assessment. Discrepancies between the statewide report and the assessor's facility evaluation are noted. The assessment team found 243 discrepancies on the already long list of deficiencies identified Statewide Assessment. Following this narrative is a Feedback Report that is a summary of the comments entered into the CDE Assessments Feedback Tool. As of publication, CDE is in the process of reviewing the comments and will revise the CDE assessment as appropriate. It is assumed that revisions to the Statewide Assessment will significantly change the original facility condition index (FCI). Design team facility assessments and expanded structural narratives are provided within the appendix.

### Deficiencies

The main issues and deficiencies are as follows:

1. Facilities dating from 1925 which are beyond their life expectancy.
2. Domestic water distribution, sanitary waste, and electrical systems at the high school are original.
3. Sanitary sewer backing up at both the Elementary School and the High School.
4. Unsafe/non-code compliant exiting with non-rated corridors in the non-sprinklered building.
5. No dedicated outside air at any of the facilities
6. No site lighting.
7. Unstable, tripping hazard surfaces of dirt and rocks around the school at access doors and on play fields.
8. Structure at Elementary School non-compliant with current building codes, especially in the areas of lateral force resisting systems and snow drift loadings.
9. Due to the structural systems non-compliance, at the Elementary School, renovation is not economically feasible
10. High levels of Radon at High School classrooms (re: Master Plan for more information).

The following sections are an expanded summary of the most important issues discovered during the assessment.

SCSD Summary of Life Safety Issues SCSD Summary of Life

### Safety Issues and deficiencies

#### JHS/HS Site (Tier 3)

- Parking lot surface – Trip Hazards/Stable Surface Issues (Comments 002, 009)
- Pedestrian sidewalk surfaces – Trip Hazards/Stable Surface Issues (Comment 003)
- Sanitary and Storm Sewer – Sewage Backup (Comments 007, 011, 012, 014, )
- Site Lighting Inadequate (CDE Statewide Assessment Comment)

#### Office Administration (Tier 3)

- Door and Door Hardware – Do not meet ADA and security requirements (CDE Statewide Assessment Comment)
- Stair/Handrails – Non Compliant (CDE Statewide Assessment Comments)
- ACM/Lead Paint Containing Materials at Flooring/Wall Finishes (CDE Statewide Assessment Comment)
- Sanitary Waste within Building – Beyond Life Expectancy (CDE Statewide Assessment Comment)
- HVAC System, Dedicated Outside Air – Non Compliant (CDE Statewide Assessment Comment)
- Fire Protection – None Provided (CDE Statewide Assessment Comment)
- Electrical Service – Poor Condition (CDE Statewide Assessment Comment)
- Fire Alarm and Security System – Beyond Life Expectancy (CDE Statewide Assessment Comment)

#### Bus Maintenance Garage (Tier 3)

- Pedestrian sidewalk surfaces – Trip Hazards/Stable Surface Issues (CDE Statewide Assessment Comment)
- Sanitary Sewer - None (CDE Statewide Assessment Comment)



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Storm Sewer – Surface Only (CDE Statewide Assessment Comment)  
Domestic Water Distribution – None (CDE Statewide Assessment Comment)  
Security Lighting – Inadequate (CDE Statewide Assessment Comment)  
Structural System – Failing (CDE Statewide Assessment Comment)  
Roof and Rainwater Drainage System – Failing (CDE Statewide Assessment Comment)  
Egress Issue – Limited Egress from Mechanics Room (CDE Statewide Assessment Comment)  
HVAC – None, No Exhaust System (CDE Statewide Assessment Comment)  
Fire Protection – None Provided (CDE Statewide Assessment Comment)  
Interior Lighting – Non Compliant Fixtures and Low Light Levels (CDE Statewide Assessment Comment)  
Fire Alarm and Security System – None (CDE Statewide Assessment Comment)

## JHS/HS Main

Roadways – Limited Fire Access (Comment 001)  
Parking lot surface – Trip Hazards/Stable Surface Issues (Comment 002)  
No School Zone Warning Signs (CDE Statewide Assessment Comments)  
Pedestrian sidewalk surfaces – Trip Hazards/Stable Surface Issues (Comment 003)  
Site Circulation: Parent Drop Off – Not One Way (CDE Statewide Assessment Comments)  
Fire Lane – None Identified (CDE Statewide Assessment Comments)  
Site Security – Limited Fencing and Gates (CDE Statewide Assessment Comments)  
Security System – No Video Surveillance, Key Card/Pad Access, Limited Sight Line Supervision of Entry, Many Blind Spots (CDE Statewide Assessment Comment)  
Sanitary and Storm Sewer – Sewage Backup (Comment 007)  
Insufficient ADA Parking (Comment 012, 013)  
Traffic Signage – Non-Compliant (CDE Statewide Assessment Comments)  
Fire Protection – None Provided (CDE Statewide Assessment Comments)  
Ramp Issues – Trip Hazards/Stable Surface Issues (Comment 022)  
Door and Door Hardware – Do not meet ADA, Fire/Smoke Rating, and security requirements (Comments 026, 027, 028, 032, 033)  
Interior Signage – Does not meet standards and are poor condition/missing (Comment 033, 068, 081, 098)  
Blinds – Poor Condition: Security concern (Comment 043)  
Sport Fields – Location Off-Site and No Lighting, No Secure Fencing  
ACM/Lead Paint Containing Materials at Flooring/Wall Finishes (Comment 083, 036 and CDE Statewide Assessment Comments)  
Stair/Handrails – Non Compliant (Comment 034)  
Corridor Walls - Non-Rated (Comment 031)  
Dedicated Outside Air – Non Compliant, CO2 Levels provided within CDE Assessment (Comment 132 and CDE Statewide Assessment Comment)  
Gas/Electrical Utilities not secure/protected (CDE Statewide Assessment Comment)  
Electrical Service and Distribution – Beyond Expected Life (CDE Statewide Assessment Comment)  
Electrical Distribution at Site – Beyond Expected Life (CDE Statewide Assessment Comment)  
Site Lighting – Beyond Life Expectancy and Limited Coverage (CDE Statewide Assessment Comment)  
Site Communication System – Beyond Expected Life (CDE Statewide Assessment Comment)  
Backup Generator – None Provided (CDE Statewide Assessment Comment)  
Fire Alarm System Monitoring – Only Monitored at Office (CDE Statewide Assessment Comment)  
Interior Lighting – Low Light Levels Office (CDE Statewide Assessment Comment)  
Nurse's Station – No secure area for medication or dedicated bathroom (CDE Statewide Assessment Comment)  
Site Dumpsters not Fenced/Secure (CDE Statewide Assessment Comment)  
Egress – Gymnasium Egress does not appear to be Code Compliant (Currently Under Review)

## Band

Domestic Water Distribution – Beyond Expected Life (CDE Statewide Assessment Comment)  
Sanitary Waste within Building – Beyond Expected Life (CDE Statewide Assessment Comment)  
Fire Protection – None Provided (CDE Statewide Assessment Comment)

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Cafeteria/Gym

ACM/Lead Paint Containing Materials at Flooring/Interior Partition Finishes (CDE Statewide Assessment Comment)  
Domestic Water Distribution – Beyond Expected Life (CDE Statewide Assessment Comment)  
Sanitary Waste within Building – Beyond Expected Life (CDE Statewide Assessment Comment)  
Fire Protection – None Provided (CDE Statewide Assessment Comment)

## Welding

Domestic Water Distribution – Beyond Expected Life (CDE Statewide Assessment Comment)  
Sanitary Waste within Building – Beyond Expected Life (CDE Statewide Assessment Comment)  
Fire Protection – None Provided (CDE Statewide Assessment Comment)  
HVAC Ventilation System – Beyond Expected Life (CDE Statewide Assessment Comment)  
Electrical Service and Distribution – Beyond Expected Life (CDE Statewide Assessment Comment)  
Interior Lighting – Beyond Expected Life (CDE Statewide Assessment Comment)

## Wrestling

ACM/Lead Paint Containing Materials at Flooring/Interior Partition Finishes (CDE Statewide Assessment Comment)  
Domestic Water Distribution – Beyond Expected Life (CDE Statewide Assessment Comment)  
Sanitary Waste within Building – Beyond Expected Life (CDE Statewide Assessment Comment)  
Fire Protection – None Provided (CDE Statewide Assessment Comment)  
Electrical Service and Distribution – Beyond Expected Life (CDE Statewide Assessment Comment)

## Guadalupe ES

Parking lot surface – Trip Hazards/Stable Surface Issues/Striping (Comments 003, 010, 059)  
Pedestrian sidewalk surfaces – Trip Hazards/Stable Surface Issues (Comments 004, 011)  
Entry Protection – No Bollards in Place to Limit Forced Entry (CDE Statewide Assessment Comments)  
ADA Parking – Non Identified (CDE Statewide Assessment Comments)  
Fire Lane – None Identified (CDE Statewide Assessment Comments)  
No School Zone Warning Signs (CDE Statewide Assessment Comments)  
Site Circulation: Parent Drop Off – Not One Way (CDE Statewide Assessment Comments)  
Traffic Signage – Non-Compliant (CDE Statewide Assessment Comments)  
Sanitary and Storm Sewer – Sewage Backup (Comments 008, 009, 015, 016)  
Door and Door Hardware – Do not meet ADA, Fire/Smoke Rating, and security requirements (Comments 033, 035, 060)  
Doors – Do not open in exiting direction (CDE Statewide Assessment Comment)  
Interior Signage – Does not meet standards and are poor condition/missing (Comment 036)  
Stair/Handrails – Non Compliant (Comment 037, 061, 062, 063, 064, 065, 066, 067)  
Corridor Walls Non-Rated (Comment 034)  
ACM/Lead Paint Containing Materials at Flooring/Wall Finishes (Comment 038, 039)  
Blinds – Poor Condition: Security concern (Comment 042)  
Site Circulation: Limited Separation of Cars/Bus/Delivery/Students (comment 054, 055, 056, 057)  
Interior Lighting – Non Compliant Fixtures and Low Light Levels (Comment 076, 081, and CDE Statewide Assessment Comment)  
Electrical Service – Poor Condition (Comment 078)  
Electrical Distribution – Inadequate, Extension Cords Used (Comment 080)  
Domestic Water Distribution – Beyond Life Expectancy (Comment 084)  
Sanitary Waste within Building – Beyond Life Expectancy (Comment 085)  
Dedicated Outside Air – Non Compliant (Comment 087)  
Sport Fields – Location Off-Site and No Lighting, No Secure Fencing  
Fire Protection – None Provided (CDE Statewide Assessment Comment)  
Site Dumpsters not Fenced/Secure (CDE Statewide Assessment Comment)  
Electrical Distribution at Site – Beyond Expected Life (CDE Statewide Assessment Comment)  
Site Lighting – Beyond Life Expectancy and Limited Coverage (CDE Statewide Assessment Comment)  
Site Communication System – Beyond Expected Life (CDE Statewide Assessment Comment)

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Backup Generator – None Provided (CDE Statewide Assessment Comment)

Fire Alarm System Monitoring – Only Monitored at Office (CDE Statewide Assessment Comment)

Security System – No Key Card/Pad Access, Limited security video coverage at Gym (CDE Statewide Assessment Comment)

## SCSD Summary of ADA Issues and Deficiencies

Refer to Section XI (Energy, HVAC, O&M Analysis), Section XIII (Site Evaluation), and Appendix (Structural Narrative, Design Team Facility Assessments) for full analysis of deficiencies and assessments

### JHS/HS Site (Tier 3)

Parking lot surface – Trip Hazards/Stable Surface Issues (Comment 002)

Pedestrian sidewalk surfaces – Trip Hazards/Stable Surface Issues (Comment 003)

Parking lot surface – Trip Hazards

Site Lighting Inadequate (CDE Statewide Assessment Comment)

### Office Administration (Tier 3)

Door and Door Hardware – Do not meet ADA and security requirements (CDE Statewide Assessment Comments)

Stair/Handrails – Non Compliant (CDE Statewide Assessment Comment)

### Bus Maintenance Garage (Tier 3)

Pedestrian sidewalk surfaces – Trip Hazards/Stable Surface Issues (CDE Statewide Assessment Comment)

Security Lighting – Inadequate (CDE Statewide Assessment Comment)

### Cafeteria/Gym

Fixed Furnishings – Beyond Expected Life and Many Non-Compliant (CDE Statewide Assessment Comment)

### Welding

Plumbing Fixtures – Non-Compliant (CDE Statewide Assessment Comment)

Fixed Furnishings – Beyond Expected Life and Many Non-Compliant (CDE Statewide Assessment Comment)

### JHS/HS Main

Parking lot surface – Trip Hazards/Stable Surface Issues (Comment 002)

Pedestrian sidewalk surfaces – Trip Hazards/Stable Surface Issues (Comment 003)

Insufficient ADA Parking (Comments 012, 013)

Ramp Issues – Trip Hazards/Stable Surface Issues (Comment 022)

Door and Door Hardware – Do not meet ADA and security requirements (Comments 026, 027, 028, 032, 033)

Interior Signage – Does not meet standards and are poor condition/missing (Comments 033, 068, 081, 098)

Shelving, Toilet Partitions – Non Compliant (Comment 033, 068, 081, 098)

Theater Stage Access and Equipment – Non Compliant/Accessible (Comment 038)

Stair/Handrails – Non Compliant (Comment 034)

Fixed Furnishings – Beyond Expected Life and Many Non-Compliant (CDE Statewide Assessment Comment)

Accessible Exits – Non-Compliant (CDE Statewide Assessment Comment)

Level Access – No Access at 1956 portion (CDE Statewide Assessment Comment)

### Guadalupe ES

Parking lot surface – Trip Hazards/Stable Surface Issues (Comments 003, 010)

Pedestrian sidewalk surfaces – Trip Hazards/Stable Surface Issues (Comments 004, 011)

Door and Door Hardware – Do not meet ADA and security requirements (Comments 033, 035)

Interior Signage – Does not meet standards and are poor condition/missing (Comment 036)

Stair/Handrails – Non Compliant (Comment 037)

Shelving, Toilet Partitions – Non Compliant (Comment 042)

Institutional Equipment – Non Compliant/Accessible (Comment 041)

Other Equipment – Non Compliant/Accessible (CDE Statewide Assessment Comment)

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Fixed Furnishings – Beyond Useful Life and Many Non-Compliant (CDE Statewide Assessment Comment)

SCSD Summary of Structural Issues and Deficiencies

Refer to Appendix (Structural Narrative, Design Team Facility Assessments) for full analysis of deficiencies and assessments.

Office Administration (Tier 3)

Recent history of flooding of the partial basement of the building is apparent.

The floors are generally out of level, sloping down from the center of the building towards the exterior walls. These movements are also expressed by a network of cracks in the ceiling finishes. The observed slope pattern is consistent with buildings which have heavy exterior wall construction and light interior framing.

Disturbances to the supporting soil strata, such as by flooding, create opportunities for overall building settlement. The load differential between lightly loaded interior footings and heavily loaded exterior footings can then result in differential settlement of these elements as is this case with this building.

While the building appears to be structurally sound, for its continued use, remediation of the foundations is recommended, if only to mitigate the effects and potential damage of future differential settlements.

Bus Maintenance Garage (Tier 3)

Significant flooding and water infiltration through openings in the walls and the roof were observed.

Water damage to roof sheathing was observed.

JHS/HS Main

Observed signs of distress occur along the joint between the two buildings where there are cracks in the floor slab and separation at the roof.

Cafeteria/Gym

In the partial basement, an interior load bearing concrete foundation wall was observed to have significant holes cut through it. Loads supported by this wall have thus far bridged across these openings, and no cracking of the remaining section of the wall was observed. The structural integrity of the wall has been compromised, it is still performing as intended.

It is recommended that the wall be repaired/reinforced.

Guadalupe ES

A cursory review of the structural drawings indicates that the structure is non-compliant with current building codes, especially in the areas of lateral force resisting systems and snow drift loadings.

In order to avoid prohibitively high retrofit costs of the structure, it is recommended that no modifications are made which impact the lateral force resisting system. Any renovation of the existing school would generate severe structural issues requiring structural upgrades to meet current codes. Similarly, the wood framed roof structure will be expensive to modify for the support of new mechanical roof top units which in turn would also adversely impact the lateral force resisting system by adding wind catch area and mass to the building.

## **Proposed Solution to Address the Deficiencies Listed Above:**

With a poor educational environment, facilities built in 1925, 1956 and 1967 which have reached the end of their expected life without periodic renovations, we are finding South Conejos Schools not providing the type of safe school environments where students can thrive. It is reflected in the serious dropout rate in 8-12 grades from 193 students in 2009 to 95 students today (50%). The three solutions proposed in the master plan report ranged from partial renovation to major addition on either campus, to replacement. All options are proposing the undisputable solution of consolidating the K-12 program on one site under one roof:

1. Options A and B consolidate all programs on the Guadalupe Elementary School site
2. Option A includes the renovation of the 1967 elementary school academic wings and an addition to support the athletic and elective programs
3. Option B shows a new PK-12 built next to the existing Guadalupe Elementary School
4. A variation of Option A (A2) covers the implementation of phased construction to complete a new PK-12 following a 5-10

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

year plan

5. Option C consolidates all programs on the Antonito JHS/HS Campus

Option A2 allowing for a phased replacement of Guadalupe Elementary School into a PK-12 was a viable option until the Task Force reviewed with the bond company the implication of requiring a bond issue to fund each phase. The community would not support a series of bond issues nor would support spending money on a facility which has reached its life expectancy. The concern of investing \$3.9 million in mediation and renovation of 25,000 GSF of the existing 45-year-old wood-framed elementary school is not recommended by the design team as a wise financial option. In the last 5 years small cash grants have helped the District keeping up with major deficiencies but unfortunately had only a "Band-Aids" effect.

Architectural Solution: The solution which had the school board unanimous vote and is the recommended solution to the above deficiencies is a new PK-12 school replacement on the Guadalupe Elementary School site (Option B). With a new 68,000 GSF facility on the 22 acres Guadalupe Elementary School site, built to meet CDE Capital Construction School Facility Construction Guidelines and LEED Gold criteria, CDE and the District are funding a facility to last for the next 50-100 years.

Construction Standards:

Budgets developed in this application support the construction of a facility with the following systems, largely exceeding the standards used for the construction of schools in South Conejos in 1925,1956,1967 and 1981:

1. concrete spread footing, steel framing and masonry bearing walls, roof metal joist and deck
2. low slope built-up-roofing 30 year warranty with R 30 poly-isocyanurate insulation and a small proportion of steep slope metal roof
3. Compliance to 2009 IBC, electrical, fire and plumbing codes providing proper fire egress and fire alarm systems
4. new water, sewer and electrical services
5. no hazardous materials specified in the new facility
6. security covered with closed circuit video, keycard access, Event Alerting and Notification with the phone/paging system and controlled entrance design
7. new electrical distribution system, indoor and exterior lighting levels to meet codes
8. an efficient mechanical system with fresh outside air including heat recovery exceeding ASHRAE requirements (35%) to meet LEED points for Energy & Atmosphere and Indoor Air Quality
9. A science lab, toilet and kitchen facilities to comply with Colorado Department of Public Health
10. A facility designed to meet, at a minimum, LEED Gold requirements as reflected on the attached LEED score sheet.
11. The relocation of PV panels from the roof of the existing elementary school to an accessible part of the new roof helping offsetting power consumption and providing LEED points in both "Innovation" and "Energy & Atmosphere".
12. Reusing the existing furnaces installed in the elementary school classrooms, the infrared faucets and flush valves and linear pendant lighting (from 2007 Performance Contract Renovation).

The budget is also taking into consideration reusing recent equipment and materials installed as part of previous grants. The District realizes that additional discussions with the State may be warranted to review District statutory obligations required by accepting the previous grants.

Functional Standards:

1. The new building and site design would meet ADA requirements
2. The site layout would providing separation of pedestrian from vehicular access with separate parent and bus drop-off, solid surface parking for staff, students and parents, dedicated fire and service lanes
3. Leveled surface for playgrounds and playfields secured away from vehicular traffic and fenced from public ways would provide a safe environment for students
4. With consolidation of the program under one roof, one site and a secured entrance, safety and security issues are addressed
5. The space program supporting this solution is addressing all of the deficiencies of the current program and meeting CDE educational requirements for a PK-12 rural school identified under Section Two (item 4). It also would provide an educational environment fitting an education of the 21st century attracting back to the district the 50-60 students who chose to attend neighboring districts.
6. Considerations are made in the plan to consolidate spaces to address more than one program in an effort to keep the area per pupil lower in this rural school environment: Band, Music and Performing Art/stage is one space for K-12 students, the Metal/Wood shop/Stage Craft is one vocational shop for 7-12 graders, World Language is consolidated with Family Consumer Science Lab.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

7. With the consolidated program/facility of 68,000 GSF, the district is reducing building areas from 125,022 GSF to 68,000 GSF and site from 32 to 22 acres, both significantly reducing maintenance requirements and energy consumption
8. The new facility planned is laid out to allow for classroom expansions in the future to support a significant increase in the enrollment.

## **How Urgent is this Project:**

It is the belief of the assessment team that the health, safety, and welfare issues are the most critical issues and deficiencies that must be addressed in the near term and are the primary reason that the BEST Grant has been applied for. Following the assessment, numerous life-safety issues were identified that were previously unknown to the District. It is the recommendation of the assessment team that these life-safety issues be immediately addressed. If the District does not immediately resolve these issues additional the District may assume additional liability risk. Additionally, accessibility issues should be addressed as soon as possible. Deferred maintenance and failing construction are the third tier priority of work proposed by the assessment team. These issues should be addressed within the next ten years or risk of further failure can be expected.

## **How Does this Project Conform with the Construction Guidelines:**

The proposed solution of providing the district with a new PK-12 replacement school to consolidate both campuses are planned to meet CDE Public Schools Construction Guidelines as follows:

### Section One – Safe and Healthy Facility:

Item 3.1: concrete spread footing, steel framing and masonry bearing walls, roof metal joist and deck

Item 3.2: low slope built-up-roofing 30 year warranty with R 30 poly-isocyanurate insulation and a small proportion of steep slope metal roof

Items 3.3, 3.5: fire egress, fire alarm system and compliance to 2009 IBC

Item 3.4: new water service

Item 3.6: no hazardous materials would be specified in the new facility

Items 3.7, 3.8 and 3.9: security covered with closed circuit video, keycard access, Event Alerting and Notification with the phone/paging system and controlled entrance design

Item 3.10: new electrical service and distribution system, indoor and exterior lighting levels to meet codes

Items 3.11 & 3.12: an efficient mechanical system with fresh outside air including heat recovery exceeding ASHRAE requirements to meet LEED points for Energy & Atmosphere (35%) and indoor air quality

Item 3.13: new sanitary sewer line, science lab, toilet and kitchen facilities to comply with Colorado Department of Public Health

Item 3.17: the new building and site design would meet ADA requirements

Item 3.18: site layout which separate pedestrian from vehicular access with separate parent and bus drop-off, solid surface parking for staff, students and parents, dedicated fire and service lanes

Item 3.19: leveled surface for playgrounds and playfields secured away from vehicular traffic and fenced from public ways

### Section Two - Programming:

The space program supporting this solution is addressing all of the deficiencies of the current program and meeting CDE

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

educational requirements for a PK-12 rural school identified under Section Two (item 4). It also would provide an educational environment.

## Section Three – LEED for Schools:

The facility would be designed to meet, at a minimum, LEED Gold requirements as reflected on the attached LEED score sheet.

The PV panels of the roof of the existing elementary school would be relocated to an accessible part of the new roof helping offsetting power consumption and providing LEED points in both “Innovation” and “Energy & Atmosphere”.

The existing high efficiency boilers and furnaces installed in the elementary school classrooms, the infrared faucets and flush valves and linear pendant lighting (2007 Performance Contract Renovation) are planned to be reused in the new facility.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

### CAPITAL RENEWAL/REPLACEMENT BUDGET AND MAINTENANCE PLAN

The District will budget for future maintenance and repairs per the BEST statute annually. The District guarantees that the new facility will be properly maintained. A Capital Renewal Budget will be carried within all future District comprehensive budgets. The District maintenance staff will be the primary resource for ongoing maintenance. Contractor and vendors will be utilized as appropriate.

Scheduled preventative maintenance schedules are included within the application (below) and within the Master Plan. These schedules include maintenance, repair, and replacement of facility equipment, systems, hardware, and technology. The new campus will be maintained in a manner that promotes the lowest anticipated life-cycle cost.

High performance building maintenance and operation training will be provided.

A proactive preventive maintenance program will be developed for the new facilities. The major components of the programs will include:

1. historical file with documentation on all major systems - including photos and records, etc,
2. annual and semi-annual inspections that are appropriate for the systems;
3. corrective action programs,
4. an energy management program,
5. training programs,
6. a self-evaluation process and annual program updates.

Major systems will include, but are not limited to: roofing, boilers, HVAC, electrical, other mechanical, safety (alarms/PA systems/intercoms), kitchens, restrooms, general floors and gym floors.

Records will be maintained electronically for ready access to all appropriate personnel.

The school design as LEED Gold or CO-CHPS, high performance facility is expected to provide significant energy cost reduction and resultant lower costs to operate the facilities. An analysis of the cost of maintaining the new buildings compared to the cost of maintaining the existing buildings is included below.

### Annual Cost Forecast for Capital Renewal Budget

#### Maintenance and Preventative Maintenance

The plan describes the frequency of anticipated maintenance per year, the estimated cost for maintenance to be performed and the total estimated annual maintenance cost for major systems. Annual maintenance is anticipated to be in the estimated amount of \$16,950 (or \$.25 per square foot based on 68,000 square feet).

### Annual Cost Forecast for Capital Replacement Budget

For each of the major system categories the following was determined: estimated service life of the system, the estimated

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

replacement cost, and the annual budget contribution to the Capital Reserve Fund. The total annual amount required to be set aside in Capital Reserve Fund under this Capital Replacement Plan is \$86,550.

## Annual Cost Forecast for Operations

The following chart itemizes operations expense items which are anticipated to decrease with the consolidation onto one campus, the net reduction of square footage, and the increased energy efficiency of the new facility. These calculations are based on SCSD's 2010-2011 actual expenses for both campuses. We project the operational expenses to decrease by approximately \$96,076 annually.

## Budget Totals

When the reduced annual operating cost of \$96,076 for the new school is added to the maintenance budget savings of \$18,550, and the budget for capital replacement of \$86,550, the total budgeted expense for the new school is \$376,460. Even with the added line item for capital replacement, this results in a net decrease of \$28,076 from the 2010-2011 budget.

\*Deferred maintenance and system improvements have previously been funded by grants; future budgets will carry an annual Capital Reserve Fund line item to allow for proper funding of major systems upgrade/replacement. Savings in operations and maintenance will more than cover this additional cost, as shown below.

## FUNDING ANALYSIS

Current enrollment stands at 232 students. For the purposes of this analysis a projected enrollment of 245 students (including 16 Kindergarten) is used. These additional students represent an increase in the annual Per Pupil Revenue (PPR) (which assumes for this calculation that PPR is \$6,137 and Kindergarten students are counted at .58) of \$1,462,324 (\$56,951 for Kindergartners + \$1,405,373).

Funding for the maintenance of the new facility will be maintained by two separate and distinct funds: the General Fund and the Capital Reserve Fund. The General Fund maintenance repair and supply line item will provide for the day-to-day maintenance of these facilities. In addition, a separate line item will be budgeted for operating expenses. An amount to cover these costs will be budgeted annually. General Fund repairs are for those of minor consequence and minimal expenditure. General Fund repairs are funded upon request of the school administration and/or maintenance staff, with the approval of the Superintendent.

## Capital Reserve Fund

The Capital Reserve fund is for long-term maintenance, system upgrades, and replacement of major building components. Funding for these types of expenditures has previously be provided through specific grants. With the savings provided by campus consolidation, building square footage reduction, and energy efficient/sustainable construction, the School District will be able to budget for the Capital Reserve Fund on an annual basis.

## Existing Financial Encumbrance

South Conejos School District entered into an Energy Performance Contract with EMC Eaton in 2006. The District confirms that they will pay off the remaining balance if a grant is awarded through BEST.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The Junior High/High School building was built in 1956/1967, supporting buildings on the high school campus were built in 1925, and the elementary school was built in 1967. At the time of their construction these facilities met the needs of the school district. In the past few decades the needs of the school district have changed significantly and the facilities no longer meet these needs. The current SCSD physical plant is in decay. The facilities have been renovated over the years, with the most recent upgrades involving mechanical system upgrades and an Energy Performance Contract completed in 2007. The



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finishes are still original to the construction dating to 1925, 1956, and 1967. Both facilities have a multitude of life safety issues and are larger than is programmatically needed which therefore causes them to be operationally inefficient. The condition of the facilities and their inadequacy to support a strong educational program has resulted in a steadily declining student enrollment for grades 7-12 while showing a slight increase in enrollment for the elementary grades K-6. Dramatic improvement of the facilities to support educational practices is critical to the success of South Conejos School District. Concurrently with the physical plant master planning process the District is working on a Unified Curriculum Plan with CDE to provide refocused educational plan that meets the current needs of the District and will provide an increased opportunity for educational excellence of every child in the District.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$86,550

**CDE COMMENTS:**

SF/STUDENT FOR PROPOSED PROJECT IS 291 SF/STUDENT. DISTRICT HAS PLANNED THE NEW FACILITY TO INCLUDE PRESCHOOL STUDENTS WHICH ARE NOT ATTENDING AT THE CURRENT FACILITIES, AND ANTICIPATES THAT 20 PRESCHOOL STUDENTS WILL ATTEND THE PROGRAM. ADJUSTED SF/STUDENT BASED ON 244 STUDENTS IS 268 SF/STUDENT. FACILITY WILL BE DESIGNED FOR A MAXIMUM OF 280 STUDENTS. DISTRICT INTENDS TO ABANDON THE HS CAMPUS WHICH IS CONSIDERED ELIGIBLE FOR LISTING ON THE NATIONAL STATE AND HISTORIC REGISTERS BY HISTORY COLORADO. LETTERS OF INTEREST IN THE HIGH SCHOOL CAMPUS ARE INCLUDED IN THE MASTER PLAN FROM THE CONEJOS COUNTY BOARD OF COUNTY COMMISSIONERS AND THE TOWN OF ANTONITO.

**Health, Safety**
                         
  **Overcrowding**
                         
  **Technology**
                         
  **Other**

**Importance:** M    **Urgency:** L    **Planning:** Older Than 5 y    **Ability:** Not Able    **Previous BEST Grants:** 1 - \$226,526

**Red Flags:** Multiple                      **Red Flag Explain:** High cost/SF, High SF/student

<b>Current Grant Request:</b>	\$14,654,269.00	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>
<b>Current Applicant Match:</b>	\$5,353,733.00	<input type="checkbox"/> <b>Charter School Three Month Notification</b>
<b>Total Project Cost:</b>	\$20,008,002.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>
<b>Affected Pupils:</b>	224.00	<b>Waiver Letter Included:</b> Statutory
<b>Affected Sq Ft:</b>	65,286	<b>CDE Minimum Match Percent:</b> 32
<b>Cost Per Sq Ft:</b>	\$291.87	<b>Actual Match Provided by Applicant:</b> 26.7579591405479
<b>Cost Per Pupil:</b>	\$85,068.04	<b>Historical Significance:</b> Yes-Deemed Signific
<b>Sq Ft Per Pupil:</b>	291.46	<b>Does this Qualify for HPCP:</b> Required
<b>Per Pupil Allocation to Cap Reserve:</b>	375.00	<b>If Match is a Bond Election Date:</b> 2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b> 4.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b> NA
<b>Explain Existing Financing:</b>		

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	78.48%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	11722
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	4964396.372
<b>District FTE Count:</b>	220.00	<b>Existing Bond Mill Levy</b>	0

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<b>District FTE Count:</b>	220.00		
<b>Assessed Valuation</b>	24821981.86	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	112827.19027	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	247392.42	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	0	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	4964396.372	<b>Bond Capacity Remaining</b>	4964396.372
		<b>Percent Bonding Capacity Used</b>	0

## Statutory Waiver for BEST Grant District Match

A partial/full (circle one) district match waiver is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* N from grant application): \$6,676,488
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2011/12 AV x 20%): \$5,353,733
- C. New proposed bonded indebtedness if the grant is awarded: \$5,353,733
- D. Current outstanding bonded indebtedness: \$0
- E. Total bonded indebtedness if grant is awarded with a successful 2012 election (Line C+D): \$5,353,733

School District: South Conejos School District

Project: New K-12 School

Date: 2/29/2012

Signed by Superintendent:

Printed Name: Emily Romero



Signed by School Board Officer:

Printed Name: Rod Ruybalid

Title: President



# Town of Antonito

307 Main Street • P.O. Box 86  
Antonito, Colorado 81120  
(719) 376-2355 Fax: (719) 376-2012

**RE: CDE BEST Grant Application for South Conejos School District (SCSD) Community**

**Letter of Interest to assist in the relief of SCSD's financial encumbrance**

To Best Grant Selection Committee:

Please consider this as a formal letter of interest in SCSD's High School campus. I am aware that the SCSD is currently in the process of applying and satisfying all requirements for the BEST Grant to build a new school. The District has a financial encumbrance associated with the high school campus that was established to make improvements on the existing facilities. It is of the understanding that this financial encumbrance will disqualify SCSD from receiving the BEST Grant.

The community, at various master planning meetings for the development of a new school, has become aware of this encumbrance and has expressed interest in forming an alliance to re-establish the high school campus as a community center. The alliance would explore the options: Sell the high school site to the Town of Antonito (TOA), Conejos County or entity acting under the direction of, and with the approval of the community partners.

I am interested in helping with this alliance and would ask for the TOA's support, at a regular scheduled meeting, to consider some of the proposals put forth by the community partners. The re-establishment of the high school site will include paying off any encumbrances that currently restrict SCSD's ability to receive the BEST Grant.

I am willing to answer any questions if you need additional information.

Sincerely,



Mayor Mike Trujillo

[grayghosttrujillo@gmail.com](mailto:grayghosttrujillo@gmail.com)

P.O. Box 562

Antonito, CO 81120

7195804331



## Board of County Commissioners

**J. Steven McCarroll**  
*Chairman*

**John Sandoval**  
*Vice Chairman*

**Mitchell Jarvies**  
*Vice Chairman*

February 27, 2012

South Conejos School District  
620 Pine Street  
Antonito, CO 81120

To Whom It May Concern:

Please be advised that the Conejos County Board of Commissioners may be interested at looking into the possibility of purchasing the Antonito High School site and assume the schools encumbrance if the South Conejos District School was to acquire a Best School Grant.

If you have any questions, please feel free to call.

Sincerely,

Steve McCarroll  
Chairman

/tm

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CROWLEY RE-1-J - Crowley ES - ES & HS Gym Roof Replacement - 1954

**School Name: Crowley ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	29,132
Replacement Value:	\$6,759,498
Condition Budget:	\$2,996,060
Total FCI:	44.32%
Energy Budget:	\$10,196
Suitability Budget:	\$1,401,500
Total RSLI:	19%
Total CFI:	65.2%
Condition Score: (60%)	2.86
Energy Score: (0%)	1.98
Suitability Score: (40%)	4.06
School Score:	3.34



**Q#: 110.4 - What is the condition of the roof covering? The roof is in very poor condition. Score: 1**

## CROWLEY RE-1-J - Crowley HS - ES & HS Gym Roof Replacement – 1919

*(Please note: this is for the gym roof only at Crowley HS)*

**School Name: Crowley HS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	64,849
Replacement Value:	\$16,639,025
Condition Budget:	\$7,302,044
Total FCI:	43.89%
Energy Budget:	\$22,697
Suitability Budget:	\$5,688,700
Total RSLI:	16%
Total CFI:	78.2%
Condition Score: (60%)	2.76
Energy Score: (0%)	1.67
Suitability Score: (40%)	3.47
School Score:	3.04



**Q#: 110.4 - What is the condition of the roof covering? All the roofs appear to be in good condition. There are no reports of leaks. Score: 3**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: CROWLEY RE-1-J

Applicant Priority # 1

County: CROWLEY

Cash Grant Rank: 1.5

Project Title: ES & HS Gym Roof Replacement

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <input type="checkbox"/> Addition                  | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement        | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement        | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade        | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Nearly 100% of the roofing areas have exceeded their warranty period, service life. They have degraded beyond a level of preventative maintenance and repair. There are areas of these roofs that are without any positive drainage slope. Moisture regularly enters the building, disrupting education activities, damaging property and potentially compromises the building structure and potential for mold spore generation.

The Crowley County School District has a history of roofing problems due inadequate original design. The original building structure was built in the 1950's. The roofing system is extremely shallow and in areas is less that the ¼-inch per foot slope recommended. All roofs being submitted for this grant are no longer under warranty.

Crowley ES - Core cuts confirmed two roofing systems on the building. The original roof Multi-Ply Built-Up Roof (BUR) contained an asphalt Flood and Gravel system. The second roof, installed as a temporary service life extension was installed in 2004 and is an asphalt mopped BUR with loose gravel as a membrane protectant. There are also areas that District staff has attempted further repairs. The wood fiberboard and limited insulation is slightly damp over the ES roof planes.

The 1992 addition was constructed with a simple spam metal panel system (a Butler MR-24) and internal gutters. The slope is adequate, but failure of the flashing and panel joints has allowed moisture intrusion.

HS Gym – Core cuts confirmed active moisture under the roof and over the concrete deck structure. The District staff had created an internal surface gutter to collect moisture that regularly collects under the roofing and inside the structure. Any insulation that was installed is now wet and has completely collapsed. As the insulation looses dimensionm it creates low or ponding areas that only exacerbates the problem.

The water in the system is a concern because it has migrated thought the assembly and into the building. In the case of the HS Gym, it actively migrates over the top of the concrete decking panels. With the water penetrating deep onto the roof structure, an entire tear-off is the only solution. Adding proper slope with crickets and adequate drainage support will bring the building into compliance and promote overall service life longevity.

Seam failures, small cracks and tears are occurring in many areas throughout the membrane fields and flashing areas. Ponding water also accelerates the aging of a roof. Waterproofing oils in the asphalt separate from the membrane when the system remains submerged under water for longer than 48 hours. The overall roof condition has failed and preventative maintenance is not an option to extend the roof's life-cycle.

## Deficiencies Associated with this Project:

1. All roof planes being considered are currently compromised by age, water infiltration and poor design. They can no longer adequately protect the building occupants and equipment as necessary.
2. All of the roofs in question have two-roofing systems installed and complete tear-off is the only alternative.
3. Core cuts on the roof areas confirm measurable amounts of wetness and moisture throughout the roof assemblies being addressed in the grant application.
4. The Crowley County ES roofing system has been laced with a significant level of surface mounted electrical conduits and gas

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

5. With the extreme ponding water, drainage is insufficient (water doesn't reach drains).

7. The Crowley County ES Metal Panel Roofing System lacks adequate detail and curbing to control and shed water and snow from entering the roofing system.

8. Limited to no insulation exists in the roofing system assemblies.

## Proposed Solution to Address the Deficiencies Listed Above:

All roofing assemblies on the Crowley County ES and HS Gym building are to be removed down to core building structure; the structure will be inspected and any damaged structure or decking will be addressed (restored or repaired) then. New roofing assemblies (including the addition of thermal insulation to comply with IECC requirements for energy, as well as slope compliance where needed) will be designed and installed throughout the structure.

With historical storms that can produce extreme wind and hail, the proposed design will accommodate a minimum of 90MPH winds for a 3-second duration as well as 2-inch diameter stones. This long term, heavy duty assembly will be warranted for a minimum of 30-years, meeting (and exceeding) the requirements of published NRCA and CDE guidelines. All areas will be adequately sloped to shed water into a structured roof drain distribution network.

## How Urgent is this Project:

The roofing areas have degraded beyond a level of preventative maintenance and repair.

In addition, there are many roof areas that lack positive drainage slope. Water enters the building during nearly every storm, which disrupts educational activities, damages property, and is possibly compromising the building structure. The school will also significantly reduce heating and cooling costs by adding adequate insulation to new roofing assemblies where there is none, or where the existing insulation is damaged by moisture intrusion. New insulation will achieve current IECC standards with an R-value of 20 or greater.

The health and safety of students and faculty is constantly a concern. If funds are awarded, the school district is prepared to undertake this project in 2013.

## How Does this Project Conform with the Construction Guidelines:

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 1.2.4, 3.1, 3.2, 3.2.1.1, 3.12, 6.1 and 6.3.

Sec. 1.2.1 The Crowley County Elementary School and High School Gym ("Crowley County ES and HS Gym") structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 1.2.4 The Crowley County ES and HS Gym structures have (by core sampling) inadequate thermal protection at the roof assembly. Water intrusion is a significant liability to the continuance of that thermal protection and can compromised the benefit of the roofing insulation. Any saturated or damaged insulation must be replaced. New roofing insulation will be provided as part of the Grant solution to meet the intended criteria.

Sec. 3.1 A significant portion of the Crowley County ES and HS Gym structures; a vital element of this community's education infrastructure are not adequately protected by a sound, functioning roofing envelop. Areas of roof decking and ceiling assemblies have been subjected to significant and repetitive moisture intrusion. There is potential design compromise in the structure that must be addressed.

Sec. 3.2 Many portions of the Crowley County ES and HS Gym structures do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Several roofing areas lack proper flashing conditions with respect to roof mounted equipment that are sources of the moisture intrusion.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Sec. 3.2.1.1 The current roofing is beyond warranty repair; is in poor condition with shallow slope and a significant number of point sources that permit moisture intrusion. New low-slope roofing assemblies will be designed and installed with adequate slope and flashing details that will protect the building's occupants and property within. All existing roofing membranes will be removed and replaced, including additional slope and drainage structure (where necessary). The roofing will protect the building with the best (longest) warranty terms available for the funds requested that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.12 Replacement of the roofing assemblies will warrant the renovation of several existing mechanical equipment positions. Many existing rooftop units and surface mounted piping are not adequately curbed and flashed. Upon completion nearly all roof equipment will be properly curb supported and flashed (12-inches min.) to protect the water resistive integrity of the curb flashing.

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of the Crowley County ES and HS Gym structures; a vital element of this community's education infrastructure.

Sec. 6.3 These replacement improvements of these roofing assemblies will protect and extend the energy efficiency of the building. Such efforts will without doubt, improve and correct many of the present health and safety deficiencies present within the Crowley County ES and HS Gym structures.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The District has historically performed an impressive job of maintaining its existing facilities (and the specific systems) under consideration here within this grant request. However, many of these systems have exceeded their useful service life that must be addressed globally within the building. The current level of maintenance necessary to preserve these aged systems is beyond normal and customary; warranting this request for replacement.

It is the intent of the District to provide adequate resources necessary to sustain these new improvements. Through cooperation with the product manufacturer and system warranties as well as those independent warranties from the misc. installers, the District staff will be an active part of the required general maintenance.

The District will commit to follow the preventative maintenance measures recommended by the systems manufacturer. At the conclusion of construction, a full Owner's Manual and training will be requested by the District for Record purposes. The systems manufacturer, installer, designer and District staff will be required walk and inspect the completed project annually for the first 2-years. In addition, we will expect as part of the long term warranties, bi-annual inspections from trained staff of the manufacturer as well as our District staff.

The District currently budgets funds for District Wide Operations and Maintenance as part of their General Funds. The District intends to maintain that similar level of financial commitment to ensure funds remain available when these system's "service life" terms expire. It is expected with this grant that based on a 30-year warranty, we can obtain at least a 40-year service life.

## **If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The District's Elementary School and HS Gymnasium were built in the 1950's. The school site has been present since it's inception in 1919. A limited addition to both areas was made in 1992 and only the ES roof covering (from this addition) is included herein. Several uses (the ES and HS Gym) are combined and represent a single structure; making up a single BEST Grant consideration.

The district personal performs regular maintenance on these buildings however, the level of maintenance necessary for these failed roof assemblies and inclusion of adequate thermal insulation far exceeds traditional staff and funds available.

The roof coverings and areas in question no longer provide adequate moisture and thermal protection to the building envelop, its occupants and equipment within. Moisture is actively present under the roof surface. A limited restoration was performed over these areas to extend the service life of the coverings in 2004. That restoration was intended for 5-years and

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

as noted within the State Assessment Report identified these roof coverings are deficient.

Nearly 100% of the roofing areas have exceeded their warranty period, service life. They have degraded beyond a level of preventative maintenance and repair. There are areas of these roofs that are without any positive drainage slope. Moisture regularly enters the building, disrupting education activities, damaging property and potentially compromises the building structure and potential for mold spore generation.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

Health, Safety       Overcrowding       Technology       Other

**Importance:** M    **Urgency:** M    **Planning:** Older Than 5 y    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$630,306.05	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Applicant Match:</b>	\$257,448.95	<input type="checkbox"/> Charter School Three Month Notification	
<b>Total Project Cost:</b>	\$887,755.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	341.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	41,120	<b>CDE Minimum Match Percent:</b>	29
<b>Cost Per Sq Ft:</b>	\$18.25	<b>Actual Match Provided by Applicant:</b>	29
<b>Cost Per Pupil:</b>	\$2,366.72	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	129.65	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	519.75	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	4.25%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>	N/A		

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	70.39%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	12892
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	6781120.8462
<b>District FTE Count:</b>	468.50	<b>Existing Bond Mill Levy</b>	0
<b>Assessed Valuation</b>	33905604.231	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	72370.553321	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	2020811.85	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	0	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	6781120.8462	<b>Bond Capacity Remaining</b>	6781120.8462
		<b>Percent Bonding Capacity Used</b>	0

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CAPROCK ACADEMY - K-12 classroom addition - 1920

**School Name: Caprock Academy**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	24,500
Replacement Value:	\$5,800,572
Condition Budget:	\$1,327,252
Total FCI:	22.88%
Energy Budget:	\$0
Suitability Budget:	\$834,200
Total RSLI:	45%
Total CFI:	37.3%
Condition Score: (60%)	2.30
Energy Score: (0%)	2.08
Suitability Score: (40%)	3.16
School Score:	2.64



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: CAPROCK ACADEMY

Applicant Priority # 1

County: CSI

Cash Grant Rank: 2.2

Project Title: K-12 classroom addition

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement  | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings      | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Caprock Academy is pursuing an addition to the existing school facility to enable them to create a campus that is reflective of their mission, goals, and core values; a structure designed to reflect the importance of quality education.

The Academy is unique in its mission to deliver education through the classical method. The goal is to provide a classical liberal arts education founded upon principles, content and pedagogy, including an equal emphasis on character education. The mission of the Academy is to help all students achieve their highest academic and character potential using proven, accelerated academic programs while providing a safe environment. It is imperative the physical structure provide the type of environment that supports the school in developing strong academic fundamentals that can be applied through organizational skills and technology.

The Academy has a number of significant health and safety issues that must be addressed to assure the safety of the students that attend this facility. The current reserves cannot meet the financial needs necessary to construct the necessary improvements.

Physical and spatial restrictions present in the modular classrooms eliminate critical programs from the school's curriculum. Without a performance space, the performing and dramatic arts suffer. Classes for theater, stage, and public speaking are severely compromised due to the lack of a compatible environment specifically designed for those uses. Lack of a commons for the midday meal robs students of a choice opportunity to grow through the social interaction found in large groups. Space is limited to provide services for students with special needs.

The improvements requested will address these issues and bring the facility in compliance with the CDE public schools Construction Guidelines.

## Deficiencies Associated with this Project:

There are many issues that place the students in a situation of real, present and imminent danger. Security concerns abound. The assessments are based on visual observations that have taken place at each of the individual facilities. The assessment observations include areas of the site, building and educational adequacy. While the main building was recently completed, due to budget constraints, several components of the site improvements remain incomplete and contribute to the health and safety deficiencies found at this location. In addition, the classrooms are currently housed in six (6) modular buildings located on the northeast portion of the site. Only one of the six temporary classroom buildings is protected with an automatic fire protection system (sprinklers).

While the Academy is proud of the efforts and work it has taken to move the school to its present day location, they are still focused on taking the next step in achieving a 21st century facility that is sustainable in every sense of the word. The current temporary modular classrooms grew out of necessity as a means to grow curriculum and services in a financially responsible way. The modular solution allows opportunities to provide classroom space not otherwise afforded. It also presents additional security and safety concerns. Each modular classroom building has multiple un-secured doors. What began as a fiscally responsible solution is now a security liability.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Additionally as these buildings are typically designed and produced for versatility and cost effectiveness. They have inherent faults that contribute to health and safety issues. Small windows limit natural light and fresh air. Individual HVAC systems are not designed to provide either maximum comfort or to provide the optimum air quality found in more sophisticated heating and cooling systems.

As the modular units are often not designed specifically for educational use, they employ standardized construction which is oriented to cost effectiveness. They lack the high performance characteristics (acoustics and lighting) found in construction specific to educational institutions. This type of modular construction intrinsically creates deficiencies in fire safety which negatively impacts the safety of occupants as the separations between classrooms are not built to the same standards as educational construction.

The assessment report is based upon information extracted from existing record documents such as construction drawings and direct observations. The planning design team was assisted in its endeavors by the director of facility management. Most of the information was gathered from walk-throughs of the existing facilities during December 2011 and January 2012.

Information gathered during these walks was observational and no holes were created in the buildings to examine the conditions of concealed elements such as beams, pipes, ducts, or electrical conduits. In addition, analysis of the existing building systems was limited to interviews with Academy maintenance personnel and information derived from existing documentation and observation of readily available system components, such as electrical panels or furnace equipment.

Although few physical deficiencies were observed within the new building, several issues were identified regarding the adjacency of spaces. These lead to reduced functionality of the facility. The issues identified are not easily remedied through remedial construction efforts.

## IMMEDIATE HEALTH AND SAFETY CONCERNS

**SITE SECURITY AND SAFETY-** Lack of security due to campus layout and multiple points of unsecured entry

1. The Academy campus consists of the main building and six (6) modular classroom buildings. Each modular building has multiple points of entry. The campus has a total of twenty-nine (29) entry doors. With the number of access doors leading directly into classrooms, a campus lock down in an emergency situation is nearly impossible. The campus is not equipped with a comprehensive surveillance system; nor does it have a complete public address system. This exacerbates the security deficiency.
2. All of the exterior areas are unfenced and are immediately accessible to visitors of any type, wanted or unwanted. This cannot be controlled from the single vantage point of the reception area.
3. The modular units are not rated for fire resistance with the exception of buildings 1 and 2.
4. Four of the six modular classroom buildings are not protected by automatic fire suppression systems. The primary concern inside these modular buildings: interior walls are non-rated partitions providing plenums for fire to move from electrical outlets quickly to other parts of the units; from room to room and to the roof cavity. All interior doors are hollow core doors; not fire-rated. A non-rated suspended ceiling tile grid forms the only barrier between occupied space and the roof cavity.
5. The modular classroom units do not have sufficient quantities of cubbies or storage units. This leads to unsafe solutions to add storage capacity, often at the expense of safe exiting. The Band and Vocal music rooms lack sufficient storage,

## PROGRAMMATIC and BUILDING DEFICIENCIES

1. Several programmatic deficiencies are present due to the temporary nature and physical constraints of the modular classroom buildings. Additionally the main building lacks spaces critical to the full implementation of the Academy's educational program. Many of these issues are illustrated with photographs keyed to their actual locations in the pages that follow.
2. The band room lacks the acoustic separation necessary for adjacent spaces to function properly. Noise is transferred not only to the teacher work area, but also to the offices and health clinic. This is disruptive for their daily operations. It is particularly disruptive for students that are lying ill in the clinic.
3. The building was designed with a knock-out panel between the band room and the gymnasium. This was intended to serve

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- as a proscenium and stage. Given both rooms are at the same floor elevation, this will not function properly as a stage. While it is possible to bring in a portable stage for this purpose, the resulting area will not be large enough to actually provide space for a performance. There is no provision for curtains, lighting or sound system to create a functioning performance space.
4. The band room does not have adequate acoustic treatment to provide the necessary sound quality for the intended use.
  5. The space lacks adequate storage as defined by the CDE Construction Guidelines.
  6. The proportions of the gymnasium do not provide adequate viewing opportunities for the audience. The short dimension of the floor faces the proposed stage. The gymnasium does not have acoustic treatment to create the necessary reverberation for a live musical performance.
  7. While the gymnasium is the only large multi-purpose gathering space, there are no bleachers for the audience to use. There is not storage for chairs to be used in lieu of bleachers. This space does not function well for the multi-purpose use.
  8. The vocal music room is housed in a standard classroom located adjacent to one of the science classrooms. It is not located in proximity to the Band Room. This location has similar issues with noise transference to the adjoining rooms. Spatial acoustics are not conducive to vocal music. The space lacks adequate storage necessary for the use. While temporary risers have been brought in for students to use during class, the ceiling height restricts the use of the upper risers for taller students.
  9. No cafeteria or commons area exist. Students eat outside when weather permits and in their regular classrooms.
  10. The gym floor is hardwood. While this area is not used for lunch, it remains the primary multi-purpose (non-athletic) space large enough to hold full student assemblies and after school events. Constant use in this manner will age the floor prematurely adding to the maintenance and operational costs of the school. Daily scheduling of classes and events within this single multi-purpose space is challenging.

## SITE

1. The student drop-off loop is not large enough for vehicles on the inside exiting lane to make the turn to exit. It is necessary for those vehicles to drive into the outer lane of traffic. This leads to safety concerns as exiting vehicles interfere with parked cars picking up students
2. Temporary concrete curbs around the pick-up lanes have failed after 3 mo use. Creates safety hazard for waiting students
3. The ADA parking is 350' from the main entry. This is three times the maximum recommended distance. Visitors must cross 8 lanes of cars to reach the main walkway.
4. The visitor/parent parking area is at the far west side of the pick-up area. There is no dedicated sidewalk in this area and students must walk through the active drive lane to access waiting vehicles. This is a significant safety hazard as students dodge exiting vehicles.
5. Students must wait in gravel areas for pick-up. Multiple waiting areas for students require additional staff for supervision. This adds cost to the operating budget and increases liability for the school
6. Only the walk from the ADA parking area has been installed. Additional crosswalks were not installed forcing parents and students to cross at random locations in active drive lanes.
7. Many walkways are temporary asphalt. Additional student waiting areas have been created that are primarily landscape weed fabric. This creates a hazard during inclement weather as the surfaces often become muddy and slippery
8. Due to the unpaved points of access, crosswalks do not exist at critical locations on the site. This is a safety concern for students walking to school from adjacent neighborhoods

## Proposed Solution to Address the Deficiencies Listed Above:

After studying several concepts and design solutions, the Design Advisory Group reached a consensus on a final design concept. It is anticipated the final recommended solution shall be constructed in phases consistent with the construction dollars made available. The final recommended concept incorporates goals identified by the group. Clear internal organization of both instructional spaces and common area spaces.

- Improved site circulation and separation of vehicular and pedestrian traffic
- Phasing consistent with budgetary constraints
- A Master Plan solution that includes opportunities for construction logistics to address student safety

The preferred option, the subject of this grant application, will complete the site improvements that were started with the first phase of construction. The educational programmatic components, either missing or currently housed in modular classrooms, will to be added to the east side of the existing building completed in the fall of 2011. The final master plan for the addition and site improvements include:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- Two-story Classroom addition
- Cafeteria/multi-purpose/kitchen/music addition
- Locker Room addition
- Improvements to outdoor playfields
- Vehicular site improvements (paving, curbs, and sidewalks)

The new additions for the Caprock Academy will be designed and constructed in compliance with the Colorado Department of Education Division of Public School Capital Construction Assistance 1 CCR 303 91) Capital Construction Assistance Public Schools Facility Construction Guidelines. The following is a list of the architectural, functional, and construction standards that are to be applied to the Project:

1. Standards under the Occupational Safety and Health Act of 1970 (P.L. 91-576), or State and local codes, if they are more stringent, will be observed in the design and completion of the project.
2. Applicable accessibility requirements under ANSI 2003 A 117.1 with the 2006 International Building Codes
3. 2006 International Building Code
4. 2006 International Fire Code, including Appendices B and C.
5. 2006 International Mechanical Code
6. 2006 International Energy Conservation Code
7. 2006 International Existing Building Code
8. 2008 National Electric Code
9. 2006 Fuel and Gas Code

## **How Urgent is this Project:**

The Academy is at a defining moment when decisions regarding the future of its campus are upon them. Without these improvements, students currently enrolled in the school curriculum will be faced with deficiencies in their academic opportunities, which are not consistent with the goals, visions and core values of the Academy.

There is a subtle underlying current flowing through the community regarding the lack of appropriate educational spaces for this school. This feeling within the community could build and derail the momentum this Academy has built since its inception in 2007. The growth of the academy is at critical juncture for enrolled students. The implementation of several elements is critical to the success of the students attending this academy. Both Students and teachers need more small break out areas for small classroom experiences; again aligned with the classical method. The current modular classrooms are woefully inadequate in their ability to satisfy the students' need for a quality educational environment.

The basic construction of the modular units does not conform to fire and life standards found in typical educational construction. Small windows have reduced daylighting opportunities. inferior mechanical systems lead to poor indoor air quality.

The unimproved status of the site presents serious safety concerns that must be addressed within the next year. Time will not make the situation worse; it only increases the odds that a tragic accident will occur.

## **How Does this Project Conform with the Construction Guidelines:**

The new addition shall be designed to conform to the Public Schools Facility construction Guidelines. Specific examples follow:  
SECTION ONE

- 3.1 The new building addition shall be designed and constructed to meet current building codes. The proposed structure is steel frame with masonry exterior walls. The interior walls will be furred and insulated to meet or exceed values necessary to meet high performance building standards.
- 3.2 The proposed roof is a single-ply membrane roof. The white color of the TPO membrane will reduce the heat island effect normally found with large roof areas
- 3.3 Continuous and unobstructed paths of egress will provide accessible routes areas of refuge or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as required by the International Building Code.
- 3.5 The new addition will provide building fire alarm systems and fire protection in conformance with the International Fire Code.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

3.6 The building will be constructed with asbestos free materials

3.8 An intercom/phone system with communication devices will be located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.

3.10 The electrical systems shall be in conformance with the International and National electrical Codes ☐.

3.11 The mechanical systems providing conditioned air shall be designed to meet the standards outlined by the most current version of ASHRAE 55.

3.12 The proposed HVAC system shall be capable of providing independently controlled zones that enable the building to maintain comfortable levels of temperature, humidity while providing adequate ventilation.

3.13-16☐All toilet facilities and laboratory areas shall conform to the current Colorado Department of Public Health and Environment, Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing Schools."

3.18-19☐The proposed site configuration creates separate areas for vehicular and pedestrian circulation. The parking areas, outdoor activity areas, walks and exterior circulation will be designed to provide safety and security for the students, parents, staff and community members. The play areas for students are proposed to be located away from the points of vehicular access. The proposed service area is located away from the main entry.

## SECTION TWO

The exterior of the building is proposed to be of integral colored masonry units. The interior finishes will be designed to be easily maintained and of durable materials. The design shall minimize the number of load bearing walls to maintain maximum flexibility in the configuration of interior partitions. The campus, interior and exterior, shall conform to the American Disabilities Act and the international building code requirements for accessible facilities.

The space types and sizes shall conform to the program developed by the Academy and the planning consultants. The program for proposed spaces has been carefully reviewed by the Academy and is consistent with that outlined in the Public Schools Facility Construction Guidelines. This space summary is fully outlined in the 2012 masterplan by Grey Wolf Architecture. The masterplan further outlines the district's plan for implementation of technology in the addition to the existing facility.

Classrooms are designed for a maximum of 25 students and range in size from 750 square feet to 950 square feet. The rooms are sized to respond to the educational programs proposed for the spaces. They also provide the flexibility required to accommodate fluctuations in student enrollment. Learning areas are proposed to create flexible environments capable of providing the highest use with maximum efficiency.

## SECTION THREE

The cost summary provided has taken into consideration this facility will meet or exceed the current version of "Leadership in Energy and Environmental Design" (LEED Gold for schools) or "Colorado Collaborative for High Performance Schools" (CO-CHPS), green building and energy efficiency performance standards. The facility shall be designed to reduce operations and maintenance efforts, relieve operational costs, and extend the service life of the districts capital assets.

The proposed one-story structure is planned as the first phase of a 2-story addition that will have a reduced footprint while minimizing parking areas to reduce the heat island effect. The proposed building orientation takes advantage of opportunities to provide daylighting to a large percentage of the classroom spaces.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

### CAPITAL MAINTENANCE AND REPLACEMENT PLAN

The Caprock Academy's maintenance plan for the proposed new school is to set up to be proactive vs. reactive; it is not a program where the school acts only in response to a fault or breakdown in equipment or other school system. When operating in a reactive mode the school often performs the least expensive repair available to get the component back to use. This practice may ultimately be more costly due to possible substandard repairs completed under duress that ultimately result in the accumulation of damage to the equipment or system. Best practice for a school maintenance plan is one referred to as "predictive maintenance."

The initial predictive maintenance plan will be based on manufacturers' manuals in terms of guidelines for the frequency of



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

preventive maintenance. Commissioning completed by professionals at the time of construction will verify that building systems/components function in accordance with the system design and the manufacturer's specifications. After completion of construction, a record is retained of the services needed to be performed on the various systems, the date they occur and the cost. Some of the key components to be tracked include:

1. Boilers: to be inspected and maintained regularly
2. HVAC systems: maximize performance through balancing of water/air
3. Roofs: regular inspection to observe the integrity of the roof membrane and flashing components
4. Plumbing: regularly scheduled inspection to observe signs of corrosion, seal failure or other drips and leaks
5. Electrical systems: noted observations regarding performance of outlets and system components. Based on manufacturer's recommendations, additional thermographic testing may be required.
6. Fire alarms: are to be routinely tested,
7. Painting: completion based on manufacturer's life expectancy. Schedule to avoid disturbance of school activities
8. Flooring: Cleaned, waxed and/or sealed based on frequency recommended by the product manufacturer.

At the close of the construction, the General Contractor shall provide maintenance and operations manuals containing procedures governing the daily operations of the school. The manuals will contain a list of the subcontractors that originally installed the components, repair standards and work order procedures. The contractor shall schedule a time to walk the building and perform a "hands-on" review of the operations of the building systems with the Academy's maintenance personnel. Additional procedures based on the Planning Guide for Maintaining School Facilities by the School Facilities Maintenance Task Force, National Forum on Education Statistics and the Association of School Business Officials International (February, 2003) may be instituted.

We reviewed a number of different resources to arrive at the recommended amounts listed in this maintenance program summary. The summary describes the frequency of anticipated maintenance per year, the estimated cost for each maintenance to be performed and the total estimated annual maintenance cost for each of the following items: roofing, boilers, air handlers, VAV systems, plumbing, light bulbs, light fixtures, painting, flooring, landscaping/irrigation, hardscapes, joint sealants/weatherstripping, kitchen equipment, gym equipment, visual display boards, low voltage cabling/equipment, doors and hardware, windows/glazing, window treatments, and fire sprinklers. Annual maintenance under this spreadsheet is anticipated to be in the estimated amount of \$18,260 (or \$.22 per square foot based on the completed building area of 37,789 square feet) as set forth below.

## CAPROCK ACADEMY MAINTENANCE PLAN

### DESCRIPTION MAINTENANCE

	Time's	Per Year	Cost Per Occurrence	Annual Cost
ROOFING	1		\$ 200	\$ 200
BOILERS	2		\$ 550	\$ 1,100
AIR HANDLERS	2		\$ 900	\$ 1,800
VAV'S	1		\$ 900	\$ 900
MISC PLUMBING	4		\$ 300	\$ 1,200
LIGHT BULBS	12		\$ 200	\$ 2,400
LIGHT FIXTURES	1		\$ 900	\$ 900
PAINTING	1		\$ 900	\$ 900
FLOORING	2		\$ 450	\$ 900
LANDSP/IRR	5		\$ 360	\$ 1,800
HARDSCAPES	2		\$ 450	\$ 900
SEALANTS/WATHER	1		\$ 500	\$ 500
LV CABLING/EQP	1		\$ 450	\$ 450
DRS & HARDWARE	1		\$ 500	\$ 500
WNDOS GLAZING	2		\$ 300	\$ 600
WNDO TREATMNT	1		\$ 200	\$ 200

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

FIRE SPNKLR 1 \$ 400 \$ 400  
 TOTAL \$15,650.00

The Academy acknowledges that maintenance costs during the initial years of the new school will be lower than those incurred as the facilities age. These estimates will be updated after specific systems and materials are specified for the new school. Additional updates will occur after actual operating information becomes available for a historical cost analysis.

## CAPITAL REPLACEMENT PLAN

Contractor recommendations were used to analyze major school systems and functions: roofing, boilers, air handlers, VAV systems, plumbing, light bulbs, light fixtures, painting, flooring, landscaping/irrigation, hardscapes, joint sealants/weatherstripping, kitchen equipment, gym equipment, visual display boards, low voltage cabling/equipment, doors and hardware, windows/glazing, window treatments, and fire sprinklers. To prepare the Capital Replacement Plan, the Academy, with the assistance of the planner and the estimator, determined for each of these categories the estimated service life of the item, the estimated replacement cost, and the annual amount based on a straight line method to be set aside in capital reserves in order to pay for the cost of replacing the item at the end of its useful life. The information is set forth below. The total annual amount required to be set aside in capital reserves under this Capital Replacement Plan is \$25,534.

## CAPROCK ACADEMY CAPITAL REPLACEMENT PLAN

DESCRIPTION	Life	Cost	Annual
ROOFING	50	\$127,919	\$2,558
BOILERS	25	\$15,990	\$ 640
AIR HANDLERS	25	\$12,792	\$ 512
VAV'S	20	\$3,198	\$ 160
MISC PLUMBING	25	\$4,797	\$ 192
LIGHT FIXTURES	15	\$4,797	\$ 320
PAINTING	10	\$1,599	\$ 160
FLOORING	15	\$47,970	\$3,198
LANDSCP/IRR	20	\$1,599	\$ 80
HARDSCAPES	25	\$6,396	\$ 256
SEALANTS/WTHRSTRP	10	\$959	\$ 96
VISUAL DISPLAY BDS	10	\$1,599	\$ 160
LV CABLING/EQUIP	25	\$11,193	\$ 448
DRS & HARDWARE	30	\$959	\$ 32
WINDOWS / GLAZING	30	\$7,995	\$ 266
WINDOW TREATMENTS	10	\$4,797	\$ 480
FIRE SPRINKLERS	50	\$20,787	\$ 416
TOTAL			\$9,974.00

Based on this analysis, the Academy feels setting aside this amount is more than adequate to have funds available when replacement is necessary. Rehabilitation will be a possible solution instead of replacement with respect to many of the components under this plan, which will reduce the actual cost applied to those components. Of course, this Capital Replacement Plan will need to be modified to match the actual systems which are specified during the design of the school.

The Caprock Academy Capital Replacement Plan is to annually set aside and earmark funds for the purpose of replacement of each of the major systems of the new school as they reach the end of their service lives. Anticipating the expenditures that will ultimately be required to replace these major systems will allow the school to plan for the future and be prepared as capital expenses arise. The Academy plans to allocate approximately \$25,500 annually in a separate capital reserve account based on the Capital Replacement Plan.

## FINANCIAL RESPONSIBILITY FOR MAINTENANCE AND CAPITAL REPLACEMENT PLAN

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The total annual estimated amount required to pay for costs under the Maintenance Plan and for reserves to be set aside under Capital Replacement Plans described above is \$99,116. In order to assure that the Academy can be financially responsible for these amounts, the Academy analyzed its historical and projected sources of revenue. There will be additional students added to the Academy's new school. The total revenue with a projected student enrollment of 765 is anticipated to be \$4,896,240. Based on the current enrollment of 639 the revenue is \$4,089,800.

The following chart itemizes expense items that include the additional square footage at the school. We based our expenses on the Limited Offering Memorandum dated November 15, 2010; table 10: Historical and Projected Revenues, Expenditures and Changes in Working Capital based on this information, we project our base building operating expenses to be approximately \$25,217 annually.

Total Additional Projected Operating Costs for 83,000 Sq Ft School

Net Additional Projected Operating Costs for New School

Item	Cost/Year
Utilities	\$8,303.54
Telephone and Internet	\$4,983.39
Cleaning supplies/Maint.	\$3,390.78
Janitorial wages and benefits	\$6,614.26
Repairs & Maintenance	\$1,925.00
<b>Total</b>	<b>\$25,216.97</b>

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The existing school was constructed new and was deemed to be adequate for the Academy at the time of construction.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

25,500

**CDE COMMENTS:**

**Health, Safety**
                         
  **Overcrowding**
                         
  **Technology**
                         
  **Other**

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

**Current Grant Request:** \$1,857,952.50

**Charter School Authorizer Letter**

**Current Applicant Match:** \$619,317.50

**Charter School Three Month Notification**

**Total Project Cost:** \$2,477,270.00

**Charter School Chartered For Five Years**

**Previous Grant Awards:** \$0.00

**MasterPlanComplete**

**Previous Matches:** \$0.00

**Did Applicant Meet the Minimum Required Match**

**Affected Pupils:** 639.00

**Waiver Letter Included:** Waiver Requested

**Affected Sq Ft:** 8,750

**CDE Minimum Match Percent:** 58

**Cost Per Sq Ft:** \$269.63

**Actual Match Provided by Applicant:** 25

**Cost Per Pupil:** \$3,692.18

**Historical Significance:** N/A

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Sq Ft Per Pupil:</b>	13.69	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	40	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	Charter School	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	Yes	<b>Who will the Facility Revert to:</b>	The facility shall be made available to the Mesa County School District for a cost TBD.

## Explain Existing Financing:

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	22.40%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	460.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA

May 04, 2012

-  
Colorado Department of Education  
Capital Construction Assistance Board

Re: Hardship Request for Reduction of Required Match

Caprock Academy respectfully requests a waiver of the matching funds required when applying for funding from Building Excellent Schools Today ("BEST") Grant. Caprock Academy is applying for funding for the Best Cash Grant in the construction of an addition to the existing facility. The current required matching funds from Caprock Academy is \$1,368,397 or 58% of the overall \$2,359,305 project. Caprock Academy has worked diligently to line up multiple avenues of funding support for this project and currently has several outstanding requests for financial assistance. In addition we have the support of many individuals that are working toward raising funds for this project. Although we feel hopeful that many of our efforts will be successful, the uncertainties at this date, as well as the existing circumstances of Caprock Academy's existing investment in our facilities, make it necessary to request this waiver. (Please see Capital Campaign Status Sheet of all current and potential sources of funding.)

While understanding the gravity of such a request, we appreciate your consideration of this waiver and subsequent BEST application. We believe that our unusual and extreme circumstances would merit this level of support. This approval will allow Caprock Academy to continue to provide a unique education to students in a safe and appropriate learning environment. Without BEST funding, the temporary classrooms will remain in operation; the site will remain unpaved; and a permanent classroom facility will remain out of the School's reach.

We have attached the current year's budget. It indicates, despite the best efforts of the Academy, a projected loss. This loss is compounded by a loss of last year. The Academy has a covenant from their private tax exempt bondholder that requires them to maintain a minimum of \$450,000 in cash at all times. The current budget does not indicate the \$450,000 as a "reserve" since it is not reserved for anything, it is just a covenant on our bond that we do not want to/cannot violate.

Our request for a waiver is based on the following unusual and extreme circumstances:

1. We cannot feasibly do a "district bond" because we are not in a local district. As a CSI school it would be necessary to have a state wide election to secure a bond in the way a local school district does it. To our knowledge this has not been undertaken before.
2. The first phase of this facility was recently completed at a cost of \$9.8M. The funding for this first phase was through private bonds. Estimates place the cost of construction for the remaining program components at school to be another \$9M. Based on the total cost to the new facility being \$18.9M, Caprock Academy has already contributed more than 50% toward the cost of building the new facility. This exceeds the amount required by the State match program. An additional point is that PPR has declined precipitously and the decline has exceeded what we thought were conservative assumptions at the time we did our private bond. This has put further pressures on our budget and has created losses or larger than expected losses in our budgets.
3. The Academy has undertaken fundraising attempts in their short 5 year history. Such a campaign is being undertaken now and expects to raise a portion of the matching funds by November. We do not, however, expect to raise \$500,000 for a match by November 2012. If the Academy is getting the \$6.4M grant then we would be even further from a match (minimum expected to be about \$1.3M).
4. Based on the age of the charter school we have not been previously eligible for BEST funding and we have found limited success in starting discussions with our parent community when we

did not have a concrete, tangible opportunity to motivate the community. Further, efforts during the first few years were focused on sustaining the charter with start-up expenditures and finding grants and donations that helped with starting the school and funding our growth in student population. We have successfully pursued a number of small grants for things like playground, art programs, our unique "Goal Hour" program, etc. as well as the larger CDE administered Federal Start-up Grant. Through this Start-up Grant we were able to fund a large portion of our FFE in our first 3 years.

5. Our borrowing ability is limited by the fact that we have already borrowed a very large sum to make our investment in the school (as discussed in item 1 above). Our bondholders also have put in place covenants limiting our ability to further borrow (cap of \$100,000) without getting their approval. We will seek that option as part of our match, however our belief is the bondholders will be reluctant to significantly raise that limit unless it was secured. Given our 35 year bond is only in the 2nd year of repayment our current facility cannot be used as collateral. Furthermore next year our enrollment will just reach the level the bondholders see as a sustainable, ongoing base for debt repayment. That effectively eliminates increased enrollment income to be used as collateral for greater debt.
6. We also have the following short or long term facilities related costs that limit our ability to match with cash and/or raise our debt limit. These costs cannot be included as part of the BEST Grant:
  - a. City of GJ Sewer impact fee for new site: Total impact fees of \$101,400. Due to budget limits and incorrect information originally provided to the project prior to selling our bond amount in the summer of 2010 we only paid about \$54,000 from our bond project fund. The remainder is being paid out of the school budget over several years. We made a \$23,700 payment in February 2012 and will have to make another \$23,700 payment in February 2013.
  - b. Old site land/property lease: Currently paying \$37,500 annually for this lease which runs through June 2017. Escalates 5% annually so by 2015/16 we will be paying \$45,600 a year.
  - c. Leased parcel payments for south land parcel adjacent to main site. \$30,000 in 2012/13; \$40,000 in 2013/14; \$50,000 in 2014/15. To secure the future needs of the facility, we have a lease purchase option with escalating purchase option ranges from about \$1.2M to \$1.6M. These will expire in January 2016. This option is a critical component of our recently completed Master Plan.

We believe the costs of the issues identified and their financial impacts combine to make a financial situation that is impossible for the Caprock Academy to make its financial contribution in the amount required by the BEST Grant.

Respectfully,  
Dan Sherrill



Caprock Academy

## Newell, Scott

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**From:** Hyatt, Mark  
**Sent:** Thursday, November 10, 2011 1:09 PM  
**To:** Dan Sherrill; 'Peg LaPlante'; Newell, Scott  
**Cc:** 'Kristin Trezise'; Hemming, Ethan; McMillen, Tom  
**Subject:** RE: BEST Grant Notice of Intent - Caprock Academy

Dan—Thx and congratulations on your gorgeous new building! Mark

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**From:** Dan Sherrill [<mailto:d.sherrill@caprockacademy.org>]  
**Sent:** Thursday, November 10, 2011 9:24 AM  
**To:** Hyatt, Mark; 'Peg LaPlante'; Newell, Scott  
**Cc:** 'Kristin Trezise'  
**Subject:** BEST Grant Notice of Intent - Caprock Academy

Hello,

Caprock Academy intends to apply for BEST funds when the application becomes available.

Contact Information:  
Dan Sherrill  
[d.sherrill@caprockacademy.org](mailto:d.sherrill@caprockacademy.org)  
(970) 243-1771 Ext 40  
Caprock Academy  
Facilities and Business Director

We intend to apply for grant funds for permanent classroom buildings to replace modular classrooms and for funds to improve our parking areas, egress, and site safety.

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CAPROCK ACADEMY - K-12 classroom addition - 1920

**School Name: Caprock Academy**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	24,500
Replacement Value:	\$5,800,572
Condition Budget:	\$1,327,252
Total FCI:	22.88%
Energy Budget:	\$0
Suitability Budget:	\$834,200
Total RSLI:	45%
Total CFI:	37.3%
Condition Score: (60%)	2.30
Energy Score: (0%)	2.08
Suitability Score: (40%)	3.16
School Score:	2.64





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: CAPROCK ACADEMY

Applicant Priority # 2

County: CSI

Cash Grant Rank: 2.2

Project Title: K-12 classroom addition

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fire Alarm     | <input type="checkbox"/> Roof                         | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Lighting       | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement  | <input checked="" type="checkbox"/> ADA | <input type="checkbox"/> Security                     | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> HVAC           | <input checked="" type="checkbox"/> Facility Sitework | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings      | <input type="checkbox"/> Renovation     | <input type="checkbox"/> Water Systems                |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Caprock Academy is pursuing an addition to the existing school facility to enable them to create a campus that is reflective of their mission, goals, and core values; a structure designed to reflect the importance of quality education.

The Academy is unique in its mission to deliver education through the classical method. The goal is to provide a classical liberal arts education founded upon principles, content and pedagogy, including an equal emphasis on character education. The mission of the Academy is to help all students achieve their highest academic and character potential using proven, accelerated academic programs while providing a safe environment. It is imperative the physical structure provide the type of environment that supports the school in developing strong academic fundamentals that can be applied through organizational skills and technology.

The Academy has a number of significant health and safety issues that must be addressed to assure the safety of the students that attend this facility. The current reserves cannot meet the financial needs necessary to construct the necessary improvements.

Physical and spatial restrictions present in the modular classrooms eliminate critical programs from the school's curriculum. The modular classrooms are woefully inadequate to provide the quality educational environment the students require to succeed. There is limited daylighting. Marginal mechanical systems do not provide the interior air quality necessary for a healthy space. Space is limited to provide services for students with special needs. The modular classrooms are not built to the same standards as found in educational construction. These spaces do not carry the same level of fire protection as was constructed in the PH I building. This is a significant safety concern.

The improvements requested will address these issues and bring the facility in compliance with the CDE public schools Construction Guidelines.

## Deficiencies Associated with this Project:

There are many issues that place the students in a situation of real, present and imminent danger. Security concerns abound. The assessments are based on visual observations that have taken place at each of the individual facilities. The assessment observations include areas of the site, building and educational adequacy. While the main building was recently completed, due to budget constraints, several components of the site improvements remain incomplete and contribute to the health and safety deficiencies found at this location. In addition, the classrooms are currently housed in six (6) modular buildings located on the northeast portion of the site. Only one of the six temporary classroom buildings is protected with an automatic fire protection system (sprinklers).

While the Academy is proud of the efforts and work it has taken to move the school to its present day location, they are still focused on taking the next step in achieving a 21st century facility that is sustainable in every sense of the word. The current temporary modular classrooms grew out of necessity as a means to grow curriculum and services in a financially responsible way. The modular solution allows opportunities to provide classroom space not otherwise afforded. It also presents additional security and safety concerns. Each modular classroom building has multiple un-secured doors. What began as a fiscally responsible solution is now a security liability.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Additionally as these buildings are typically designed and produced for versatility and cost effectiveness. They have inherent faults that contribute to health and safety issues. Small windows limit natural light and fresh air. Individual HVAC systems are not designed to provide either maximum comfort or to provide the optimum air quality found in more sophisticated heating and cooling systems.

As the modular units are often not designed specifically for educational use, they employ standardized construction which is oriented to cost effectiveness. They lack the high performance characteristics (acoustics and lighting) found in construction specific to educational institutions. This type of modular construction intrinsically creates deficiencies in fire safety which negatively impacts the safety of occupants as the separations between classrooms are not built to the same standards as educational construction.

The assessment report is based upon information extracted from existing record documents such as construction drawings and direct observations. The planning design team was assisted in its endeavors by the director of facility management. Most of the information was gathered from walk-throughs of the existing facilities during December 2011 and January 2012.

Information gathered during these walks was observational and no holes were created in the buildings to examine the conditions of concealed elements such as beams, pipes, ducts, or electrical conduits. In addition, analysis of the existing building systems was limited to interviews with Academy maintenance personnel and information derived from existing documentation and observation of readily available system components, such as electrical panels or furnace equipment.

Although few physical deficiencies were observed within the new building, several issues were identified regarding the adjacency of spaces. These lead to reduced functionality of the facility. The issues identified are not easily remedied through remedial construction efforts.

## IMMEDIATE HEALTH AND SAFETY CONCERNS

**SITE SECURITY AND SAFETY-** Lack of security due to campus layout and multiple points of unsecured entry

1. The Academy campus consists of the main building and six (6) modular classroom buildings. Each modular building has multiple points of entry. The campus has a total of twenty-nine (29) entry doors. With the number of access doors leading directly into classrooms, a campus lock down in an emergency situation is nearly impossible. The campus is not equipped with a comprehensive surveillance system; nor does it have a complete public address system. This exacerbates the security deficiency.
2. All of the exterior areas are unfenced and are immediately accessible to visitors of any type, wanted or unwanted. This cannot be controlled from the single vantage point of the reception area.
3. The modular units are not rated for fire resistance with the exception of buildings 1 and 2.
4. Four of the six modular unit classroom buildings are not protected by automatic fire suppression systems. The primary concern inside these modular buildings: interior walls are non-rated partitions providing plenums for fire to move from electrical outlets quickly to other parts of the units; from room to room and to the roof cavity. All interior doors are hollow core doors; not fire-rated. A non-rated suspended ceiling tile grid forms the only barrier between occupied space and the roof cavity.
5. The modular classroom units do not have sufficient quantities of cubbies or storage units. This leads to unsafe solutions to add storage capacity, often at the expense of safe exiting. The Band and Vocal music rooms lack sufficient storage,

## PROGRAMMATIC and BUILDING DEFICIENCIES

1. Several programmatic deficiencies are present due to the temporary nature and physical constraints of the modular classroom buildings. Additionally the main building lacks spaces critical to the full implementation of the Academy's educational program. Many of these issues are illustrated with photographs keyed to their actual locations in the pages that follow.
2. The band room lacks the acoustic separation necessary for adjacent spaces to function properly. Noise is transferred not only to the teacher work area, but also to the offices and health clinic. This is disruptive for their daily operations. It is particularly disruptive for students that are lying ill in the clinic.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

3. The building was designed with a knock-out panel between the band room and the gymnasium. This was intended to serve as a proscenium and stage. Given both rooms are at the same floor elevation, this will not function properly as a stage. While it is possible to bring in a portable stage for this purpose, the resulting area will not be large enough to actually provide space for a performance. There is no provision for curtains, lighting or sound system to create a functioning performance space.
4. The band room does not have adequate acoustic treatment to provide the necessary sound quality for the intended use.
5. The space lacks adequate storage as defined by the CDE Construction Guidelines.
6. The proportions of the gymnasium do not provide adequate viewing opportunities for the audience. The short dimension of the floor faces the proposed stage. The gymnasium does not have acoustic treatment to create the necessary reverberation for a live musical performance.
7. While the gymnasium is the only large multi-purpose gathering space, there are no bleachers for the audience to use. There is not storage for chairs to be used in lieu of bleachers. This space does not function well for the multi-purpose use.
8. The vocal music room is housed in a standard classroom located adjacent to one of the science classrooms. It is not located in proximity to the Band Room. This location has similar issues with noise transference to the adjoining rooms. Spatial acoustics are not conducive to vocal music. The space lacks adequate storage necessary for the use. While temporary risers have been brought in for students to use during class, the ceiling height restricts the use of the upper risers for taller students.
9. No cafeteria or commons area exist. Students eat outside when weather permits and in their regular classrooms.
10. The gym floor is hardwood. While this area is not used for lunch, it remains the primary multi-purpose (non-athletic) space large enough to hold full student assemblies and after school events. Constant use in this manner will age the floor prematurely adding to the maintenance and operational costs of the school. Daily scheduling of classes and events within this single multi-purpose space is challenging.

### SITE

1. The student drop-off loop is not large enough for vehicles on the inside exiting lane to make the turn to exit. It is necessary for those vehicles to drive into the outer lane of traffic. This leads to safety concerns as exiting vehicles interfere with parked cars picking up students
2. Temporary concrete curbs around the pick-up lanes have failed after 3 mo use. Creates safety hazard for waiting students
3. The ADA parking is 350' from the main entry. This is three times the maximum recommended distance. Visitors must cross 8 lanes of cars to reach the main walkway.
4. The visitor/parent parking area is at the far west side of the pick-up area. There is no dedicated sidewalk in this area and students must walk through the active drive lane to access waiting vehicles. This is a significant safety hazard as students dodge exiting vehicles.
5. Students must wait in gravel areas for pick-up. Multiple waiting areas for students require additional staff for supervision. This adds cost to the operating budget and increases liability for the school
6. Only the walk from the ADA parking area has been installed. Additional crosswalks were not installed forcing parents and students to cross at random locations in active drive lanes.
7. Many walkways are temporary asphalt. Additional student waiting areas have been created that are primarily landscape weed fabric. This creates a hazard during inclement weather as the surfaces often become muddy and slippery
8. Due to the unpaved points of access, crosswalks do not exist at critical locations on the site. This is a safety concern for students walking to school from adjacent neighborhoods

### **Proposed Solution to Address the Deficiencies Listed Above:**

After studying several concepts and design solutions, the Design Advisory Group reached a consensus on a final design concept. The studies leading to this final solution are included in this report. The final recommended concept incorporates goals identified by the group.

- Clear internal organization of both instructional spaces and common area spaces.
- Improved site circulation and separation of vehicular and pedestrian traffic
- Phasing consistent with budgetary constraints
- A Master Plan solution that includes opportunities for construction logistics to address student safety

The preferred option, the subject of this grant application, will complete the site improvements that were started with the first phase of construction. The educational programmatic components, either missing or currently housed in modular classrooms, will to be added to the east side of the existing building completed in the fall of 2011. The addition and site

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

improvements include:

- Two-story Classroom addition
- Cafeteria/multi-purpose/kitchen/music addition
- Locker Room addition
- Improvements to outdoor playfields
- Vehicular site improvements (paving, curbs, and sidewalks)

The new additions for the Caprock Academy will be designed and constructed in compliance with the Colorado Department of Education Division of Public School Capital Construction Assistance 1 CCR 303 91) Capital Construction Assistance Public Schools Facility Construction Guidelines. The following is a list of the architectural, functional, and construction standards that are to be applied to the Project:

1. Standards under the Occupational Safety and Health Act of 1970 (P.L. 91-576), or State and local codes, if they are more stringent, will be observed in the design and completion of the project.
2. Applicable accessibility requirements under ANSI 2003 A 117.1 with the 2006 International Building Codes
3. 2006 International Building Code
4. 2006 International Fire Code, including Appendices B and C.
5. 2006 International Mechanical Code
6. 2006 International Energy Conservation Code
7. 2006 International Existing Building Code
8. 2008 National Electric Code
9. 2006 Fuel and Gas Code

## **How Urgent is this Project:**

The Academy is at a defining moment when decisions regarding the future of its campus are upon them. Without these improvements, students currently enrolled in the school curriculum will be faced with deficiencies in their academic opportunities, which are not consistent with the goals, visions and core values of the Academy.

There is a subtle underlying current flowing through the community regarding the lack of appropriate educational spaces for this school. This feeling within the community could build and derail the momentum this Academy has built since its inception in 2007. The growth of the academy is at critical juncture for enrolled students. The implementation of several elements is critical to the success of the students attending this academy.

1. Performance based curriculum is at a serious disadvantage without a stage or dedicated performing space
2. Lacking a cafeteria limits socialization to only members within their immediate classroom which is contrary to the academy's classical method of teaching.
3. Both Students and teachers need more small break out areas for small classroom experiences; again aligned with the classical method

The unimproved status of the site presents serious safety concerns that must be addressed within the next year. Time will not make the situation worse; it only increases the odds that a tragic accident will occur.

## **How Does this Project Conform with the Construction Guidelines:**

The new addition facility shall be designed to conform to the Public Schools Facility construction Guidelines. Specific examples follow:

### **SECTION ONE**

- 3.1 The new building shall be designed and constructed to meet current building codes. The proposed structure is steel frame with masonry exterior walls. The interior walls will be furred and insulated to meet or exceed values necessary to meet high performance building standards.
- 3.2 The proposed roof is a single-ply membrane roof. The white color of the TPO membrane will reduce the heat island effect normally found with large roof areas
- 3.3 Continuous and unobstructed paths of egress will provide accessible routes areas of refuge or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as required by the International Building Code.
- 3.5 The new addition will provide building fire alarm systems and fire protection in conformance with the International Fire

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Code.

3.6 The building will be constructed with asbestos free materials

3.8 An intercom/phone system with communication devices will be located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.

3.10 The electrical systems shall be in conformance with the International and National electrical Codes ☐.

3.11 The mechanical systems providing conditioned air shall be designed to meet the standards outlined by the most current version of ASHRAE 55.

3.12 The proposed HVAC system shall be capable of providing independently controlled zones that enable the building to maintain comfortable levels of temperature, humidity while providing adequate ventilation.

3.13-16☐All kitchen, food preparation, toilet facilities and laboratory areas shall conform to the current Colorado Department of Public Health and Environment, Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing Schools."

3.18-19☐The proposed site configuration creates separate areas for vehicular and pedestrian circulation. The parking areas, outdoor activity areas, walks and exterior circulation will be designed to provide safety and security for the students, parents, staff and community members. The play areas for students are proposed to be located away from the points of vehicular access. The proposed service area is located away from the main entry.

## SECTION TWO

The exterior of the building is proposed to be of integral colored masonry units. The interior finishes will be designed to be easily maintained and of durable materials. The design shall minimize the number of load bearing walls to maintain maximum flexibility in the configuration of interior partitions. The campus, interior and exterior, shall conform to the American Disabilities Act and the international building code requirements for accessible facilities.

The space types and sizes shall conform to the program developed by the Academy and the planning consultants. The program for proposed spaces has been carefully reviewed by the Academy and is consistent with that outlined in the Public Schools Facility Construction Guidelines. This space summary is fully outlined in the 2012 masterplan by Grey Wolf Architecture. The masterplan further outlines the district's plan for implementation of technology in the new addition.

Classrooms are designed for a maximum of 25 students and range in size from 750 square feet to 950 square feet. The rooms are sized to respond to the educational programs proposed for the spaces. They also provide the flexibility required to accommodate fluctuations in student enrollment. Core learning areas as music and band and common/multi-purpose areas are proposed to create flexible environments capable of providing the highest use with maximum efficiency.

The open Commons area will serve as a cafeteria, performance space and gathering space for students. This multi-purpose design philosophy has been incorporated into many aspects of the new addition. The multi-purpose auxiliary gymnasium will provide the capacity to seat the entire student body. The auxiliary gym serves as the elementary gym. Boys and girls locker rooms shall serve as team locker rooms during competitive events.

## SECTION THREE

The cost summary provided has taken into consideration this facility will meet or exceed the current version of "Leadership in Energy and Environmental Design" (LEED Gold for schools) or "Colorado Collaborative for High Performance Schools" (CO-CHPS), green building and energy efficiency performance standards. The facility shall be designed to reduce operations and maintenance efforts, relieve operational costs, and extend the service life of the districts capital assets.

The proposed two-story structure will have a reduced footprint while minimizing parking areas to reduce the heat island effect. The proposed building orientation takes advantage of opportunities to provide daylighting to a large percentage of the classroom spaces.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

### CAPITAL MAINTENANCE AND REPLACEMENT PLAN

The Caprock Academy's maintenance plan for the proposed new school is to set up to be proactive vs. reactive; it is not a program where the school acts only in response to a fault or breakdown in equipment or other school system. When operating in a reactive mode the school often performs the least expensive repair available to get the component back to

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

use. This practice may ultimately be more costly due to possible substandard repairs completed under duress that ultimately result in the accumulation of damage to the equipment or system. Best practice for a school maintenance plan is one referred to as “predictive maintenance.”

The initial predictive maintenance plan will be based on manufacturers' manuals in terms of guidelines for the frequency of preventive maintenance. Commissioning completed by professionals at the time of construction will verify that building systems/components function in accordance with the system design and the manufacturer’s specifications. After completion of construction, a record is retained of the services needed to be performed on the various systems, the date they occur and the cost. Some of the key components to be tracked include:

1. Boilers: to be inspected and maintained regularly
2. HVAC systems: maximize performance through balancing of water/air
3. Roofs: regular inspection to observe the integrity of the roof membrane and flashing components
4. Plumbing: regularly scheduled inspection to observe signs of corrosion, seal failure or other drips and leaks
5. Electrical systems: noted observations regarding performance of outlets and system components. Based on manufacturer’s recommendations, additional thermographic testing may be required.
6. Fire alarms: are to be routinely tested,
7. Painting: completion based on manufacturer’s life expectancy. Schedule to avoid disturbance of school activities
8. Flooring: Cleaned, waxed and/or sealed based on frequency recommended by the product manufacturer.

At the close of the construction, the General Contractor shall provide maintenance and operations manuals containing procedures governing the daily operations of the school. The manuals will contain a list of the subcontractors that originally installed the components, repair standards and work order procedures. The contractor shall schedule a time to walk the building and perform a “hands-on” review of the operations of the building systems with the Academy’s maintenance personnel. Additional procedures based on the Planning Guide for Maintaining School Facilities by the School Facilities Maintenance Task Force, National Forum on Education Statistics and the Association of School Business Officials International (February, 2003) may be instituted.

We reviewed a number of different resources to arrive at the recommended amounts listed in this maintenance program summary. The summary describes the frequency of anticipated maintenance per year, the estimated cost for each maintenance to be performed and the total estimated annual maintenance cost for each of the following items: roofing, boilers, air handlers, VAV systems, plumbing, light bulbs, light fixtures, painting, flooring, landscaping/irrigation, hardscapes, joint sealants/weatherstripping, kitchen equipment, gym equipment, visual display boards, low voltage cabling/equipment, doors and hardware, windows/glazing, window treatments, and fire sprinklers. Annual maintenance under this spreadsheet is anticipated to be in the estimated amount of \$18,260 (or \$.22 per square foot based on the completed building area of 83,000 square feet) as set forth below.

## MAINTENANCE PLAN

DESCRIPTION	MAINTENANCE	per	Cost Per	Annual
	times	Year	Occurrence	Cost
ROOFING	1	\$ 200	\$ 200	
BOILERS	2	\$ 550	\$ 1,100	
AIR HANDLERS	2	\$ 900	\$ 1,800	
VAV'S	1	\$ 900	\$ 900	
MISC PLUMBING	4	\$ 300	\$ 1,200	
LIGHT BULBS	12	\$ 200	\$ 2,400	
LIGHT FIXTURES	1	\$ 900	\$ 900	
PAINTING	1	\$ 900	\$ 900	
FLOORING	2	\$ 450	\$ 900	
LANDSCAPE/IRR	5	\$ 360	\$ 1,800	

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

HARDSCAPES	22	\$ 450	\$ 900
JOINTS/WTHERSTRIP	11	\$ 900	\$ 900
KITCHEN EQUIPMENT	11	\$ 450	\$ 450
GYM EQUIPMENT	11	\$ 400	\$ 400
LV CABLING/EQUIP	11	\$ 450	\$ 450
DOORS & HARDWARE	11	\$ 900	\$ 900
WINDOWS / GLAZING	22	\$ 550	\$ 1,100
WINDOW TREATMENTS	11	\$ 200	\$ 200
FIRE SPRINKLERS	11	\$ 900	\$ 900
<b>TOTAL</b>			<b>\$18,300.00</b>

The Academy acknowledges that maintenance costs during the initial years of the new school will be lower than those incurred as the facilities age. These estimates will be updated after specific systems and materials are specified for the new school. Additional updates will occur after actual operating information becomes available for a historical cost analysis.

## CAPITAL REPLACEMENT PLAN

Contractor recommendations were used to analyze major school systems and functions: roofing, boilers, air handlers, VAV systems, plumbing, light bulbs, light fixtures, painting, flooring, landscaping/irrigation, hardscapes, joint sealants/weatherstripping, kitchen equipment, gym equipment, visual display boards, low voltage cabling/equipment, doors and hardware, windows/glazing, window treatments, and fire sprinklers. To prepare the Capital Replacement Plan, the Academy, with the assistance of the planner and the estimator, determined for each of these categories the estimated service life of the item, the estimated replacement cost, and the annual amount based on a straight line method to be set aside in capital reserves in order to pay for the cost of replacing the item at the end of its useful life. The information is set forth below. The total annual amount required to be set aside in capital reserves under this Capital Replacement Plan is \$60,816.

## CAPITAL REPLACEMENT PLAN

DESCRIPTION	Life	Cost	Annual
REPLACEMENT RESERVE			
ROOFING	50	\$800,000	\$ 16,000
BOILERS	25	\$ 100,000	\$ 4,000
AIR HANDLERS	25	\$ 80,000	\$ 3,200
VAV'S	20	\$ 20,000	\$ 1,000
MISC PLUMBING	25	\$ 30,000	\$ 5,300
LIGHT FIXTURES	15	\$ 30,000	\$ 2,500
PAINTING	10	\$ 10,000	\$ 1,000
FLOORING	15	\$ 300,000	\$ 20,000
LANDSCAP/IRR	20	\$ 10,000	\$ 500
HARDSCAPES	25	\$ 40,000	\$ 800
JOINTS/WTHERSTRIP	10	\$ 6,000	\$ 300
KITCHEN EQUIPMENT	15	\$ 5,000	\$ 333
GYM EQUIPMENT	20	\$ 10,000	\$ 250
DISPLAY BOARDS	10	\$ 10,000	\$ 500
LV CABLING/EQUIP	25	\$ 70,000	\$ 1,400
DOORS & HARDWARE	30	\$ 6,000	\$ 100
WINDOWS/GLAZING	30	\$ 50,000	\$ 833
WINDOW TREATMENTS	10	\$ 30,000	\$ 1,500
FIRE SPRINKLERS	50	\$130,000	\$ 1,300
<b>TOTAL</b>			<b>\$60,816.00</b>

Based on this analysis, the Academy feels setting aside this amount is more than adequate to have funds available when replacement is necessary. Rehabilitation will be a possible solution instead of replacement with respect to many of the components under this plan, which will reduce the actual cost applied to those components. Of course, this Capital Replacement Plan will need to be modified to match the actual systems which are specified during the design of the school.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The Caprock Academy Capital Replacement Plan is to annually set aside and earmark funds for the purpose of replacement of each of the major systems of the new school as they reach the end of their service lives. Anticipating the expenditures that will ultimately be required to replace these major systems will allow the school to plan for the future and be prepared as capital expenses arise. The Academy plans to allocate approximately \$60,000 annually in a separate capital reserve account based on the Capital Replacement Plan.

## FINANCIAL RESPONSIBILITY FOR MAINTENANCE AND CAPITAL REPLACEMENT PLAN

The total annual estimated amount required to pay for costs under the Maintenance Plan and for reserves to be set aside under Capital Replacement Plans described above is \$99,116. In order to assure that the Academy can be financially responsible for these amounts, the Academy analyzed its historical and projected sources of revenue. There will be additional students added to the Academy's new school. The total revenue with a projected student enrollment of 765 is anticipated to be \$4,896,240. Based on the current enrollment of 639 the revenue is \$4,089,800.

The following chart itemizes expense items that include the additional square footage at the school. We based our expenses on the Limited Offering Memorandum dated November 15, 2010; table 10: Historical and Projected Revenues, Expenditures and Changes in Working Capital based on this information, we project our base building operating expenses to be approximately \$239,201 annually.

Total Additional Projected Operating Costs for 83,000 Sq Ft School ☐  
 Net Additional Projected Operating Costs for New School

Item ☐ ☐	Cost/Year
Utilities ☐ ☐	\$ 78,765
Telephone and Internet☐	\$ 47,271
Cleaning supplies/Maint. ☐	\$ 32,164
Janitorial wages and benefits	\$ 62,741
Repairs & Maintenance ☐	\$ 18,260
<b>Total ☐ ☐</b>	<b>\$ 239,201.00</b>

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The existing school was constructed new and deemed to be adequate for the Academy at the time of construction

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$60,000

**CDE COMMENTS:**

**Health, Safety**                       **Overcrowding**                       **Technology**                       **Other**

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

<b>Current Grant Request:</b>	\$5,072,313.75	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>
<b>Current Applicant Match:</b>	\$1,690,771.25	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>
<b>Total Project Cost:</b>	\$6,763,085.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	639.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	40,442	<b>CDE Minimum Match Percent:</b>	58
<b>Cost Per Sq Ft:</b>	\$159.27	<b>Actual Match Provided by Applicant:</b>	25
<b>Cost Per Pupil:</b>	\$10,079.86	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	63.28	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	156	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	Charter School	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	Yes	<b>Who will the Facility Revert to:</b>	The facility shall be made available to the Mesa County School District for a cost TBD.

## Explain Existing Financing:

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	22.40%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	460.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA

May 04, 2012

Colorado Department of Education  
Capital Construction Assistance Board

Re: Hardship Request for Reduction of Required Match

Caprock Academy respectfully requests a waiver of the matching funds required when applying for funding from Building Excellent Schools Today ("BEST") Grant. Caprock Academy is applying for funding for the Best Lease-Purchase Grant in the construction of an addition to the existing facility. The current required matching funds from Caprock Academy is \$3,922,589 or 58% of the overall \$6,763,085 project. Caprock Academy has worked diligently to line up multiple avenues of funding support for this project and currently has several outstanding requests for financial assistance. In addition we have the support of many individuals that are working toward raising funds for this project. Although we feel hopeful that many of our efforts will be successful, the uncertainties at this date make it necessary to request this waiver. (Please see Capital Campaign Status Sheet of all current and potential sources of funding.)

While understanding the gravity of such a request, we appreciate your consideration of this waiver and subsequent BEST application. We believe that our unusual and extreme circumstances would merit this level of support. This approval will allow Caprock Academy to continue to provide a unique education to students in a safe and appropriate learning environment. Without BEST funding, the temporary classrooms will remain in operation; the site will remain unpaved; and a permanent classroom facility will remain out of the School's reach.

We have attached the current year's budget. It indicates, despite the best efforts of the Academy, a projected loss. This loss is compounded by a loss of last year. The Academy has a covenant from their private tax exempt bondholder that requires them to maintain a minimum of \$450,000 in cash at all times. The current budget does not indicate the \$450,000 as a "reserve" since it is not reserved for anything, it is just a covenant on our bond that we do not want to/cannot violate.

Our request for a waiver is based on the following unusual and extreme circumstances:


1. We cannot feasibly do a "district bond" because we are not in a local district. As a CSI school it would be necessary to have a state wide election to secure a bond in the way a local school district does it. To our knowledge this has not been undertaken before.
2. The first phase of this facility was recently completed at a cost of \$9.8M. The funding for this first phase was through private bonds. Estimates place the cost of construction for the remaining program components at school to be another \$9M. Based on the total cost to the new facility being \$18.9M, Caprock Academy has already contributed more than 50% toward the cost of building the new facility. This exceeds the amount required by the State match program. An additional point is that PPR has declined precipitously and the decline has exceeded what we thought were conservative assumptions at the time we did our private bond. This has put further pressures on our budget and has created losses or larger than expected losses in our budgets.
3. The Academy has undertaken fundraising attempts in their short 5 year history. Such a campaign is being undertaken now and expects to raise a portion of the matching funds by November. We do not, however, expect to raise \$500,000 for a match by November 2012. If the Academy is getting the \$6.4M grant then we would be even further from a match (minimum expected to be about \$1.3M).
4. Based on the age of the charter school we have not been previously eligible for BEST funding and we have found limited success in starting discussions with our parent community when we did not have a concrete, tangible opportunity to motivate the community. Further, efforts during

the first few years were focused on sustaining the charter with start-up expenditures and finding grants and donations that helped with starting the school and funding our growth in student population. We have successfully pursued a number of small grants for things like playground, art programs, our unique "Goal Hour" program, etc. as well as the larger CDE administered Federal Start-up Grant. Through this Start-up Grant we were able to fund a large portion of our FFE in our first 3 years.

5. Our borrowing ability is limited by the fact that we have already borrowed a very large sum to make our investment in the school (as discussed in item 1 above). Our bondholders also have put in place covenants limiting our ability to further borrow (cap of \$100,000) without getting their approval. We will seek that option as part of our match, however our belief is the bondholders will be reluctant to significantly raise that limit unless it was secured. Given our 35 year bond is only in the 2nd year of repayment our current facility cannot be used as collateral. Furthermore next our enrollment will just reach the level the bondholders see as a sustainable, ongoing base for debt repayment. That effectively eliminates enrollment income to be used as collateral for greater debt.
6. We also have the following short or long term facilities related costs that limit our ability to match with cash and/or raise our debt limit. These costs cannot be included as part of the BEST Grant:
  - a. City of GJ Sewer impact fee for new site: Total impact fees of \$101,400. Due to budget limits and incorrect information originally provided to the project prior to setting our bond amount in the summer of 2010 we only paid about \$54,000 from our bond project fund. The remainder is being paid out of the school budget over several years. We made a \$23,700 payment in February 2012 and will have to make another \$23,700 payment in February 2013.
  - b. Old site land/property lease: Currently paying \$37,500 for this lease which runs through June 2017. Escalates 5% annually so by 2015/16 we will be paying \$45,600 a year.
  - c. Leased parcel payments for south land parcel adjacent to main site. \$30,000 in 2012/13; \$40,000 in 2013/14; \$50,000 in 2014/15. To secure the future needs of the facility, we have a lease purchase option with escalating purchase option ranges from about \$1.2M to \$1.6M. These will expire in January 2016. This option is a critical component of our recently completed Master Plan.

We believe the costs of the issues identified and their financial impacts combine to make a financial situation that is impossible for the Caprock Academy to make its financial contribution in the amount required by the BEST Grant.

Respectfully,  
Dan Sherrill



Caprock Academy

## Newell, Scott

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**From:** Hyatt, Mark  
**Sent:** Thursday, November 10, 2011 1:09 PM  
**To:** Dan Sherrill; 'Peg LaPlante'; Newell, Scott  
**Cc:** 'Kristin Trezise'; Hemming, Ethan; McMillen, Tom  
**Subject:** RE: BEST Grant Notice of Intent - Caprock Academy

Dan—Thx and congratulations on your gorgeous new building! Mark

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**From:** Dan Sherrill [<mailto:d.sherrill@caprockacademy.org>]  
**Sent:** Thursday, November 10, 2011 9:24 AM  
**To:** Hyatt, Mark; 'Peg LaPlante'; Newell, Scott  
**Cc:** 'Kristin Trezise'  
**Subject:** BEST Grant Notice of Intent - Caprock Academy

Hello,

Caprock Academy intends to apply for BEST funds when the application becomes available.

Contact Information:  
Dan Sherrill  
[d.sherrill@caprockacademy.org](mailto:d.sherrill@caprockacademy.org)  
(970) 243-1771 Ext 40  
Caprock Academy  
Facilities and Business Director

We intend to apply for grant funds for permanent classroom buildings to replace modular classrooms and for funds to improve our parking areas, egress, and site safety.

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ROSS MONTESSORI SCHOOL - Ross Montessori School - K-8 School Replacement - 2005

**School Name: Ross Montessori School**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	16,440
Replacement Value:	\$3,586,410
Condition Budget:	\$1,003,302
Total FCI:	27.98%
Energy Budget:	\$0
Suitability Budget:	\$1,662,800
Total RSLI:	33%
Total CFI:	74.3%
Condition Score: (60%)	2.82
Energy Score: (0%)	1.53
Suitability Score: (40%)	2.71
School Score:	2.78



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ROSS MONTESSORI SCHOOL

Applicant Priority # 1

County: CSI

Cash Grant Rank: N/A

Project Title: K-8 School Replacement

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input checked="" type="checkbox"/> New School |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

### Educational Programming:

The mission of Ross Montessori School (RMS) is to provide an authentic Montessori education from preschool through 8th grade to children in the Roaring Fork Valley. Each student's intellectual, emotional, social, and physical needs are addressed. The ultimate goal is to develop competent, responsible, and independent global citizens who are innovative problem-solvers and lifelong learners. Core values of respect for self, others and the environment are evident at Ross.

RMS uses the "whole child" approach developed by Dr. Maria Montessori. The school has multi-age classrooms where each child works at his own pace and has independence within a structured environment. Students frequently work in small groups or independently. A Montessori teacher is rarely seen giving the same lecture to the entire class. Student instruction is individualized for all students.

Despite inadequate facilities, RMS students have demonstrated increasing academic performance each year with 100% of third graders reading proficiently or better in 2010 CSAP results. The highly qualified staff provides an outstanding academic and extracurricular program. Families who enroll their children at RMS are very involved and frequently volunteer at the school in a variety of ways.

Since inception, RMS has worked diligently to attract a diverse student body that is representative of the community. Outreach efforts have been made specifically within the Latino community. RMS has several bilingual staff members who assist with integrating the Spanish speaking community. Additionally, RMS has had bus and hot lunch service since opening in order to attract students from lower socioeconomic groups.

In addition to academics, Ross offers enrichment classes including outdoor education, music, drama, art and Spanish. Ross students are also involved in a variety of community activities and internships for enhanced learning.

### Facilities and Maintenance:

In seven years of operation, RMS has grown steadily and now serves 248 students from Rifle to Snowmass. Additional modular buildings and additional land have been leased to accommodate this growth. RMS has reached maximum capacity. There is no additional land to lease and no room on the current site for additional buildings.

The school budget is consumed largely by staff salaries and benefits as well as the high land and lease payments. Because of a limited budget, the school cannot currently afford a full time maintenance worker. Because of the lack of a maintenance staff, volunteers and staff assist with maintenance duties to keep the school safe and functional. The modular buildings exhibit the wear and tear of housing students and faculty and more costly repairs will be needed as time progresses.

### Reasons for Pursuing a BEST grant:

While the school has progressed tremendously, the current facilities prevent RMS from progressing further and in fact, are a detriment to the school. Many potential families who understand and value the Montessori philosophy do not ultimately enroll their children at RMS because they cannot get past the fact that the school is in an unsafe location and the facilities are less than ideal. RMS has lost students to other schools solely because of the quality of the facilities.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

RMS is pursuing a BEST grant for the construction of a new school because our current location and facilities are unsafe, inadequate and do not support a quality educational experience. Despite the best efforts of the staff, students and families, the facilities have significant problems that detract from education. The RMS community has grown stronger and more successful each year, but attracting and retaining faculty and students will be very difficult without a new facility and site.

## Deficiencies Associated with this Project:

The existing school location itself poses many problems. Seven years ago, there were plans in place for developing the current site into a 17 acre mixed use commercial/residential development and the founders had thought that a school would be a great asset to this project. While the plans are still in place, they have been put on hold indefinitely due to the uncertain economic climate. There are Federal Express delivery, construction, and waste disposal trucks on one side. In the cold winter months, these trucks idle for prolonged periods every day just as students are coming to school, exposing them to harmful diesel fumes. In another adjacent business, hazardous wastes are kept in open barrels less than 10 yards from the playground. The founders had incorrectly assumed that law and code enforcement officers would ensure that this would not happen. Trucks drive near the campus frequently and even though 15 mph speed limit signs are clearly posted, many do not follow the law. It is dangerous for students to cross the street to go to town or to the open space across the street. Students often go to both of these areas for outdoor education or educational field trips. There are homeless people living on the property surrounding the school campus. This is a safety concern. Additionally, RMS is within 4 blocks of three medical marijuana dispensaries and one liquor store. As the school has grown, the parking lot has not been able to accommodate the increased traffic and also poses major safety concerns. There are no clearly marked walkways and students need to walk through the drop off lane from the parking lot to get to the school entrance. The gravel surfacing makes it very challenging to mark off safety zones. Lighting is insufficient in the parking lot and front of the building making it very dark and hazardous at night, as well as inviting to some criminal activity. There has already been one break-in at the school and security cameras had to be purchased as a result. It is obvious that the current location in its current state is not safe.

The school facility itself also has many significant deficiencies. It is important to note that while the Parson's Assessment about RMS report was largely inaccurate and contested, not all of the inaccuracies in that report have been corrected. RMS takes exception to the comment that our building replacement value is \$3.2M. The modular buildings that comprise our campus could be purchased new for approximately \$1M in today's dollars. Also, the assertion that our facilities should last for 30 years is difficult to understand. The largest modular on our campus is only 6.5 years old and is showing serious signs of degradation despite our best attempts to maintain it properly. During the first half of the 2011-2012 school year, RMS has already spent close to \$6000 in repair and maintenance costs. The unsafe state of the facility and its infrastructure are detailed below.

First, all RMS modular buildings are made with wood framing. There are no sprinkler systems, no fire doors, and no telephone system/intercom that allow communication from one building to another. In the event of a fire, communication would have to happen through cell phones or by physically going from modular building to modular building. This is time consuming and unsafe. The buildings would burn quickly if a fire were to occur and likely result in total destruction of the school.

Second, there are no solid foundations under any of the modular buildings. They all sit on raised concrete blocks. Consequently, the buildings settle and cause doors to not close or lock properly, and also cause cracks in the flooring. In fact, an interior wall in the art room actually broke loose due to building settling. Because of a poor foundation and the fact that the modular building skirts cannot be adequately sealed, there are many rodents residing underneath the buildings posing a health issue. Several mice and rats are caught weekly throughout the year in all of the classrooms. There have also been several sightings of skunks and marmots on the property.

Third, the electrical system is unsafe and defective. The electrical box itself is housed outside the building and is poorly secured. Ice accumulates on the electrical box and poses a safety risk (see attached picture). The library and junior high modular buildings are wired for 208-volt, not the 220-volt that the HVAC system requires. There are inadequate outlets in all of the classrooms and common areas and several computers have shorted out and people have received shocks.

Fourth, the HVAC system is ineffective and highly inefficient. For one room to be comfortably heated, the adjacent room becomes unbearably hot and the windows must be opened to cool it down. The opposite happens when the air conditioning system is operating. The air quality in the main building was rated poor by the Parson's assessment with high levels of carbon

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

dioxide. The bathrooms have limited ventilation and smell bad. There is clearly not an effective air exchange.

Fifth, the siding is bowed in numerous places in all of the modular buildings indicating water infiltration. During January 2009, water seeped through the walls in two of the Kindergarten rooms. It damaged materials in the classrooms and created huge puddles of water. This poses a mold concern and makes insulation very ineffective. Of course, heating and cooling bills are very expensive. Additionally, the roof leaks in several places. Numerous leaks have been fixed only to have new ones appear. The roof has had multiple large leaks in the common area that have come very close to damaging the school's only \$5,000 smart board. Several ceiling tiles are damaged (one fell down due the weight of the water) and a large trashcan was in place to catch the drainage from the roof in the common area until it could be fixed. These problems seem to be never ending.

Sixth, rain gutters ice up in the winter and ice damming is evident. Dangerous icicles form on the gutters above student walkways. There is also extensive ice buildup at the entrance to the school and between modular buildings on the west side. When the modulares were placed on site, there was no thought about taking advantage of passive solar effects; they were placed to maximize playground space and accommodate water and sewer easements. The north facing entrance is a serious hazard and many staff, students and family members have fallen and been injured. Although these areas are shoveled and salted regularly, ice accumulation is an ongoing problem.

Seventh, three modular buildings that house student classrooms, the art room, the music room and the library have no water supply or sanitation facilities. This situation requires students to walk unsupervised to and from the main building when they go to the restroom, need to wash or get a drink of water.

Eighth, two of the modular buildings listed above are not handicapped accessible. The main building has two ramps, but they do not meet code requirements.

Ninth, the existing sewer system is very inefficient. Toilets back up weekly and sewer lines have had to be cleared several times. One sewer problem was so severe that school was almost cancelled for a day because of lack of sanitation.

Tenth, there is no shade on the playground, which is fully exposed to southern sun. The students are outside for recess and outdoor education year round as there is no indoor facility for physical education. Several artificial shades have been tried over the years, but high winds either rip them or blow them away. The effects of exposure to harmful UV rays are well documented and high temperatures in the early fall and late spring pose overheating risks.

Finally, the school building is located directly over a main sewer line. The sewer line is located four feet below the ground. Three classrooms, the kitchen area and an office are in the path of the sewer line. The town of Carbondale's water main is located ten feet from the corner of the main school building. The town approved the construction of a temporary school building with a five-year window because of this issue. After five years, the site was to be vacated or pay to have the sewer line moved to a different location. The end of the 2009-2010 year surpassed the five-year window.

In conclusion, there are countless structural and safety issues with the existing building and site. Several of the above noted deficiencies were not included in the Parson' assessment, but should be included when all of the corrections to this assessment are finished. It is not possible to mitigate enough of these factors in a cost effective manner to provide a safe educational experience for our students.

### **Proposed Solution to Address the Deficiencies Listed Above:**

Since RMS doesn't own its land and doesn't own its buildings, the only solution for the school is to buy land and build and build a new facility on it. In this process, all safety concerns and lacking amenities and financial planning needs can be addressed. It will give children in the Roaring Fork Valley a truly permanent excellent educational alternative. Note that a new facility would also allow for the school to expand appropriately, allowing more children in the area to benefit from RMS's educational approach.

#### **Land:**

Because the location itself is poor for a school, moving the school is the only option.

RMS has understood the need to move to a safe location from its inception. To this end, a land committee was formed six years ago to search for an appropriate parcel of land. The goal for the land committee was to find a suitable building site for as little money as possible. The land committee is made up of 3 local realtors, a general contractor, a land use planner, a board member and the head of school. The land search has been extensive and creative. The goals for the land committee were to find a suitable building site in or near Carbondale for as little money as possible. This committee has met regularly and property from Glenwood Springs to Basalt have been researched and discussed. In fact, over 100 potential properties have been identified and at least 30 of them have been actively researched. However, the majority of these properties didn't work for a wide variety of reasons.

Despite the economic downturn, land in Carbondale and the Roaring Fork Valley remains expensive. Initially, the land



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

committee approached several ranchers who own large pieces of property about donating land. The Nieslanik, Giannetti, Rodgers, Bailey, Cerise, Turnbull and Perry families were approached. All of these ranchers are very savvy and know the value of their land and were not willing to donate, although some were willing to sell land at market price, which is beyond the school budget. Additionally, most would only sell RMS more land than was needed for our school.

The next action taken was to determine if any existing facilities could be renovated into a school understanding that at least 30,000 square feet of space was needed to accommodate 280 students and 30 staff. As stated previously, RE-1 owns several buildings in town. RE-1 would not consider leasing or selling the former school (Carbondale Elementary School) to RMS. That property was transferred to the town of Carbondale with a deed restriction placed by RE-1 that banned RMS, or any other K-12 school from using the property. RE-1 does not have any other vacant facilities or land in or near Carbondale. RMS's school district, CSI, does not own any land or facilities in this area. There is a vacant mining facility located just over a mile out of town, but due diligence efforts showed that this site was unsafe. The Sopris Shopping Center was considered, but the owner of the property would not sell for a price that the school could afford and is no longer on the market. The last existing facility in town that could be converted into a school was City Market. The current City Market was supposed to move to a new commercial development called the Village at Crystal River in the next few years. On January 31, 2012, a local vote resulted in that new development being postponed indefinitely. Consequently, the current City Market facility is no longer an option for renovation.

Moving the school to a more remote site that offered enough acreage for an affordable price was considered as well but in the end this idea was rejected as it would disrupt the stability of the school. Moving the school more than a few miles from its current site would likely result in a significant change in student population and RMS would like to keep its current stable population and not begin again with many new students unfamiliar with Montessori education. More importantly, RMS has worked diligently to attract Latino students and is proud of its accomplishments to date. The current ethnic diversity of the school accurately represents to demographics of Garfield County. RMS conducted an all school parent survey asking families their preference on land location and if they would continue to enroll their children at RMS if the school was moved more than 5-10 miles from where it currently sits. From that survey (88 total responses), 17% of families would leave RMS if the school moves more than 5 miles from town. Of the 17% who would leave, 43% of them are Latino. If RMS moves more than 10 miles from town, RMS would lose a full 45% of its student population with 64% of those who leave being Latino. Additionally, the school would not be environmentally friendly in a remote site as it would require the school community to commute for longer distances and drive on roads that are not well maintained during the winter months. Because of the small size of Carbondale, a large number of students routinely walk or ride their bikes to and from school.

Other options were also discussed including partnering with the town. There is an 11 acre US Forest Service parcel of land located 1 mile from the town center that the Forest Service would like to sell. Carbondale needs more soccer fields and RMS needs a permanent home. In 2009, the town and the school signed a joint letter of interest to buy the Forest Service property to satisfy both of these needs. While this would have been a great solution, an endangered plant species has been found on this land. Because of this, a biology study needs to be conducted to determine what needs to be done for mitigation. While the USFS does want to sell this property, it is not currently a top priority. Consequently, sale of this property is not likely to happen any time soon. However, RMS continues to be in contact with the Forest Service should this option suddenly become viable.

RMS also approached the private high school, Colorado Rocky Mountain School (CRMS), about shared land as CRMS owns several acres of unused property. Again, the board of CRMS is savvy and understands the value of land and they were not willing to donate any land to us, but they were willing to sell 6 acres for \$4M to RMS. This was deemed too expensive for RMS. Four years ago, RMS did have a contract on a suitable 6 acre piece of land 4 miles out of town that was \$1.8M, but after much due diligence, it was determined that this piece of property would not work for the school because of water, septic, subdivision covenants and several other issues. Last year, RMS had a contract on a 5-acre piece of rural land 1 mile out of town for \$1.2M. RMS invested significant resources on due diligence procedures for this property. There would have been extensive land improvement costs for this site to work (septic system, road improvements) as well, but this deemed to be a workable solution after much due diligence. The contract on that land was terminated after not receiving the BEST grant two years ago, but it is still an option.

Land costs are very high in the Roaring Fork Valley. While the economic downturn has been felt locally, the market is beginning to improve again and costs are not likely to decrease further. The following is a list of comparable properties that have sold in the past 12 months:

Address	Property Type	Acreage	Sold Price	Sold Date	Price per Acre
77 4th Street	Commercial	.38	\$574,900	12/12/2011	\$1,512,894

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

380 Main Street Commercial 0.23 \$500,000 10/14/2011 \$2,173,913  
 348 Main Street Commercial 0.11 \$900,000 1/30/2012 \$8,379,000  
 215 North 12th Street Commercial 0.26 \$539,000 2/14/2011 \$1,595,440  
 579 Main Street Commercial 0.44 \$700,000 10/14/2011 \$1,568,000  
 1340 Main Street Commercial 0.77 \$990,000 8/10/2010 \$1,316,700

7202 Hwy 133 Commercial 10.6 \$1,035,000 9/22/2011 \$97,641

The sold properties listed above have an average price of \$2,377,655 per acre.  
 The following is a list of current comparable properties for sale:

Address	Property Type	Acreage	Asking Price	Price per Acre
TBD Colorado Ave	Commercial	0.54	\$575,000	\$1,064,814
1900 Delores Way	Commercial	0.71	\$499,000	\$702,817
911 Sopris Ave	Commercial	0.78	\$699,000	\$896,154
TBD Hwy 133	Commercial	1.44	\$1,200,000	\$833,333
Various, Downtown Carbondale	Commercial	2.55	\$2,500,000	\$980,392
16704 Hwy 82	Commercial	0.78	\$850,000	\$10,897
1310 Hwy 133	Commercial	0.19	\$949,000	\$3,796,000
1107 Hendrick Dr	Commercial	0.61	\$750,000	\$1,042,500
156 and 160 North 12th Street	Commercial	0.37	\$485,000	\$1,222,200
699 North 3rd Street	Commercial	0.08	\$699,000	\$7,128,980
12744 Hwy 82	Commercial	9.85	\$2,800,000	\$284,263
818 Industry Place	Commercial	2.26	\$2,800,000	\$1,238,938
2551 Delores Way	Commercial	0.70	\$2,250,000	\$2,925,000
98 Garfield Ave	Commercial	2.6	\$2,250,000	\$865,385
610 Buggy Circle	Commercial	0.64	\$610,000	\$829,600
1821 Delores Way	Commercial	0.42	\$1,455,000	\$3,375,600
TBD Delores Way	Commercial	1.20	\$1,500,000	\$1,250,000

The average cost per acre is \$1,673,351.

RMS understands that it does not need to purchase commercial property and also understands that asking price and selling price are two different numbers. However, even if the listed properties above sold at 50% of the asking price, the price per acre would be \$836,675.

The land committee has determined that if RMS buys land in town with utilities including water and sewer available, it needs to have a minimum of 3 acres for the facility, adequate parking, and playground space. If more rural and undeveloped land is purchased, RMS needs a minimum of 5 acres to accommodate the additional septic and well systems that would be involved. Option 1 is a 13 acre parcel located four miles from the town of Carbondale. This site is centrally located for the families who send their children to RMS. The site is currently an equestrian center and is the same site RMS was investigating after receiving the BEST grant last year. After much discussion, the board concluded that this site is the best choice for a new facility. It has sewer and water connections available negating the need for a complicated septic and package plant that would be necessary to support the facility on other rural land. The owner is currently asking \$600,000 to purchase the 48 EQRs associated with the property. This price has been deemed too expensive and constructing our own well and septic system is more cost effective. However, RMS will continue to negotiate the price of purchasing these EQRs as the long term maintenance costs of a well and septic system would eventually be offset. This land is currently not under contract although RMS has had preliminary discussions with the owner and he is will to resume the prior contract on the land with a closing date set in December of 2012. There will be demolition costs associated with this property, but they are expected to be less than \$100,000 as the current barn will be donated and the fire service can demolish the paddocks and other structures for firefighter training. The owner currently owes \$1.7M on the property and will not consider selling for less. This price equates to \$130,769 per acre. RMS is working on a reasonable offer to the owner for both land and EQRs understanding that the property must appraise at or above the contract price. Although land cost is high, it is less other properties under consideration. This property is not located in an existing neighborhood and therefore should not be disruptive to any homeowners. There are two neighborhoods adjacent to the property and RMS will work collaboratively with them to

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

minimize any disturbances to them.

There are two additional options on land both in the town of Carbondale. Each of these properties is approximately 3 acres, but would come with all utility services included and would be more commuter friendly to pedestrians and bikers. Further investigation will continue on these properties should the current number one choice not become viable. One of these properties has an asking price of \$2.5M and the owner of the other property has not determined an asking price yet.

Because of the different locations and conditions for each property, costs and infrastructure requirements vary. However, in the end, all properties will cost approximately the same amount to develop.

Facilities:

If we moved the modular buildings to another site, the school would continue to be unsafe for all of the reasons listed above. Therefore, the only solution is to build a new facility on a safe, new site.

In 2009, a design committee made up of teachers, administration, students, parents, Studio B Architects, Hutton Architecture Studio and Fenton Construction came up with a sustainable, inspiring and cost effective facility to house the new RMS. There has been extensive attention given to maximizing usage of each square foot of the facility, so many spaces serve multiple purposes. The building that was designed from this process is an efficient, sustainable, easy to maintain and most importantly, provides the students with a safe and greatly enhanced learning environment.

The design solution for the Ross Montessori School is a result of the broad experience of the architectural team applied with input from the school staff and administration. In 2010, the team worked closely with the school to interview the staff and gather their ideas toward a new and unique vision for the school.

The architectural team consists of Studio B Architects, who brings a focus on design and a depth of project experience in the Roaring Fork Valley; Hutton Architecture Studio, with over 22 years of educational design success in Colorado; and Jim Dyck, a Certified Montessori teacher and architect with special expertise in helping Montessori schools achieve their goals through design. The entire design team has members are active in a wide variety of professional associations, which allows them to stay current on educational and sustainable design standards and innovation. These include:

- American Institute of Architects (AIA)
- AIA Committee for Architecture in Education (AIA CAE)
- Council of Educational Facility Planners International (CEFPI)
- United States Green Building Council (USGBC)
- Leadership in Energy and Environmental Design (LEED) Accredited
- Colorado League of Charter Schools
- Colorado Renewable Energy Society
- American Solar Energy Society

## Architectural and Functional Standards

### 21st Century Learning Principles

Through this involvement, as well as ongoing research, the team especially well-versed in the directions of education and design today. One example for Hutton Architecture Studio is with. Interestingly, Montessori education was ahead of its time in many ways, embracing themes that are now considered by many to be new, such as Collaborative Learning, Connection to Nature, Multiple Intelligences, Nurturing Creativity, Multi-age Grouping. In addition, there are 21st Century Learning principles that Ross Montessori will be able to better pursue with a permanent facility that can support them, such as:

- Increased Safety
- Integration of Information Technology
- Support of Blended Learning
- Furnishings to support the idea of "Bodies in Motion, Brains in Motion"
- Support of a Global Curriculum

## High Performance School Design

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The design for Ross Montessori School reflects recent research showing that concentration on five key attributes of the interior environment can positively impact the ability of students to learn and teachers to teach. These five are the cornerstones for High Performance Design for the new Ross Montessori School:

- ☑Daylighting
- ☑Views to the Exterior
- ☑Acoustics
- ☑Indoor Air Quality
- ☑Thermal Comfort

Every decision regarding design, materials, and systems will take into account these five components. It is recognized that at times one of these principles may be in conflict with one of the others (for example, increased air supply may result in more noise), so the team seeks to balance them all within an integrated solution. Through experience and active research, the team understands the direct correlation between High Performance school buildings and student performance, thus the importance of implementing them throughout the design and construction of Ross Montessori School.

## Sustainability

Building on the High Performance School Design Principles, the design for the Ross Montessori School also considers the guidelines that must be followed to achieve LEED or CO-CHPS Certification. The design team is well-versed in designing for sustainability, having designed or consulted on over 60 projects seeking certification in Colorado and the West. The design for Ross Montessori has and will carefully consider how best to incorporate the following categories into a school facility that is ultimately cost-effective to build and to operate.

- ☑Sustainable Sites
- ☑Water Efficiency
- ☑Energy and Atmosphere
- ☑Materials and Resources
- ☑Daylighting and Views
- ☑Indoor Environmental Quality
- ☑Innovation and Design Process
- ☑Regional Priority

## Design and Construction Codes and Regulations

The construction drawings and specifications for Ross Montessori school will be produced in accordance with the recommendations of the Construction Specifications Institute (CSI) and other industry standards. Further, the design and construction will follow the applicable International Building Codes, standards such as ANSI , the Americans with Disabilities Act (ADA), as well as State and local requirements.

For this grant cycle, RMS has revisited the initial plans and has aggressively looked at ways to pare down the project cost. Each classroom and specials room has been discussed. The new facility will have three additional classrooms compared to what is currently available. The addition of these three classrooms is supported by the continual increase in RMS students each year. RMS has an active waiting list and projects it will be able to fill all of those classrooms within 3 years of operation. Additionally, if RMS is able to grow and accommodate up to 80 more students, the financial sustainability of RMS is greatly improved. The foreign language, art, music, cafeteria and library rooms are all necessary to accommodate existing programs at the school. The addition of a science room will provide the necessary space to safely conduct experiments utilizing the FOSS system available at RMS. Currently, there are FOSS science kits spaced throughout different classrooms due to lack of a large central space to store all of them. Because of this, many teachers do not use these hands on learning tools to their potential. There is a gym designed for the new facility and this would provide a great respite from students needing to be outside for all physical education classes. There is often extreme (snow, ice, wind) weather in Carbondale and having the ability to provide an indoor place for physical activity would improve the variety and safety of activities available. RMS has done a cost estimate both with and without the gym as RMS could continue to have all physical education take place outside until sufficient funds are raised to build out the gym. If BEST would prefer that the facility be built without the gym, the project cost would be further reduced by approximately \$700,000.

RMS has made some additional changes to the initial facility first presented in our BEST application two years ago. The hard

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

costs associated with the building have been significantly decreased since our last application. Unfortunately, the soft costs associated with the new facility are high due to the high cost of land in the Roaring Fork Valley as well as the cost of infrastructure required for utilities. Further, Construction activity has begun to increase in the Roaring Fork Valley resulting in more competition for contractors and materials. This factor adversely impacts the project cost and it is estimated that project cost will increase 4-5% in 2013 for this reason.

The new facility program is shown below. As stated before, much attention has been given to maximizing the usage of each space. Maximum efficiency with minimal facility footprint to minimize building costs was considered during each step of the design phase. As a result, the building will be two stories and be configured in an efficient rectangular shape. Further, great attention has been given to maximizing the use of passive solar as well as minimizing the aesthetic impact both on the surrounding neighbors and on the landscape. Finally, adjacencies were very important in deciding which programs went where as it is important to keep the youngest children on the first floor but still have them able to access all of the special classes such as art and music.

## Classrooms

Primary (ages 3-6) 3 990 2970

Lower Elementary (ages 6-9) 5 900 4500

Upper Elementary (ages 9-12) 4 900 3600

Erdkinder (ages 12-14) 2 900 1800

Restrooms (dispersed) 12 40 480

Storage rooms (dispersed) 12 25 300

## Specialized Areas

Multipurpose/Cafeteria 1 1600 1600

Gym/Assembly 1 4200 4200

Gym Office/Storage 1 250 250

Foreign Language 1 550 550

Art (includes storage) 1 1200 1200

Music/Storage 1 900 900

Science Lab 1 990 990

Full Day Room 1 200 200

Break Out Rooms (including SPED) 4 200 800

Library/Media 1 800 800

## Support Areas

Directors Office 1 120 120

Academic Dean 1 100 100

Health Room 1 120 120

Business Manager 1 100 100

Public Restrooms 2 250 500

Administrative Storage Room 1 80 80

Conference Room 1 160 160

Staff Workroom/Lounge 1 250 250

Reception/Welcome Area 1 500 500

Staff Restrooms 2 45 90

Kitchen 1 600 600

Custodial Closet 2 90 180

Total Net Area of Facility 28,020

Total Gross Area (x1.37) 38,387

The total programming of the new facility approximately doubles the space currently available and provides the school with

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

many more opportunities to provide a well-rounded education with dedicated spaces for physical education, science, special education, music, art and more. Additionally, there are three more classrooms in the new facility. One lower elementary, one upper elementary class and one Erdkinder class have been added. The addition of these classrooms is justified by the waitlists that RMS has every year. Further, the population of Carbondale and Garfield County is expected to continue to increase at a rate of approximately 3% annually. There are more classrooms for younger students than for older ones to account for attrition due to people moving away and transferring to other schools. Montessori education is most beneficial when a student is exposed from a young age and it is difficult to transition into a Montessori program from a more traditional school after 3rd grade. Therefore, RMS does not actively recruit students past age 8, although older students do occasionally enroll.

### Technology Plan of New Facility

We intend to create an interactive school that has a building that is itself set up to be a science laboratory for sustainable study, design, and education. The building will be equipped with multiple water usage meters, temperature readings around the building and outside, adjustable shades, opening windows, light readings, sun readings, electric meter readings, and other energy data. This data will be collected and recorded in a central location. The students can monitor this data and decisions can be made about what kind of lunches to serve (based on energy and water consumption), adjusting thermostats, adjusting shades, etc. and examine the feedback on these decisions. This data will be placed on the school website. Students will have feedback from their energy behavior (turning off appliances and lights, turning down thermostats in the winter, up in the summer, etc.). This feedback to students will educate students and therefore, help them in their decisions about energy usage. We will have a security system with cameras and motion detectors (indoor and outdoor). The cameras will be accessible off-site though the Internet and remote access through iphone/smartphones. Backup will be a DVR system. The cameras also provide an additional level of security. An intercom (digital - duplex) system will be installed throughout the campus for security and general communication. Access control will be limited to the front doors. The rest of the campus will have limited access due to fencing. Front doors will have card/combo access. Cameras can be used to monitor human and vehicle traffic in and around the school. Parking lot redesignation (it could have movable barriers) would be based on the data collected by digital analysis of the video from the cameras. The pattern of human traffic in the building would be used in conjunction with the other data (temperature, energy usage, etc.) to adjust the building controls.

Appropriate classrooms will be equipped with smartboards and computers. Vernier equipment will be used in math, science and engineering classes.

In the geographic area that our identified piece of land is located, there are limited options as far as internet connectivity. The options are to have direct T1 access or wireless Internet from Skybeam. We will install a wireless system with multiple access points throughout the building. Direct cabling from the router to the office, science room and library would give redundancy and reduce the wireless network traffic by the highest bandwidth users. Currently, we use Powerschool for school data. Powerschool is Internet accessed and the school district servers are located in Denver (as well as backups). The bulk of the central technology equipment (routers, security, fire alarms, telephone, etc.) will be located in a communications room with a connected UPS backup system.

The telephone system will also be a redundant intercom system.

### How Urgent is this Project:

This is an extremely urgent matter. The current location is not safe. The water main for the town of Carbondale is located within 10 feet of the school building and the town authorized the current location as a temporary solution. The school signed an agreement with the town that it would not be on its current site past September 2010. It is also important to note that the school board and administration have been searching for land that is large enough and within a reasonable price range for the past six years. It has also been a priority to keep the school in or near the town of Carbondale in order to best serve the existing school community. Finding land to meet these requirements has been a major challenge, but the properties under consideration all pose workable solutions and are available as soon as funding is available.

The current facilities are not safe or sustainable. Repair and maintenance costs increase every year while the quality of the facility deteriorates despite best efforts to maintain it. If a disaster were to occur, RMS is not set up to handle it in an efficient manner and the possibility of a total loss of facility is high. The founders never intended for the modular buildings to be the final facility plan for RMS, but that was the only viable option at the time to get the school operational.

Since the inception of the school, there have been board discussions about the long term strategy for survival of RMS and having a safe and permanent facility have always been part of the plan. Before the BEST grant was an option, the board had discussed the possibilities of building a new building by financing with bank loans or working with specialized firms dealing with charter school construction and lending. While these options are still a possibility, they would require us to be in the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

existing unsafe facility for at least 5-10 more years and may result in the ultimate demise of the school as parents grow weary of seeing their children in a poor environment and staff become less enthusiastic when working in less than ideal conditions and often have to spend time doing maintenance duties rather than focusing on the educational needs of the students. The BEST grant gives RMS the opportunity to provide students and staff the facility they deserve in a timely manner. The entire construction phase is expected to be 12-18 months depending on the land infrastructure needs. RMS anticipates construction would begin in January 2013 and the new school would be ready for operation at the beginning of the 2014-2015 school year.

## How Does this Project Conform with the Construction Guidelines:

The new Ross Montessori School (RMS) facility will conform to the Colorado Department of Education Public Schools Construction Guidelines as described by the line item references below, beginning with "3. SECTION ONE." (For the greatest possible clarity of terminology and intent, language is adapted and used directly from the Public Schools Construction Guidelines as adopted 10-07-09.)

RMS understands that these Guidelines are not mandatory standards, but rather guidelines to address health and safety issues, technology, site requirements, building performance standards, functionality for core educational programs; capacity for expansion of services and programs; accessibility; and historic significance of existing facilities.

3.1. The new RMS building will be designed and constructed with a sound structural foundation, floor, wall and roof systems. Local snow, wind exposure, seismic, along with pertaining importance factors will be considered.

3.2. The new RMS building will be designed and constructed with a weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. The concept design and Project Cost Summary includes installation of a warranted low-slope EPDM or TPO membrane roof system installed by a qualified contractor approved by the roofing manufacturer.

3.3. The new RMS building will be designed and constructed with a continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way as required by the applicable building code. Doors, hardware, walls and egress components will be designed in accordance with the applicable building code and per a Facility Code Analysis (as described in the Public Schools Construction Guidelines).

3.4. The new RMS building will be provided with a potable water source and supply system complying with quality water as required by the Colorado Department of Public Health and Environment. Water quality shall be maintained and treated (reference, Colorado Primary Drinking Water Act and EPA Safe Water Drinking Act). The water supply system shall deliver water at a minimum normal operating pressure of 20 psi and a maximum of 100 psi to all plumbing fixtures. The RMS wells will be protected from unauthorized access.

3.5. RMS will be equipped with a building fire alarm and duress notification system designed in accordance with State and Local fire department requirements. Exceptions will include sheds and temporary facilities where code required systems are not mandatory and the occupancy does not warrant a system.

3.6. The new RMS building shall not include hazardous materials. RMS shall maintain an asbestos management plan.

3.7. The new RMS facility may be equipped with closed circuit video and keycard or keypad building access.

3.8. The new RMS building will include an Event Alerting and Notification system (EAN) utilizing an intercom/phone system located throughout the school for inter-school communications and communicate with agencies during emergency situations.

3.9. The RMS site and building will have signage clearly denoting the main entrance. The main entrance walking traffic will flow past and/or through the main office area and be visually monitored from the office. All other exterior entrances will be locked and have controlled access. Interior classroom door hardware will allow for lock downs and doors will include vision glass to allow line of sight into the corridors during emergencies.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- 3.10. The RMS site and building will be served by new electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. Daylighting will be supplemented by artificial lighting to meet or exceed the Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00. Emergency lighting shall be available as required by electrical code.
- 3.11. The new RMS building will be provided with a safe and efficient mechanical system in accordance with the most current version of ASHRAE 55 and in consideration of current State and Federal building codes.
- 3.12. The new RMS building will be provided with healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems and/or operable windows and by reducing outside air and water infiltration with a tight building envelope.
- 3.13. RMS shall comply with Colorado Department of Public Health and Environment, Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing Schools."
- 3.14. RMS will be equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required by Colorado Retail Food Establishment Rules and Regulations 6 CCR 1010-2.
- 3.15. Where paints or chemicals are stored at RMS, the storage method, location, facilities, and ventilation shall comply with CDPHE 6CCR 1010-6 "Rules Governing Schools."
- 3.16. RMS will have a separate emergency care area with at least one cot, a locking cabinet and a dedicated bathroom.
- 3.17. The new RMS facility will be designed and constructed in accordance with ANSI A117.1 as required by the applicable building code, whose requirements are very similar to the American Disabilities Act (ADA), providing accessibility to physically disabled persons.
- 3.18. The RMS site will be designed and constructed in the best possible manner to safely separate pedestrian and vehicular traffic given site constraints. Considerations will include:
- 3.18.1. Separation of different traffic modes, which could include dedicated turn lanes;
  - 3.18.2. Dedicated bus staging and unloading area with signage; Curbs at drop-off and pick-up locations raised six inches above the pavement level and painted yellow;
  - 3.18.3. Adequate drive zone with signage for one-way parent drop-off/pick-up;
  - 3.18.4. Solid surfaced staff and visitor parking spaces should be identified;
  - 3.18.5. Well-maintained sidewalks and a designated safe path leading to the school;
  - 3.18.6. Service loading areas independent from other traffic;
  - 3.18.7. Bicycle access and storage;
  - 3.18.8. Fire lanes with red markings and "no parking" signs posted;
  - 3.18.9. Restriction of vehicle access to restrict them from driving into the school.
- 3.19. The new RMS site will be safe and secure with outdoor facilities for students, staff, parents, and the community, based on the following criteria:
- 3.19.1. The new school site that has been should be selected is not adjacent or close to uses that would cause safety or health issues to the inhabitants of the school. Perimeter fencing with gates to control access shall be considered;
  - 3.19.2. Clear lines of sight to enable ease of supervision;
  - 3.19.3. Site utilities fenced and located away from the main school entrance and student playgrounds and sports fields whenever possible;
  - 3.19.4. Access to the building roof shall be secured and restricted;
  - 3.19.5. Exterior lighting to protect and guide occupants during evening use of the facility;
  - 3.19.6. Playgrounds protected by adequate fencing; equipment and surfacing installed per manufactures specifications and current industry safety and State of Colorado Insurance pool requirements, compliance with accessibility requirements; equipment purchased from an IPEMA-certified manufacturer.



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- 4.1. RMS will be designed and constructed with high quality, durable, easily maintainable building materials and finishes.
- 4.2. The new RMS facility shall accommodate the Colorado Achievement Plan for Kids (Cap4K), No Child Left Behind Act (NCLB) and the State Board's model content standards.
- 4.3. The new RMS facility shall accommodate individual student learning and classroom instruction and have embedded technology to enable adequate voice, data, and video communications in accordance with the Building Industry Consulting Services International's (BICSI) Telecommunications Distribution Methods Manual (TDMM).
- 4.4. RMS shall be provided with the technological hardware and software to enable control of web-based activity access throughout the facility; e-mail for staff; a school-wide telephone system with voicemail, a district hosted web site with secure parent online access linked to attendance and grade books.
- 4.5. The RMS administrative software should enable: Individual Educational Programs (IEP), Individual Learning Programs (ILP), Personal Learning Plans (PLP), sports eligibility records, immunization and health service management records, discipline and behavior records, transcripts, food services information, library resource management information, and assessment analysis management records, as applicable.
- 4.6. The RMS facility may be protected to maintain business continuity with emergency power backup, redundant A/C for data centers and data backup systems. Off site hosting of critical data to protect against loss of data could be explored;
- 4.7. The criteria provided in 3.18 and 3.19 have been considered for the new RMS site.
- 4.8. The new RMS facility accommodates full-day kindergarten and preschool and could possibly accommodate future expansion of services.
- 4.9. As recognized by the Assistance Board, RMS may not include all items following in this section due to its educational programming and facility needs.
- 4.10. In accordance with guidelines for elementary schools (grades PK-5), RMS shall provide exciting learning environments for children along with associated teaching and administrative support areas. Daylight and views will be incorporated in all learning areas, supplemented by well-designed task oriented artificial lighting. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors, and other learning areas will be utilized to create a learning environment that focuses the student's attention. The following may be incorporated in the new RMS facility:
  - 4.10.1. Playfields, age appropriate equipment, gardens, trees, non-traditional play features and shade structures for school and community use;
  - 4.10.2. Preschool and kindergarten classrooms (1000-1200 s.f.) with dedicated bathrooms;
  - 4.10.3. Special education classroom;
  - 4.10.4. Special program room;
  - 4.10.5. Classrooms to accommodate a maximum of up to 25 students and provide 35 s.f./student with a minimum classroom size of 600 s.f. Classrooms with natural light and a view, conditioned, well-ventilated air, and with the necessary equipment, technology infrastructure, and storage to support the intended educational program;
  - 4.10.6. Band/vocal music room with high ceilings and acoustical wall coverings, separated from other classrooms if possible;
  - 4.10.7. Art room with ample storage cabinets and counter sinks. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;
  - 4.10.8. Computer room with work stations/carts and wireless connections where possible;
  - 4.10.9. Library/multimedia center (LMC) as the heart of the school, with a flexible space for student, staff, and parent use. The space is planned with high ceilings with abundant natural light, as well as well-designed artificial task lighting. Window treatments may be incorporated to accommodate the use of audio visual equipment requiring darker environments;
  - 4.10.10. Commercial kitchen, with cooking and refrigeration equipment, dry storage, and ware washing area;

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- 4.10.11. Cafeteria/multipurpose room with higher ceiling heights and daylight. At RMS, a tiered stage for school productions may be included between the music room and gymnasium with basic theatrical lighting and sound systems;
- 4.10.12. Small gym with basketball court, volleyball sleeves and standards, safety wall wainscoting and adjustable basketball backstops;
- 4.10.13. Administrative offices, nursing area, bathrooms, conference, reception, and building support areas to accommodate the educational program.

4.11. In accordance with guidelines for Middle schools (grades 6-8), RMS shall provide a vibrant, cheerful, learning environment for students and scaled for teenage occupancy. Daylight and views will be incorporated in all learning areas, supplemented by well-designed task oriented artificial lighting. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors, and other learning areas will be utilized to create a learning environment that focuses the student's attention. The following may be incorporated in the new RMS facility:

- 4.11.1. Soccer field and paved play area for school and community use;
- 4.11.2. Special education classroom;
- 4.11.3. Special program rooms;
- 4.11.4. Classrooms as described in 4.10.5.
- 4.11.5. LMC as described in 4.10.9.
- 4.11.6. Computer facility per 4.10.8.
- 4.11.7. Accommodations for distance learning;
- 4.11.8. Science classroom with teaching demonstration table, emergency shower/eyewash, wet student work stations, and equipped with adequate instrumentation;
- 4.11.9. (RMS does not currently include a dedicated "Family Consumer Science Lab", but instead incorporates life skills throughout its Montessori education program;)
- 4.11.10. In lieu of a dedicated Band room, the RMS music room is described in 4.10.6.
- 4.11.11. In lieu of a dedicated Vocal room, the RMS music room is described in 4.10.6.
- 4.11.12. Art classroom per 4.10.7.
- 4.11.13. (RMS does not currently include "Beginning shop, vocational, and agricultural Career and Technical Education (CTA) classrooms", but incorporates life skills and gardening throughout its Montessori education program;)
- 4.11.14. (At RMS, its performing arts area is planned as a tiered stage for school productions between the music room and gymnasium with basic theatrical lighting and sound systems;)
- 4.11.15. Commercial Kitchen as described in 4.10.10
- 4.11.16. Cafeteria/multipurpose as described in 4.10.11.
- 4.11.17. Gymnasium with a basketball court and dividing curtain to create two smaller basketball courts. The following equipment may accompany or be accommodated for in the gym: adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chin-up bar, wrestling mat hoist, and scorer table;
- 4.11.18. (The current RMS program does not include a dedicated weight training area;)
- 4.11.19. (The current RMS program does not include men and women's locker rooms with independent bathrooms, showers and locking metal lockers;)
- 4.11.20. Administrative areas as described in 4.10.13.

4.12. N/A (RMS is a PK-8 school.)

4.13. N/A (RMS is a PK-8 school.)

5.1. The new RMS facility will conserve energy through High Performance Design (HPD). The RMS design and construction team understands the importance of establishing energy performance goals the entire building in terms of KBTU/SF/YR total building load, and the following considerations are important:

5.1.1. RMS has assembled an integrated design team of school and community stakeholders, architects, engineers, and facility managers. Hutton Architecture Studio, with experienced LEED and/or CO-CHPS accredited professionals, leads the HPD for the new facility;

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- 5.1.2. Site locations that encourage transportation alternatives such as walking, bicycling, mass transit, and other options to minimize automobile use, such as the new RMS site, which is located along a bike path;
- 5.1.3. Facility design to reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption, and to provide responsible storm water management and treatment;
- 5.1.4. Reduced building footprint, such as the two-story concept design of RMS;
- 5.1.5. Minimizing parking to reduce heat island effect and discouraging use of individual automobiles, including: Preferred parking spaces for carpools, vanpools, or low emission vehicles; Providing three spaces per classroom if possible; overflow parking in unimproved lot areas near the RMS site;
- 5.1.6. Facilities that utilize existing sites, buildings and municipal infrastructure;
- 5.1.7. Joint-use facilities, such as the RMS soccer field;
- 5.1.8. Evaluating energy costs holistically by determining the cost of high performance strategies versus long term cost savings;
- 5.1.9. Utilizing passive solar techniques such as the positive building solar orientation and building massing of RMS; sun-shading; natural ventilation where possible; green roofs if proven viable given the cost of installation and maintenance.
- 5.1.10. Utilize energy efficient and or renewable energy strategies, such as geo-exchange for heating and cooling or preparation for the installation of photovoltaic panels at RMS;
- 5.1.11. Metering of all utilities with the ability to sub meter selected systems to manage utility usage;
- 5.1.12. Evaluate necessary building materials and systems and consider holistic design solutions that serve multiple purposes;
- 5.1.13. Evaluation of utility bills to determine efficiency of facilities;
- 5.1.14. Investigating performance contracting potentials;
- 5.1.15. Incorporation of effective daylighting and task oriented lighting concepts. Use of occupancy sensors and photocells to keep lights off when not needed, including emergency lighting when the building is unoccupied;
- 5.1.16. Design of building and site lighting to have minimal impact offsite, minimal impact to the night sky, and minimal trespass from the interior of the building to the exterior.
- 5.1.17. Controls that monitor the efficiency of the mechanical system and control temperature range during low/non-use periods and after operating hours.
- 5.1.18. Commissioning of mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools;
- 5.1.19. Design and installation of high performance glazing, tuned per solar orientation;
- 5.1.20. The RMS landscape shall be designed and implemented in order to optimize the use and location of climate-appropriate plantings.
- 5.1.21. The RMS HPB team will carefully evaluate the possible use of a cool or green roof with consideration of its impact to the energy use of the building;
- 5.1.22. The RMS concept design and pricing includes use of heat recovery in the systems wherever possible.

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- 5.1.23. The RMS concept design and pricing includes a tight and well-insulated building envelope with a wall thermal value exceeding R-23 and roof thermal value of a minimum R-30.
- 5.1.24. Main building entrances at RMS will include vestibules at to minimize loss of conditioned air;
- 5.1.25. The RMS design and construction team will utilize, when possible, sustainable (green) building materials that are durable, easily maintained, resource efficient, energy efficient and emit low levels of harmful gases. Whenever possible EPA Energy Star labeled systems and equipment will be installed. The design will include use of Colorado-based and local and regional material manufactures whenever possible to reduce the impact of transportation costs and support regional and state economies.
- 5.1.26. The RMS community is eager to utilize its new facility as a high performance learning tool.
- 5.2. Analysis of existing school facilities or desired new school facility size against the required school facility size taking into account maintenance and operational costs of the existing or desired new larger facility compared against the costs savings associated with a reduced facility size. Achieve reduced school facility size by minimizing single use spaces, building circulation, and consolidating remote facilities, coupled with maximization of consolidated shared flexible facilities that are well scheduled, and utilize extended hours of operation.
- 5.3. RMS will likely seek implementation of a school-wide energy management plan.
- 5.4. As feasible due to geographic and its budget constraints, RMS could seek adoption of a goal of “zero waste” from construction of the new building.
- 5.5. RMS is likely to pursue training or staff to establish school wide preventative maintenance tasks for all building systems to determine that systems are functioning as designed and clearly outline follow-up maintenance procedures to keep equipment and materials functioning as intended, extend life of equipment, and reduce operational costs.
- 6.1. RMS is an Institute Charter School currently located in temporary buildings, but is seeking funding for permanent facilities to last fifty years or more.
- 6.2. RMS is currently located in temporary buildings on a leased site, so there is no historical significance.
- 6.3. Building code, health, and safety deficiencies associated with the RMS temporary buildings and site are described in detail in the Deficiency portion of the Grant Application.
- 6.4. Educational programming and green building deficiencies associated with the RMS temporary buildings and site are described in the Deficiency portion and accommodated for the new facility in the Project Cost Summary portions of the Grant Application;
- 6.5. Information detailing the need for a replacement facility is provided in detail in the Deficiency portion of the Grant Application;
- 6.6. Due to the temporary nature of the existing RMS buildings and site, rehabilitation is not possible.
- 6.7. As a result of the above, as well as the information provided in the Grant Application, RMS seeks funding for a replacement facility on a new safer and educationally appropriate site.

### **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

As a condition for the completion of the new school project, RMS shall obtain from the architect or engineer a certification that the contractor for the school facilities project has provided a maintenance package containing all of the following:

1. Manufacturer's warranties.
2. Owner's and training manuals.

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## 3. Required maintenance and testing instructions.

Periodic inspection, testing and certification of building systems or components required to maintain system warranty or guaranty provisions performed in accordance with manufacturer instructions and owner manuals will be provided.

### Maintenance Plan

1. ☐ Boiler inspection/service, 1x per year.
2. ☐ Inspect all toilets/facets, 1x per week during cleanings.
3. ☐ Chillers/air handling units inspection/service, 1x per year.
4. ☐ Well pump inspections, 1x per year.
5. ☐ Wet well inspection, 1x per year.
6. ☐ Domestic water holding tank inspection, 1x per year.
7. ☐ Roof inspections, should have thorough walk over every spring and fall to inspect all welded seams and flashing connections/terminations/roof drain intersections. Internal roof drains will need to be cleaned out prior to each winter season.
8. ☐ Irrigation system inspection of all sprinkler heads, each spring at fire up and fall at blow out time.
9. ☐ Carpet deep cleaning, 4x a school year, regular vacuum 1x per day.
10. ☐ Buff concrete floor, 1x a week. Reseal and polish once every five years/
11. ☐ Wash exterior glass, 2x a year.
12. ☐ Clean interior glass, 1x a week.
13. ☐ Repaint exterior Hardi panel siding, once every 5 years.
14. ☐ Repaint interior sheetrock, once every 10 years.
15. ☐ Pull weeds around site, 2x per month in growing seasons.
16. ☐ Fertilize grass areas, trees and plants every spring and fall.
17. ☐ Reseal asphalt parking lot, 1x every 5 years.
18. ☐ Inspect/change light fixtures, as needed, keep surplus of extra bulbs on site of each fixture.
19. ☐ Inspect fire sprinkler system, 1x per year
20. ☐ Inspect fire alarm system, 2x per year, all school fire alarm 1x per quarter
21. ☐ Inspect/recharge fire extinguishers, 1x per year
22. ☐ Inspect all metal exterior siding, thorough inspection 1x per year
23. ☐ Inspect elevator, 1x per year
24. ☐ Inspect all windows for air leakage/cracks/chips, thorough inspection 2x per year
25. ☐ Inspect/service sliding glass pocketing door in cafeteria, 1x per year
26. ☐ Inspect/service overhead rollup door at cafeteria service window, 1x per year
27. ☐ Regrout bathroom tile, 1x every 5 years
28. ☐ Buff rubberized gym floor, 2x per month, refinish floor every 10-15 years depending on wear
29. ☐ Inspect lockers, 1x per year.
30. ☐ Service/inspect kitchen appliances, as needed, inspect every day prior to use, cleaning every day after use.
31. ☐ Inspect all door swings/hardware, weekly.
32. ☐ Service all school computers, 2x per year.
33. ☐ Repairs or localized replacements of system components resulting from breakage or misuse.
34. ☐ Semi-annual tests to monitor indoor air quality.
35. ☐ Mowing grass, 1x per week during growing season.
36. ☐ Plowing parking lots and walkways, as needed through snow season.

A maintenance budget equal to 7% of the PPOR revenues will be started upon moving in to the new facility. This year, 7% amounts to approximately \$87,000. RMS is still in a growth phase as we anticipate adding 15-20 new students annually for the next 5 years. After that time, RMS will be at a maximum operating capacity of 300 students. In four years, 7% of the operating revenue with current PPOR figures with 300 students is \$130,000, an increase of 33%.

A capital reserve fund will be maintained with an initial allocation of \$44,000 per year for building projects. This amount will

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increase each year as student population grows and will be maintained at the 4% of the annual operating revenue. By year five in the new facility, the annual amount set aside will be \$79,240 which will be able to cover replacing systems as they wear out without incurring any additional debt.

The following table shows the major systems within the facility and their estimated replacement cost as well as the annual amount that needs to be saved to cover these expenses.

Item	Life Expectancy	Estimated Replacement Cost	Annual Cost for Replacement
Roof	20 years	\$250,000	\$12,500
HVAC System	20 years	\$87,000	\$4,350
Plumbing System	20 years	\$38,500	\$1,925
Electrical System	30 years	\$31,500	\$1,050
Telephone System	30 years	\$7,500	\$250
Public Address System	30 years	\$15,000	\$500
Fire Suppression System	25 years	\$7,000	\$280
Fire Alarm System	25 years	\$4,500	\$180
Carpet	10 years	\$36,000	\$3,600
Windows	35 years	\$250,000	\$7,145
Gym Floor	30 years	\$40,000	\$1,333
Tile	15 years	\$15,000	\$1,000
Bathroom Countertops	10 years	\$5,000	\$500
Interior/Exterior Doors	20 years	\$85,000	\$4,250
Cabinetry/Shelving	15 years	\$55,000	\$3,667
Door/Bath/Cabinet Hardware	10 years	\$19,500	\$1,950
Sheet Rock	30 years	\$225,000	\$7,500
Painting	10 years	\$75,000	\$7,500
Lockers	35 years	\$30,000	\$857
Window Treatments	20 years	\$37,500	\$1,875
Concrete Flat Work	25 years	\$25,000	\$1,000
Asphalt	10 years	\$40,000	\$4,000
Playground Equipment	15 years	\$85,000	\$5,667
Landscaping	30 years	\$65,000	\$2,167
Irrigation System	20 years	\$75,000	\$3,750
Totals		\$2,084,000	\$79,096

A capital campaign with the goal of raising sufficient capital to replace the building over the life of the building will also be instituted. Initially the amount per year will be \$40,000 and will increase as student population grows. Beginning in year five, the amount of PPOR money contributed to the capital campaign will increase to 4%, with the annual amount saved toward the capital campaign being \$74,292. Assuming that this building has a life expectancy of 75 years, RMS would have approximately 60% saved toward the cost of a new facility. The remaining financing could be arranged through conventional means.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

When the current location was initially leased, there were many good reasons for choosing that spot. The location is conveniently located in town and is within easy walking and biking distance of many of our families. Additionally, it is two blocks from the town recreation center, across the street from an open green space and four blocks from the town library and

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

a park. Because we knew that our initial facility would not have many amenities, it was important to capitalize upon proximity to other places that could provide these. The location was also flat and had already had an office complex made from modular construction on it so it was ready for use and did not require any infrastructure development other than some grading. Further, six years ago, there were plans in place for developing the current site into a 17 acre mixed use commercial/residential development and the founders had thought that a school would be a great asset to this project. While the plans are still in place, they have been put on hold indefinitely due to the poor economic climate. Many of the features that make the current location were simply not known at the time the lease was signed and could not have been known until the school was there for several months.

RMS received charter approval in March of 2005 and needed to be open by August of 2005 due to the 130 students who quickly enrolled because parents valued the unique educational choice offered. Had the school not opened in August of that year, those parents would have had to find another educational model for their children and RMS would have had to start the following year from scratch. A Montessori school works best when children are educated in that method from an early age. If the school had to start anew in 2006 with just Kindergarten, it would not have been a financially viable option.

The founders looked at all existing vacant buildings that were available at the time to see if they could be renovated, but none were large enough to accommodate the school. There was clearly not enough time to build a new facility. Consequently, the founders began researching modular buildings as a temporary solution. Several options were considered and in the end, a new 12,500 square foot modular with 8 classrooms, a multi-purpose room, bathrooms and 2 administrative offices was chosen. This modular provided a cohesive school environment so that students would not have to walk between buildings in the cold, icy months of winter and could be closely supervised at all times. This was the best option available at the time even though the founders knew that this would not be a permanent home.

The school population grew quickly soon the school was too small to accommodate everyone. In 2007, a preschool was which increased the school by two classrooms. In 2007, two 17 year old two- room modulares were additionally leased to accommodate this growth and provide a classroom dedicated to art. These modulares were in moderate condition and did not have plumbing when they were leased. In addition to these modular buildings, the school had to lease an additional 1/3 acre of land adjacent to the current property to be able to provide an adequate playground space for the students. Finally in 2008, the school population was aging and needed to add a room for middle school and the third two-room modular without plumbing was leased to accommodate these students.

The current modulares were never intended to be the permanent home of RMS. The initial idea for a permanent school was to put aside capital reserve funds annually and save up to get a conventional bank loan and build a permanent school. Unfortunately, the founders did not plan on the educational funding cuts that have happened since the school opened. It has not been possible to save for capital needs as the majority of the budget is necessary to pay staff salary and benefits and maintain the land and facilities we have. Staff salaries have been frozen for three years. The school has started a Foundation that raises approximately \$100,000 annually, but much of this money goes to support current programs and has not resulted in a large capital reserve. RMS is in the frustrating situation of not being able to save money because of the high land/modular lease payments.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$87,000 the first year progressing to a

**CDE COMMENTS:**

ROSS RECEIVED A GRANT LAST YEAR FOR A SIMILAR PROJECT BUT THEIR MATCH WAIVER REQUEST WAS DENIED AND THEY COULDN'T PROVIDE THEIR MATCH AND WITHDREW THE GRANT.

**Health, Safety**

**Overcrowding**

**Technology**

**Other**

**Importance:** H

**Urgency:** H

**Planning:** No Plan

**Ability:** Not Able

**Previous BEST Grants:** 0

**Red Flags:** Multiple

**Red Flag Explain:** High Cost Per Sq. Ft - Hard cost is only \$217 but high soft costs are driving the overall cost to \$317. Mainly due to the largest amount needed to purchase and develop a site, almost \$ 2 Million. High Sq. Ft. Per Pupil - Due to building for anticipated growth in the future. Waiver Request - They were awarded a grant last grant cycle but the waiver was denied. They were unable to raise the required match and were forced to return the grant. I feel the waiver letter addresses their financial need accordingly

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

and they have demonstrated a need to be granted a waiver.

<b>Current Grant Request:</b>	\$11,821,832.56	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$1,027,985.44	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$12,849,818.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	217.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	38,500	<b>CDE Minimum Match Percent:</b>	48
<b>Cost Per Sq Ft:</b>	\$317.87	<b>Actual Match Provided by Applicant:</b>	8
<b>Cost Per Pupil:</b>	\$60,885.18	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	191.54	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	3rd Party	<b>Inflation %:</b>	3.50%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	The leased land will be vacated and the leased modulares will be returned to the vendors.

**Explain Existing Financing:** We are currently in leased modular structures on leased property.

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	16.60%
<b># of Fiscal Health Warning Indicators:</b>	5	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	Yes	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	202.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA



February 29, 2012

Colorado Department of Education  
Capital Construction Assistance Board

Re: Waiver Request for Reduction of Required Match

Ross Montessori School (RMS) has applied for funding from Building Excellent Schools Today (BEST) to help with the purchase of land and building a permanent school facility. RMS respectfully submits this waiver letter requesting our matching percentage be decreased from 48%, (\$5,874,203) to 9% (\$1,101,413) of the total project cost \$12,237,922. RMS believes it is our responsibility to help ourselves to the extent possible with regard to matching funds. RMS has explored many options for matching funds. Unfortunately the reality is that RMS does not have access to local tax dollars, the general method for applicants to meet their match requirement, RMS is not in a position to borrow matching funds, and fundraising and grant requests will not supply the necessary financing. The reasons that the match waiver is necessary are more fully explained below:

#### **Authorizer Contribution**

RMS is chartered through the Charter School Institute (CSI), not through the local RE-1 district. The CSI, which charters 18 schools throughout the state, currently has a total of \$500,000 for both special education needs and capital construction funds for all of its schools. As a CSI school, RMS does not have the ability to raise matching funds through local tax dollars. RMS is also not entitled to any monies raised through local RE-1 bond elections or mill levies. CSI wholeheartedly supports RMS getting a new and safe facility. Unfortunately CSI is limited in its ability to financially support RMS. CSI does not have the ability to raise local tax dollars for capital construction projects for its charter schools. The CSI does have a capital construction loan program, not a grant program, for their member schools. If a BEST grant is received, RMS will apply for a \$100,000 loan from this program to assist with our match.

#### **Lending**

RMS has a proven track record of paying up to \$250,000 annually in land and building leases. Accordingly, RMS is willing to finance a portion of the match through a bank loan. It is our understanding that financing all or part of the matching percentage cannot come in the form of borrowed funds without the following stipulations in place: no collateral, no signing before grant money is awarded, and reasonable payments in terms of possible declining PPR. RMS approached several banks regarding a loan for our match. Due to the no collateral rule, we were unable to secure any commitments for a loan. While the banks were impressed with our school's financial record, academic success, and parent commitment, each lending institution stated they require some amount of collateral for a loan. Ross has spoken in detail with the USDA about their rural loan program and Ross is in the process of applying for a loan. However, the

USDA will not agree to be in second lien position so this is not an option for raising matching funds.

**Grants and Fundraising**

In addition to speaking with CSI about contributions and researching bank loans, RMS has again heavily explored the possibility of grant monies or other non-traditional sources for matching funds. Some foundations that had given encouraging responses during last year's application process are no longer able to assist. The Gates Family Foundation has informed us that RMS is not eligible for funding because the percentage of free and reduced lunch population at RMS is not greater than 40%. The USDA grant program is not an option either for the same reason. The Aspen Community Foundation is no longer focusing on capital projects, but is more interested in funding specific programs. RMS did receive optimistic answers from Temple Buell Hoyne Foundation and CORE. If a BEST grant is awarded, RMS will seek \$100,000 for Temple Buell Hoyne and \$50,000 from CORE. These grant requests, however, will not be considered until after the BEST grant is awarded. This timing is certainly a challenge; however, RMS feels confident in its ability to gain funding, and will pursue grants from these sources in order to reach our match. RMS requests that the BEST board take into consideration the positive responses from these sources and the timing constraints when reviewing RMS' attempts at securing grant pledges.

*Should we meet w/ USDA?*

*how much free & reduced to try have?*

*Should we meet w/ Temple Buell & CORE?*

RMS was given a list of potential funding sources from the Colorado Department of Education. The table below describes the responses from those sources as well as additional sources.

Foundation/Source	Is RMS Eligible	Reason Given
Great Outdoors Colorado	No	To be eligible RMS must apply in conjunction with Garfield County. RMS currently does not have land under contract with the County. The county and the school cannot put a plan in place until after the BEST grant process, and this is not practical as the timing is too short.
Aspen Community Foundation	No	They are no longer funding capital grants, but are more interested in program enhancements.
DOLA grants/Community Development Block Grant	No	Grants cannot be used as part of a match (see attached letter).
Gates Foundation	No	The Gates Foundation does

		not accept unsolicited proposals (see attached letter).
Eli and Edyth Broad Foundation	No	This Foundation only supports schools in urban areas and does not accept unsolicited proposals.
Community Reinvestment Fund	No	This fund provides capital to low income areas and Garfield County and Carbondale do not meet their low-income guidelines.
Housing Partnership Network	No	This group provides funding to dual purpose projects that incorporate housing and our project does not fit.
KIPP Foundation	No	RMS is not a KIPP charter school.
Gates Family Foundation	No	Eligible schools must have at least 40% (preferably 60-90%) of students in the free/reduced lunch program.
Boettcher Foundation	No	This Foundation has donated to the Charter School Development Corporation instead of individual schools to assist with capital projects.
Daniels Fund	No	This Foundation is interesting in funding operational improvements and not in direct capital construction (see attached letter).
State Historical Fund	No	RMS's project does not involve renovation of an historic building.
Charter School Growth Fund	No	This organization only provides funding to schools that intend to grow into a network of schools and RMS does not have that intention (see attached letter).

USDA	No	Eligible schools must have at least 40% of students in the free/reduced lunch program.
------	----	--

*I don't see CSI program on list*

**Fundraising**

Since the last application, RMS has hired the Colorado League of Charter Schools (CLCS) to assist with a long term strategic plan for the entire school. This plan includes fundraising and facilities goals. To assist with fundraising, a capital campaign consultant has been hired. After a thorough RFP process, RMS has hired Elaine Walsh Carney of Walsh Carney Associates from Jackson Hole, Wyoming. Elaine has over 20 years of expertise working primarily with non-profits to raise funds for capital campaigns. Her resume is attached. Elaine's initial work for RMS includes conducting a fundraising feasibility study. The feasibility study includes identifying potential donors with a connection to our school and/or priorities (school choice, green construction, Montessori education) and then setting up individual meetings with donors to discuss their interest and likelihood to contribute. This study also takes into consideration the fact that RMS was able to raise approximately \$400,000 in pledges in an aggressive three month long campaign to meet the BEST match requirement. Many of the donors who pledged their support last year are financially unable to donate further to this campaign and thus, those avenues are exhausted. Although the feasibility study has not officially been concluded, it appears that the results will show that RMS will confidently be able to raise an additional \$350,000 in the by November 2012.

**Existing Facilities**

The town of Carbondale is small and has limited options with regard to existing commercial facilities that would be suitable for a school. RMS has nonetheless actively investigated the possibility of renovating available spaces in order to lower the cost of the project. Additionally, RMS has investigated the possibility of utilizing an existing public school facility. Unfortunately, there are no current vacant school facilities in the RE-1 district. When RE-1 gave vacant properties to the town of Carbondale, RE-1 did so with a restrict covenant that prohibits other organizations from using the facility as a K-8 schools. Further, the CSI does not own any property within the Carbondale region.

*Have we contacted RE-1 about this?*

**Facilities Operating Costs**

Our current facilities operating costs include a monthly land lease payment of \$2500, and monthly modular lease payments totaling \$12,500 for a total of \$190,000 annually. This amount was \$250,000 annually until the 2010 school year when RMS aggressively renegotiated contracts with the vendors. Further, monthly utility (water, gas, electric) bills average \$1500 for a total of \$18,000. Added to these monthly costs, there are

anticipated and unanticipated costs involved in cleaning, maintaining and repairing the facilities. These costs come to approximately \$15,000 annually.

If selected for a BEST grant, the new facility would greatly lower RMS' operating costs by eliminating \$190,000 annually in lease payments. This would allow RMS to pay for a full time maintenance worker as well as set aside ample reserves for repairs and upgrades to the facility in the future.

*We need before and after analysis*

**Community Support**

The Carbondale community and the Roaring Fork Valley in general are very supportive of this project. RMS is supported by parents, elected officials and businesses from around the state as evidenced by the countless of letters of support that we have.

As outlined herein, the inability of RMS to meet its match is unique. Due to RMS' status as a CSI school it is unable to access local tax dollars. RMS has done extensive due diligence, and has applied to or inquired with numerous foundations for matching funds. RMS is also willing to borrow matching funds but is unable to as described above. Further, RMS has engaged a fundraising campaign consultant and will be aggressively fundraising. RMS anticipates \$250,000 of funding from the CSI, the Temple Buell Hoyne Foundation and CORE. RMS understands and appreciates the need for the RMS community to be invested personally in this project. While RMS would love to be able to offer more, it is not feasible in our small rural community, especially when the options of bond or bank financing are not possible and grant funding is severely limited.

Thank you very much for considering this waiver request.

Respectfully Submitted,



Sonya Hemmen  
Head of School

**BOND HISTORY AND INDEBTEDNESS**

**4.1.1.3 The School District's Bond Redemption Fund Mill Levy Relative to the Statewide Average**

The CSI District has no mill levy.  
The CSI District's Bond Redemption Fund Mill Levy is 0.



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## CHARTER SCHOOL INSTITUTE

Members of the BEST Board:

Pursuant to CRS 22-43.7-109(3) the Charter School Institute (CSI) submits this letter in support of the BEST grant application from Ross Montessori School (RMS).

RMS is one of the top performing schools authorized by CSI, and are near the top quartile of all public schools in the state. Enrollment at RMS is consistently growing, and the high quality staff provide a unique educational opportunity not available elsewhere in the Roaring Fork Valley. RMS has all of the aspects of a successful school, except for the quality of its facilities. Currently the facilities at RMS are seriously deficient and present significant health and safety concerns for students, staff and all RMS community members who visit the school. The BEST grant program will provide RMS with an opportunity to educate its students in a safe and healthy manner. Given a safe and enriching environment, RMS will continue to excel.

RMS currently spends approximately 19% of per pupil operating revenue (\$226,000 of an annual budget of \$1.2M) on facilities management. The RMS facility is not sustainable and is detracting from education. A new facility will allow RMS to reduce the amount of per pupil revenue it spends on facilities management, and reallocate the funds to increasing the educational opportunities and level of services offered to its students. A BEST grant will also allow RMS to put funds aside for future capital construction needs and facilities management planning.

As you are aware, CSI is unlike traditional school districts authorizers in many important ways that are relevant to RMS's BEST grant application. Some of these very important differences include:

- CSI does not own any buildings or land that may be used by its charter schools.
- CSI does not have the capability to raise bond money through local tax elections or mill levies to fund capital construction, or any, projects for its charter schools.
- CSI does not receive any license plate fee or developer impact fees money.
- CSI does not have a large capital construction fund set aside.

Without a BEST grant, RMS will not have the opportunity to provide a safe and healthy learning environment for its students. CSI urges the BEST board to approve the RMS BEST grant application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ethan Hemming', with a long horizontal flourish extending to the right.

Ethan Hemming, Executive Director

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - South HS

### - Plumbing, Electrical, Science Lab, Roofing, and Auditorium Upgrades - 1926

**School Name: South HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	323,521
Replacement Value:	\$101,294,065
Condition Budget:	\$77,174,490
Total FCI:	76.19%
Energy Budget:	\$0
Suitability Budget:	\$19,734,900
Total RSLI:	6%
Total CFI:	95.7%
Condition Score: (60%)	2.91
Energy Score: (0%)	2.12
Suitability Score: (40%)	4.16
School Score:	3.41



Q#: 110.4 - What is the condition of the roof covering? The roof is in fair condition with minor leaks. Score: 3

Q#: 120.3 - Describe condition of system and fixtures. The system and fixtures are beyond expected life. Score: 2

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: DENVER 1

Applicant Priority # 1

County: DENVER

Cash Grant Rank: 1.3

Project Title: Plumbing, Electrical, Science Lab, Roofing, and Auditorium Upgrades

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm            | <input checked="" type="checkbox"/> Roof          | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement            | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement       | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security                 | <input type="checkbox"/> Land Purchase                    |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework        | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings                | <input checked="" type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Water Systems | Auditorium Ceiling  |

## General Background Information and Reasons for Pursuing a BEST Grant:

South High School was constructed 1924, it has served as a corner stone to Denver Public Schools for 88 years; however this amazing building is in need of major renovation work.

"Water Quality" which is extremely poor due to the deterioration of original 1924 water and sanitation system.

"Electrical Distribution" which malfunctions on a daily basis and through electrical arcing, has created electrical injuries to both students and staff.

"Science labs" are original to the building's 1924 construction, suffering from outdated technology and unsafe conditions concerning the electrical and gas systems.

"Roofing over NE Wing" requires replacement as it has been repaired repeatedly without success and, due to its location over the Main IT Room 247, needs immediate replacement.

"Historic Auditorium Ceiling" is original 1924 adhered acoustical tile which is falling from the 80' high ceiling and endangering the occupants.

Although the building has been maintained with extreme care and expertise, the original building construction and age conditions detract from it serving as an effective learning environment. Safety issues for staff, students and faculty are immediate dangers requiring continual maintenance and the items listed above are in desperate need of replacement rather than more repair.

We are applying for a Best Grant to help us fund these projects which are major expenses over and above our funding capacity.

There are 2 major factors affecting the district's funding:

1. The extent of needs across DPS: CDE assesses the DPS current deficiency at \$1.755 Billion, which is 18.7% of the entire state. As an outside contracted and extensive assessment of every DPS facility there are 10,414 items that are assessed as "poor or very poor," totaling \$1.913 Billion of required work.
2. The magnitude of a permanent fix for this large High School, with a district-wide square footage of 13,205,868, is overwhelming. It is impossible to concentrate \$6,792,666 for a single campus and neglect the others. Assistance with these critical items at South High School will allow us to free up funds for similar critical issues at our other schools. This allows the maintenance staff to be considerably more productive and much less reactive, ultimately creating exceedingly better learning environments for large numbers of students. DPS's assessment confirms the CDE assessment.

## Deficiencies Associated with this Project:

Affected facilities are in order of importance:

1)Water Quality: the domestic water supply and waste piping systems in this building are original 1924 equipment. The system is potentially incapable of providing safe potable water in any part of the building. System cannot be repaired successfully and sewer odors continue to permeate the school.

Refer to: LKA Architect's Assessment Plan; Clean Water Action Letter and DPS Letter Attached.

2)Electrical distribution: the distribution panels on each floor of each wing of the building are over capacity and are used to switch lights in the corridors. Breakers and wiring are presently experiencing malfunctions almost daily. Switching lighting at



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

these panels is quickly wearing out breakers. Overloading of circuits is causing breakers to trip. Re-energizing breakers is causing arcing over to other breakers resulting in multiple circuit failures.

Refer to: LKA Architect's Assessment Plan.

3)Science Labs: Labs are original to the building's 1924 construction. Old technology and unsafe conditions exist. There are no automatic gas or power shut-offs. The water is contaminated by disintegrating pipes and emergency eye-wash stations have been ruined by the water supply. The Fume Hoods do not have proper exhaust nor make up air supplies. The fresh air to these rooms does not meet current code requirements.

Refer to: VTBS Architect's Science Lab Drawings and Assessment Plan Attached.

4)Clay Tile Roofing over NE Wing: Needs replacement. This roof is located over the Main IT Room 316. Repeated professional maintenance has not stopped leaking. Leaking is directly over the main frame racks of system that runs the entire school. If leaking is not stopped imminent danger of the IT systems is inevitable from these tile's age and damage.

Refer to: Sandstrom Architecture Drawings Attached.

5)Auditorium Ceiling: The historic Auditorium's adhered acoustical ceiling tile is in need of replacement. 10% of the tiles (original to 1924 construction) have fallen or are presently failing as shown in attached photos.

## Proposed Solution to Address the Deficiencies Listed Above:

Solutions are in order of importance: Costs shown below are "Hard Costs" only:

- 1) Water Quality: Replace total domestic water supply, waste and venting piping; as well as water pumps, grease drains, floor drains, sanitary waste equipment, pipe insulation, and 20 drinking fountains. Cost of replacement: \$3,018,783.54
- 2) Electrical: Provide one new light switch per floor to control corridor lighting. Cost \$3600.
- 3) Science Labs: Provide 8 completely remodeled Science Labs with up-to-date and safe technology, a safe gas system with automatic shut-offs, electrical system with automatic shut-offs, make-up air system dedicated for these rooms to support Fume Hoods that do not exhaust properly and get basic air changes to Code regulations; and other basic equipment for a sound learning environment. Cost \$512,974.28
- 4)Roofing at NE Wing: Remove existing clay tile. Repair structural deck and sheathing. Replace all flashings and waterproofing membranes. Replace clay tile roofing. Cost: \$237,512.00
- 5) Auditorium Ceiling: Replace all adhered acoustic tile ceilings throughout with more a permanent acoustic ceiling system. Provide a system that aligns historically into the fabric of this grand auditorium. Cost: \$157,609.28

## How Urgent is this Project:

Urgent issues are in order of importance:

- 1) Water Quality: Piping system is potentially incapable of providing clear, safe potable water throughout the building. Urgency is immediate and 30 years overdue.
- 2) Electrical: Serious safety issues are associated with the electrical distribution system throughout the school facility. System is under-capacity and failing, which malfunctions on a daily basis and has sent electrical arcing injuring both students and maintenance staff in the recent past. The system is and has been serviced regularly from outside vendors.
- 3) Science labs: labs are not conducive to the learning environment, nor are they safe. There are 8 rooms that are original to the 1924 construction needing a complete remodel. Urgency is immediate.
- 4) Roofing NE Wing: This roof is nearing it's 90th birthday. Repeated professional repairs have not stopped the leaking of this roof. The urgency is more directed to the IT Room 316 directly under the leak. This roof would have been replaced years ago if money were available. One severe rainstorm could wipe out the data/comm. system for the entire facility. Need is urgent.
- 5) Auditorium Ceiling Replacement: adhesive for 10% of tiles has or is presently failing, as shown in attached photographs. Because of the number of persons, long periods of occupancy, extreme ceiling height and historic nature of this one-of-a-kind auditorium, it is suggested that the entire ceiling be replaced immediately. There is a deep concern that falling tile could cause injury to the occupants.

## How Does this Project Conform with the Construction Guidelines:

The following systems do not conform to Colorado Department of Education Construction guidelines Article 22-43.7-106(2)(i)(I) CRS:

1. Water Quality: Section 3.4; A potable water supply system complying with 5CCR1003-1 "Colorado Primary Drinking Water Regulations" providing quality water are not provided at this school as required by the Colorado Department of Public Health

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

& Environment.

2. Electrical Distribution System: Section 3.10; A safe and secure electrical distribution system is not being provided in each wing, on each floor of this building. System does not conform to the International Electric Code for capacity and utilization.
3. Auditorium Ceiling: Does not conform to Section 3 promoting "safe" facilities that protect all building occupants against life-safety and health threats . . . Falling ceilings pose a threat to occupants.
4. Roofing at Northeast Wing: Section 3.2; This roof does not provide a weather-tight roof . . . and specifically Section 3.2.2.2 for clay tile and concrete tile roofs.
5. Science Labs: None of the labs conform to Section 3.15; These laboratories do not provide for hazardous chemical storage, clean eye wash stations, shut-off switches for gas and electric: Section 3.15.1.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The DPS Maintenance shops have done an outstanding job maintaining the existing building and systems at the South High School facility. However; they have been required to be "reactive" rather than proactive and this is costing DPS an excessive amount of money. The work we are proposing has a Minimum Life Cycle of 50 years. These solutions will free up capital improvement funds to correct smaller and more high priority needs at other campuses within the district. The combined effect of this will be to reduce the "emergency situations," freeing up valuable maintenance time and budget to complete the preventative maintenance goals at South High School.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

South High School was newly built as a state-of-the-art High School in 1924 for the Denver Public School System. It has been continuously utilized only as a High School for 88 years. A high standard of care and maintenance has been implemented to keep the school in generally good condition. However; due to time, South High School requires specific large-system replacements. Since many of the systems are 1924 original construction, they have served well beyond their life expectancy and are presently failing.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

THE FCI AND CFI DON'T SUPPORT RENOVATION BUT SOUTH HS IS A HISTORICAL BUILDING WITH A LOT OF HISTORICAL CHARACTER. THE ELECTRICAL SOLUTION IN THE GRANT APP DOESN'T CORRECT THE ELECTRICAL SERVICE ISSUES.

- Health, Safety     
  Overcrowding     
  Technology     
  Other

Importance: M    Urgency: M    Planning: Up To Date    Ability: Able    Previous BEST Grants: 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$3,813,815.17	<input type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$2,996,569.06	<input type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$6,810,384.23	<input type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match
<b>Affected Pupils:</b>	1,313.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	287,000	<b>CDE Minimum Match Percent:</b> 44
<b>Cost Per Sq Ft:</b>	\$21.52	<b>Actual Match Provided by Applicant:</b> 44
<b>Cost Per Pupil:</b>	\$4,715.35	<b>Historical Significance:</b> Yes - Pending
<b>Sq Ft Per Pupil:</b>	218.58	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b> 0.0001		<b>If Match is a Bond Election Date:</b> 2012

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	7.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	72.91%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	24101
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	1136720800.2
<b>District FTE Count:</b>	71,845.50	<b>Existing Bond Mill Levy</b>	6.8
<b>Assessed Valuation</b>	9525587005.8	<b>Bonded Debt Approved</b>	764800000
<b>PPAV:</b>	132584.32339	<b>Year Bond Approved</b>	03,08
<b>Unreserved General Fund FY0910</b>	52164268	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	768396601	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	1905117401.2	<b>Bond Capacity Remaining</b>	1136720800.2
		<b>Percent Bonding Capacity Used</b>	0.40333293924

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ACADEMY 20 - Liberty HS - Replace HS Roof - 1987

### School Name: Liberty HS

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	186,000
Replacement Value:	\$55,002,300
Condition Budget:	\$15,383,995
Total FCI:	27.97%
Energy Budget:	\$65,100
Suitability Budget:	\$2,206,400
Total RSLI:	14%
Total CFI:	32.1%
Condition Score: (60%)	3.28
Energy Score: (0%)	1.54
Suitability Score: (40%)	4.69
School Score:	3.85



**Q#: 110.4 - What is the condition of the roof covering? The roof covering is beyond its expected life. The Building Manager reports that he makes frequent work order requests for roof repairs due to leaks. There is evidence of patching on the roof. No splits or bubbles were observed during the condition assessment. Score: 2**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ACADEMY 20

Applicant Priority # 1

County: EL PASO

Cash Grant Rank: 1.5

Project Title: Replace HS Roof

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Liberty High School is 25 years old and serves as a high school for 1537 students (with a core building capacity for 1,350 students). The school was built in 1987.

The CDE School Assessment Report for this school (revised April 4, 2011) Building Condition Deficiencies #B-3010 Roof Coverings "Analysis: The system age is either beyond expected life or does not meet its intended performance under the Guidelines. The system may be in service and functioning but it is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components, or in order to meet the performance Guidelines for this system. The system was installed in 1987. It has a 20-year service life which expired in 2009.

Recommendation: The system should be replaced.

Distress: Beyond Expected Life

Priority: 3 Necessary (3-5 years)"

"Assessment Criteria: #110.40: What is the condition of the roof covering?

Score: 2. Comments: the roof covering is beyond its expected life. The building manager reports that he makes frequent work order requests for roof repairs due to leaks. There is evidence of patching on the roof. No splits or bubbles were observed during the condition assessment."

The Facilities Management Department in our Procedure Manual, has established semi-annual Preventive Maintenance Roof Inspections.

PM activities include the following;

Inspect roof membrane, insulation, and seams; look for buckling, blisters, and gravel disbursement (if applicable)

Check roof drains; to insure they drain properly and are clear of debris

Flashing adhesion to curbs and parapets, coping caps, color consistency

Inspect roof penetrations

Interior inspections; especially at all roof penetrations.

LHS roofs were last inspected by our skilled technician on 11/17/11, 4/22/11 and 11/17/10, and are scheduled for our next inspection on 4/1/12.

These activities are consistent with the CDE Guide to Maximizing the Life of your Roof through Preventive Roof Maintenance, on the BEST website.

The LHS Building Manager performs weekly inspections of all ceilings and daily visual inspections of the entire school. This is especially important after rain and snow events. Our Building Managers create Work Orders for our Facilities Management Department to respond to. If an item is small in nature, we resolve them in-house. If the issue is beyond our experience, we call on one of our skilled roofing contractors. At LHS, this has been more the norm because of the age and performance of this old roof. Over the past eight (8) years we have spent over \$19,000 (almost \$2,400 annually) on roof repairs at LHS.

Because of the nature of the roof, we will continue to spend a significant amount of our budget on roof repairs, until it can be replaced.

We are concerned on how the existing roof will perform over the next year (until it is replaced), because we are still experiencing drought conditions. Historically, after heavy rains and snow events, leaks are discovered and roofing subcontractors are mobilized to make immediate repairs.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

The school still has the original Modified Bitumen roof intact on it. The warranty expired and the (20-year) service life ended in 2009. We have been making necessary repairs since then, to mitigate water intrusion. The roof is in constant need of repair and it has outlasted its useful life. The past repairs are not holding and after severe weather events, significant interior ceiling damage is evident. The district has spent a lot of general fund money on roof repair for many years and can no longer operate under these conditions.

## Proposed Solution to Address the Deficiencies Listed Above:

The scope is to remove all of the existing roof membrane. Our early analysis has determined that there are several areas where the membrane has failed, and leaked into the occupied areas of the school building. This analysis uses a conductance roof scan to determine moisture. We have contracted with TechniScan, Inc. to perform a Roof Condition Survey to determine the condition of the existing roofing system. The strategy is to have only the areas of moisture infiltration removed. The remainder of the existing roof that is not showing moisture infiltration can remain. This is to keep roof removal costs down to a minimum, rather than remove all of the existing insulation.

Our (PM) preventative maintenance program:

Our most recent roof inspection was performed by Weathercraft Company of Colorado Springs in December 2002. This reports states "Notes on inspection: The overall roof system on this school is in fair condition at this time. Repairs are needed on the (applied) modified bitumen sections. Annexes have hail damage throughout roof sections and are in poor condition." "Recommendations: Reinforce cracking along the base wall flashing, reinstall base wall flashing that has pulled away from the wall, top off pitch pans, clean drains and scuppers of debris, reinforce curb flashings, and repair leaks." "This roof is in need of annual preventive maintenance inspections, doing so will greatly enhance and extend the serviceability of this roof." "Estimation of time: 2 men at 2 days"

Unfortunately, there is very little interior damage to show (in our pictures), since we perform prompt ceiling tile replacement and roof repairs. Also the current drought has not given us the opportunity to display the actual conditions.

The project will be overseen by a Roofing Consultant / Owner's Representative.

Their services to include:

- ☐ Assist with Project Schedule
- ☐ Prepare Project Specifications
- ☐ Schematic Design / Design Development
- ☐ Construction Documents
- ☐ Construction Administration
- ☐ Assist with competitive bid process
- ☐ Assist with bid evaluation
- ☐ Review Payment Applications
- ☐ Assist with punch list and warranty issues

The RFP for these professional services will be advertised and submitted as we are awarded funding. The effort of securing these services are not time critical, because the roof removal and replacement cannot occur until students are out of the building over the summer months of June and July 2013.

The new roof will be "white" TPO (Thermal Polyolefin) fully adhered roofing.

The scope of work will be:

- Remove existing roof sections and insulation
- new roof membrane and insulation
- rough carpentry at curbs and perimeter
- set-up and tear off
- walk paths
- sheet metal flashing

The white roof will keep the building cooler during the summer, reducing air conditioning costs.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Costs:

Academy School District 20 has bonding capacity, but we do not have the ability to pay back any debt that would be created by bonding, due to our mill levy cap.

The district has limited financial reserves to afford the complete (or partial) roof removal and replacement.

Our most recent / last Bond Election was in 2001 where the roof was not critical on our capital list.

The next opportunity for an election for capital would be November 2014. If this is successful, and the roof is included in the most critical projects, then the earliest this roof could be removed and replaced would be summer of 2015, six (6) years past its service life.

We have experienced continual growth in our urban school district, and overcrowding has been an important issue.

CDE has recommended a 20-year warranty for this new roof project.

In order to keep the project down to the basic / necessary; we propose a 10-year roof.

We have been able to prove that over the second 10 years, we will maintain our roofs well with an active PM program. We perform frequent inspections and maintain annual assessments.

In our bid documents, we will include an Add Alternate to increase the thickness of rigid insulation (from the standard R-13 to R-30). The district would pay for this additional amount of insulation. The thicker insulation will increase the performance of the roof and decrease our energy use. This add alternate will meet the specifications of the Public Schools Construction Guidelines, specific to Section Three; #5.1.23 providing a tight and well insulated building envelope with a minimum roof thermal value of R-30. This will reduce operations and maintenance efforts, relieves operational cost, and extends the service life of the districts capital assets.

## How Urgent is this Project:

This project is deemed as urgent because the roof will continue to deteriorate each year we wait to replace it. This situation will only get worse. Ceiling tiles are damaged each time it rains or snows. These damaged ceiling tiles are replaced immediately after an event. Wet ceiling tiles increase the risk of ceiling system failure and tiles falling on students, staff or equipment and supplies.

The (added) moisture in the building increases the risk of mold damage, and indoor air quality issues.

When the roof leaks, staff must move equipment and place trash cans under the leaks. This causes classroom disruption.

The roofing materials shall be ordered as soon as possible after award of grant, so any escalation in materials costs can be avoided. This is especially the case of petroleum based roof materials.

## How Does this Project Conform with the Construction Guidelines:

This project confirms to (meets) the 3.2 specifications of the Public Schools Construction Guidelines. SECTION ONE - Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled as follows:

3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof. The National Roofing Contractors Association (NRCA) Low-slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen degrees).

It meets 3.2.1 criteria for low sloping roof material; 3.2.1.5. Thermal Polyolefin (TPO).

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Academy School District #20 will continue to maintain this new roof with the same Preventive Maintenance Plan with Roof Inspections we currently have in place. The manufacturers and contractors warranties will show us initial problems which may arise in the early phase of the ownership of this new roof. Our plan and these activities are consistent with the Guide to Maximizing the Life of your Roof through Preventive Roof Maintenance. These include semi-annual inspection by in-house skilled technicians, weekly inspections by the Building Manager, Work Order notification and tracking, and skilled roofing contractors to perform small repairs.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The Facilities Management Department PM budget will expand as necessary in the future, to address future roofing repairs. We have demonstrated that we have been able to extend the life of a limited roof warranty two-fold.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Liberty High School was designed in 1985 and opened in 1987 as a high school (#3 for Academy School District 20). It was in adequate condition at that time.

The CDE School Assessment Report for this school (revised April 4, 2011) was from the 2009 inspection. Total FCI = 27.97%. Total RSLI = 16%. Total CFI = 32.1%. Condition Score (60%) = 3.28. Energy Score (0%) = 1.54. Suitability Score (40%) = 4.69. School Score (40%) = 3.85.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

<input type="checkbox"/> Health, Safety	<input type="checkbox"/> Overcrowding	<input type="checkbox"/> Technology	<input type="checkbox"/> Other
Importance: M	Urgency: H	Planning: Up To Date	Ability: Able
		Previous BEST Grants: 0	
<b>Red Flags:</b>	<b>Red Flag Explain:</b>		
Current Grant Request:	\$514,012.21	<input type="checkbox"/> Charter School Authorizer Letter	
Current Applicant Match:	\$579,630.79	<input type="checkbox"/> Charter School Three Month Notification	
Total Project Cost:	\$1,093,643.00	<input type="checkbox"/> Charter School Chartered For Five Years	
Previous Grant Awards:	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete	
Previous Matches:	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
Affected Pupils:	1,537.00	Waiver Letter Included:	Meets
Affected Sq Ft:	118,775	CDE Minimum Match Percent:	53
Cost Per Sq Ft:	\$8.37	Actual Match Provided by Applicant:	53
Cost Per Pupil:	\$646.86	Historical Significance:	N/A
Sq Ft Per Pupil:	77.27	Does this Qualify for HPCP:	Not Required
Per Pupil Allocation to Cap Reserve:	1	If Match is a Bond Election Date:	
Who Owns the Facility:	District	Inflation %:	10.00%
Does the Facility have existing Financing	No	Who will the Facility Revert to:	NA
Explain Existing Financing:	NA		
<hr/>			
State Financial Watch:	No	Free Reduced Lunch %:	11.32%
# of Fiscal Health Warning Indicators:	0	Median Household Income	26583
Fiscal Health Watch:	No	Bond Capacity Remaining	65185477.66
District FTE Count:	22,011.00	Existing Bond Mill Levy	17.802



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	1288324703.3	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	58530.948312	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	16864983.77	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	192479463	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	257664940.66	<b>Bond Capacity Remaining</b>	65185477.66
		<b>Percent Bonding Capacity Used</b>	0.74701456282

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CALHAN RJ-1 - Calhan K-12 - Misc Safety and Security Upgrades - 1954

**School Name: Calhan K-12**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	87,500
Replacement Value:	\$24,657,150
Condition Budget:	\$8,845,822
Total FCI:	35.88%
Energy Budget:	\$0
Suitability Budget:	\$2,136,100
Total RSLI:	30%
Total CFI:	44.5%
Condition Score: (60%)	2.91
Energy Score: (0%)	1.99
Suitability Score: (40%)	4.54
School Score:	3.56



**Q#: 125.1 - Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9? AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines Score: 5**

**Q#: 125.2 - Are there lines of sight from the administrative area or video cameras monitoring the main entrance? AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. District notes: Currently the facility has a camera showing the entry with controlled entry lock mechanism. Score: 5**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: CALHAN RJ-1

Applicant Priority # 1

County: EL PASO

Cash Grant Rank: 1.9

Project Title: Misc Safety and Security Upgrades

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement  | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement  | <input type="checkbox"/> ADA                   | <input checked="" type="checkbox"/> Security | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework   | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings      | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems       |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

During the fall of 2011, school employees and community members worked closely with the architectural firm, RTA, Inc. to develop a master plan for Calhan School District. The master plan identified the fact that student enrollment is declining and will likely continue to decline at a slow rate over the coming years. Although the existing school building is adequately sized for the current student population, the need for student capacity will be reduced in the future. The overall physical condition of the facility is generally good. It has been determined that the building can meet the needs of the students in the foreseeable future. Recent investments in building upgrades reinforce the commitment of the school district to the building and its continued use.

The master plan process included five Design Advisory Group meetings as well as a community open house and online survey. During this process, building assessments were completed and both a condition matrix and priority matrix were created to rank building deficiencies. This process clearly identified safety and security problems that the district should address immediately and organized the remaining findings into a short term and long term implementation plan.

Calhan School District RJ1 is pursuing a BEST Grant to resolve the following issues that have been identified as safety and security concerns at the Calhan School Building:

- Remote location of office creates security control problem at entry
- Preschool located in Middle School wing creates access problems
- Inappropriate location of Kindergarten and Elementary SPED in Middle School wing
- Inadequate intercom system
- Outdated and inadequate security surveillance cameras
- Lack of emergency egress lighting
- Lack of surge suppression system on electrical service
- Doors that swing into corridor traffic

All of the identified issues currently pose safety and security concerns for the students at Calhan School. The lack of controlled building access systems has already led to instances of unauthorized persons accessing the building. During the fall of 2012, we unfortunately experienced a frightening experience because of the lack of a controlled entry way. A parent of 2 students (one in preschool and the other in the fourth grade), who was angry and very agitated about a recent restraining order, entered our building, virtually unnoticed, and wandered throughout the hallways looking for his sons. A "lockdown" was ordered and law enforcement was contacted. Fortunately, the situation was handled without further incident and normal classes resumed. However, for about a 2 hour period, every student and staff member at Calhan School was impacted by the presence of this unwanted intruder. In 2009, the Calhan School district applied for and was awarded a BEST Grant to replace the HVAC system with a high efficiency geothermal exchange heat pump system in the Calhan School. This grant proposal is based on a design that utilizes the system that was installed under the previous grant with minimal impact to that system. A diagram has been provided that shows how the design utilizes the HVAC system and identifies the value of rework to be \$22,221. The school district respects the investment that was made by the state in the previous grant and thus we have not included any cost to rework systems paid for by previous grant money.

## Deficiencies Associated with this Project:

Building entry is not safe or secure: The main building entrance is extremely important for the safety and security of the

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

students. The location of the main office area makes it very difficult to monitor and control access to the building. The office is in a remote location without close access or line of sight to the building entry. Once a person gains access to the building, it is very easy to slip out of sight and wander through both the high school hallway and fine arts wing without ever checking in with the main office.

**Location of Preschool:** Per state licensing requirements, parents are required to sign their preschool student in and out of the program. In order to accomplish this task, parents must enter the building through the main doors and then walk around the main office and through the building, to locate the preschool which is at the end of the middle school hallway. Therefore parents and preschool children have to navigate through middle school students both in and out of the building.

**Location of Elementary Special Education Classroom:** Our elementary special education room is also located in the middle school hallway. Elementary SPED students must walk through these congested hallways to access services from the teacher. Adequate separation between school levels is needed.

**Location of Kindergarten Classroom:** Calhan Elementary currently has two kindergarten classrooms. One of the well equipped and highly suitable kindergarten classrooms is located in the primary section of the elementary pod. The other classroom is located at the end of the middle school hallway. While the classroom does have a door leading out to the elementary playground, it lacks running water or a bathroom facility. Kindergarten students must access the hand washing and bathroom facility that is located across the middle school hallway.

**Intercom System:** The system has been repaired repeatedly and there are still areas in the building where the intercom cannot be heard. The existing system would not be adequate in the event of an emergency. The system is obsolete and at the end of its useful life. As required by law, we have several scheduled safety drills each school year. Feedback from various teachers includes: Staff can't hear the announcements over the intercom because the volume was too low, they didn't hear the announcement at all, or the announcement was difficult to understand (garbled).

**Emergency Egress Lighting:** Several rooms are not provided with adequate exit illumination to allow proper egress in the event that primary lighting is lost. The lack of adequate exit illumination poses a potential hazard to building occupants in the event of a fire or other emergency.

**Surge Suppression on Electric Service:** This system does not currently exist in the building to protect occupants and vital equipment from damage caused by lightning or other power spikes.

**Exit Doors at Auxiliary Gymnasium:** The exit doors swing into traffic in the corridor creating a safety issue for people traveling through the hallways.

**Current security surveillance system:** outdated and limited to 16 camera views.

### **Proposed Solution to Address the Deficiencies Listed Above:**

We propose that the deficiencies identified above be addressed through a renovation project that primarily includes interior reconfiguration of spaces as well as a small addition to the entry area of the building. The renovation project would address the major functional and programmatic changes that pose safety and security hazards to occupants as well as other key physical deficiencies. The proposed project is in agreement with the long term master plan for the building and reinforces the concept that this district will remain in this building for the foreseeable future. The renovation is strategically aligned with the long term plans for the school district and the building.

**Secure Entry/Office Relocation:** The proposed renovation will relocate the office to the front of the building by constructing a small addition in combination with the conversion of existing classroom space to office function. The design creates a secured building entrance that can be controlled by office staff. The renovation design consolidates office functions and provides an appropriate space for the nurse's office that can be monitored by office staff.

**Preschool Classroom:** The renovation plan is to leave the preschool in its current location and provide a separate preschool entrance that would allow parents to gain easy, yet controlled access through the newly designed reception area to the classroom for student pick up and drop off.

**Elementary SPED Classroom and a Kindergarten Classroom:** The proposed design relocates the kindergarten classroom from the middle school corridor to the elementary pod area and moves the elementary SPED room from the middle school to one

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

consolidated area with dedicated elementary access. This will improve the educational suitability of both programs.

Current security surveillance system: Improve and update the system allowing for additional camera views and improved supporting hardware system.

Intercom System: The head end is proposed to be replaced along with a minimal amount of cable and other infrastructure. Most of the existing infrastructure will support the new head end equipment.

Emergency Egress Lighting: New egress lighting to meet current safety issues and requirements will be provided in selected areas.

Surge Suppression on Electric Service: Install electrical surge suppression on existing service to avoid power surge issues.

Exit Doors at Auxiliary Gymnasium: Build reinforced wing walls at the existing doors from the old gymnasium so the doors will close against the walls instead of into student traffic.

In 2009 the Calhan School District applied for multiple grants to seek funding to help offset the cost of upgrading the existing HVAC system at the PK-12 facility. The school district was awarded a BEST Grant, a Governors Energy Office Grant and a DOLA Grant. These grants helped to fund a new ground source geothermal HVAC system and electric lighting upgrades.

In 2010 a geothermal heat pump HVAC System was designed and installed by McKinstry. In general, the system consists of geothermal water source heat pumps providing heating and cooling. Fresh air is supplied by a mixture of Rooftop Energy Recovery Heat Pumps, Energy Recovery Ventilators, and Rooftop Heat Pump Ventilators. Controls and instrumentation are thermostats that are centrally controlled by an energy management system that can be controlled remotely.

The lighting upgrades include the replacement of the existing electronic ballasts with new ballasts that can accommodate more energy efficient T-8 lamps. The funding for the lighting upgrades came from the DOLA Grant and was NOT funded by the CDE BEST Grant.

Proposed work included in this renovation project take into consideration the investment made by the Calhan School District and the Grant Sources for the recent HVAC and Lighting remodel project completed in 2010. The renovation projects included in this grant application consists of interior remodel of interior spaces. It is anticipated that the hydronic piping, heat pumps, ventilation units, and a majority of the existing ductwork funded as part of the previous grant will NOT be disturbed as part of the renovation projects. Minor ductwork rerouting or adjustment will be required, but will be minimal.

An estimate has been completed that identifies the value of the rework of scope paid for from the original 2009 BEST Grant to be \$22,221. This amount will be paid for by the school district using separate funds so that there is no cost of rework included in this grant application whatsoever. A graphic showing impact on ductwork paid for by the 2009 BEST Grant is included in this application.

## **How Urgent is this Project:**

The deficiencies listed above are critical to the health and safety of the students and staff learning and working at Calhan School District. The lack of controlled building access has already resulted in an incident by which an unauthorized individual gained access to the building and sought to remove a child from the school. The programmatic elements and systems identified in this application have already failed. This grant application seeks to remedy these safety and security concerns before they result in student harm.

## **How Does this Project Conform with the Construction Guidelines:**

The proposed project conforms to the Guidelines that apply to the renovation and addition project in this Grant Application. Although not all inclusive, below is a summary of how the proposed project improves conditions within the existing facility and conforms to the Capital Construction Assistance Public School Facility Construction Guidelines.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The items listed below are referenced with Parenthesis ( ) and correspond to specific sections of the Capital Construction Assistance Public School Facility Construction Guidelines – 1CCR 303(1).

(3.7) Closed Circuit Video System: The proposed project includes the addition of 6 video surveillance cameras to cover existing security concerns that cannot be addressed architecturally. The project will also include door hardware at the main entrance that will utilize keycard building access.

(3.8) Event Alerting and Notification System: The proposed project includes upgrades to the existing intercom systems throughout the building to address inter-school communications that currently are inadequate.

(3.9) Secured Facilities: The proposed project includes moving the Office Administration to a location near the main entry to provide visual and active control over the main entrance to the building.

The proposed project also includes adding door hardware to the middle school corridor entrance door that incorporates an alarmed exit only function. This will keep unwanted entrance to the building near the Preschool Classroom.

The project provides a dedicated main entry that allows all other entrances to be locked.

The Preschool parents will enter through the main entrance and will have a controlled check-in process in the main reception area.

(3.10) Safe and Secure Electrical Service and Exit Illumination: The proposed project includes additional required emergency egress lights in some classrooms and exit corridors to provide exit illumination for student safety when normal lighting fails.

The proposed project includes the replacement of unsafe worn and broken electrical devices throughout the facility.

(3.16) Separate Emergency Care Room: This project includes a new emergency care room (nurse area) within the main administration area. This area will be properly sized to allow for 1 cot for every 400 students and locking cabinets for prescriptions and first aid supplies. This area will also include a dedicated restroom. The existing care room is inappropriately located in the back of the building and lacks proper restroom and plumbing.

(4.4) Administration Offices Technology: The proposed administration area renovation will include hardware and software that provides control of web-based activity access throughout the facility. A new IT Director Office and Work Room will be created as part of the project to provide more space for computer repair and connectivity.

(4.13) PK-12 School Programming: A flexible classroom space is planned as part of the new renovation to accommodate shared uses such as before and after school programs, community programs and flexible classroom and conference space.

Separation of age groups is a focus of this project. Preschool, Kindergarten and Elementary Special Ed Classrooms are currently accessed from the middle school corridor. This project separates the age groups and creates a situation that allows physical and visual control of the access to each of these areas. The project improves the high school function by allowing all of the high school classrooms to be accessed from the central HS core. Although this does not prevent interaction, this greatly reduces the interference of HS students with elementary and middle school students.

(4.13.12) Library/Multimedia Center: The library/multimedia center will continue to be the heart of the school. It will be located in the center of the school and will have easy access from the elementary, middle school and high school corridors. It will continue to have high ceilings and natural light from existing skylights. The library will have interior windows from the main corridor to draw attention to the space and its contents.

(4.13.19) Administrative Offices: The proposed project includes the relocation and total renovation of the administrative offices. This includes offices, nursing area, dedicated staff bathrooms, conference room, and a reception area. A remote administration area renovation is also included to accommodate building support offices for athletic director, transportation director, and the IT director.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

(5.1) High Performance Design: The existing building includes a recently installed ground source geothermal HVAC system that has proven to be energy efficient and has saved the district utility costs. The proposed renovation project will respect the success of this system and will strive to maintain its integrity.

(5.1.1) The project will include an integrated project design approach.

(5.1.4) The proposed project includes renovation of existing space to reconfigure space use within the existing shell to reduce building footprint. A small building addition is proposed to create the entry control vestibule and needed administration space.

(5.1.22) Any new mechanical system units will utilize the existing geothermal loop and utilize heat recovery where possible.

(5.1.24) The small building addition will utilize a tightly insulated building envelope with minimum wall value of R-19 and minimum roof value of R-30. Windows will be included in wall systems where appropriate for the design.

(5.1.24) The proposed project will include a new entry control vestibule to minimize the loss of conditioned air.

(5.1.25) The project will utilize sustainable “green” materials where possible and appropriate.

(5.5) Training of district staff for preventative maintenance tasks will be included in the project.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Our current facility maintenance and operations budget is approximately \$320,000. With this Capital Construction Project we would be adding 603 square feet to our facility and this added square footage would have a minimal impact on any increased maintenance costs. The district currently allocates \$100,000 to \$200,000 each year to our capital project fund to replace building systems at the end of their expected life.

The district’s fiscal office in conjunction with the maintenance department is responsible for implementing and maintaining a comprehensive planned maintenance and capital renewal program. The program is to provide systematic allocation of funds for the maintenance of district-owned facilities, the renewal of infrastructure and facilities based upon subsystems’ predictable lifecycles, and the long-term elimination of deferred maintenance. The program shall be managed in a manner that will facilitate the timely completion of all identified tasks.

Within the Calhan School District, maintenance work shall be defined as the work necessary to keep all district-owned facilities in good repair and operating condition. This work includes maintaining, operating, and repairing utility systems to include electricity, water, gas, heating, ventilation, air conditioning, plumbing, and sewage. It also includes maintaining and repairing basic components of district buildings and grounds, such as, floor coverings, wall coverings, doors, windows, hardware, turf, sidewalks, street, parking lots, and ancillary facilities or equipment.

Calhan School District has a newly installed ground source heating and air conditioning system that was completed in 2010. Our new system has ample capacity to handle this proposed capital project with no additional upgrades or changes to the current system.

## **If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

On March 15, 1954 the citizens of Calhan School District voted in favor a bond issue to build a new school. It is reported that the bond election included the amount of \$110,000 for the construction of a new High School building. The building included a gymnasium, 6 classrooms, and office space. This building served high school grades until 1971. In 1971, two new classroom

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

wings were added to the facility to accommodate the expanding high school student population and elementary grades. The facility has been used by the district for grades K-12 as a single school building ever since.

This building has undergone many additions and renovations over the years. In 1977 classrooms were added along what is now the middle school. This project tied the primary school to the rest of the building with a corridor.

In the late 1980's and 1990's, the district saw increased enrollment growth, and responded with classroom additions. In the 1990's Elementary classrooms were added on the north, a new library and administration spaces were placed in the courtyard, and HS classrooms were added along the building entry. The largest of these projects was completed in 1995 and included a new larger gymnasium, cafeteria and lockers rooms. In 2000, a new art and music wing was added on the south side of the main gym. This included an expanded art room, a drama room, and a larger music room including practice rooms and associated offices.

A new ground source geothermal HVAC system was added throughout the building in 2010. Light ballasts were also replaced to allow T-8 lamps to be used. This has increased the energy efficiency of the facility and is saving the district utility costs. Overall the facility is in good condition. The facility is well maintained and taken care of. The district has invested a considerable amount of money recently to upgrade the HVAC and lighting systems. It is the intent of the district that this building continues to serve as the Pre K-12 facility into the future. However, the building is in need of some upgrades to improve safety and to better accommodate the administration spaces and educational programs currently implemented at the school. The location of the various building additions and the sequence of their construction through the years have hampered the overall function and safety of the building for today's needs. In some instances, specific programs are located in undesirable locations due to the nature of the building additions or space available at the time of need.

\*The courtyard infill project that placed the administration internally in the building has caused problems with a lack of physical and visual control over the main building entrance.

\*The location of the Preschool, Kindergarten, and Elementary Special Ed Classrooms within the middle school corridor.

\*The High School Math Classroom is currently located outside of the HS core classroom area.

\*The Nurses area is not large enough and is not centrally located within the building.

General upgrades and repairs are also needed to improve safety and to better accommodate educational programs. The repair items were identified and prioritized in the Master Plan using a Condition Analysis Matrix. This matrix ranks the repair items based on how urgent the problem is. The most urgent safety and security repair items that were identified and are listed below.

\*Missing security/video cameras

\*Fire rated walls not sealed properly

\*Roof/piping penetrations not sealed properly and leaking

\*Missing emergency egress lighting

\*Worn and broken electrical devices

\*Missing surge protection on main electric service

\*Existing intercom system is malfunctioning and inconsistent

\*Doors leading from the gym encroach into the corridor causing safety concern for persons passing in the corridor

The remaining upgrades and repair items on the matrix list fall under general maintenance, capital renewal program or future 5+ year project lists. General maintenance and capital renewal projects to be completed over the next few years include, painting, replacing the kitchen exhaust hood, ceiling repair, chalk board replacement, door hardware upgrades, some carpet replacement and other repairs. This work will fit within the Districts already established finish replacement rotation schedule, or on an as needed basis.

It is anticipated that many of the remaining items would be addressed in the next 5 to 10 years. In general, these include renovation of non-accessible toilet facilities, new exiting from the main gym, upgraded site lighting, upgrading plumbing fixtures, provide additional classroom outlets, major carpet replacement, replacing all classroom casework, replacing interior



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

doors and hardware, roof replacement, parapet cap replacement and replacing all exterior windows and doors.

With student enrollment declining, and the general condition of the facility being good, the district will continue to use this building as a Pre K-12 facility into the future. However, the facility needs immediate attention to improve program locations and adjacencies that have been identified as poor and unsafe.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

- Health, Safety**
                 
  **Overcrowding**
                 
  **Technology**
                 
  **Other**

**Importance:** M    **Urgency:** L    **Planning:** Older Than 5 y    **Ability:** Not Able    **Previous BEST Grants:** 1 - \$1,748,653

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$1,056,569.28	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$1,144,616.72	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$2,201,186.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	526.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	87,500	<b>CDE Minimum Match Percent:</b>	52
<b>Cost Per Sq Ft:</b>	\$22.87	<b>Actual Match Provided by Applicant:</b>	52
<b>Cost Per Pupil:</b>	\$3,804.33	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	166.35	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	400.00	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	5.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	39.93%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	18582
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	4864691.888
<b>District FTE Count:</b>	507.40	<b>Existing Bond Mill Levy</b>	3
<b>Assessed Valuation</b>	27648459.44	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	54490.460071	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	1654693.62	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	665000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	5529691.888	<b>Bond Capacity Remaining</b>	4864691.888
		<b>Percent Bonding Capacity Used</b>	0.12025986501

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CHEYENNE MOUNTAIN CHARTER ACADEMY

### - Re-Work Main Entry, HVAC Upgrade, Door Replacement - 1960

**School Name:** Cheyenne Mtn Charter Academy

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	58,151
Replacement Value:	\$12,030,470
Condition Budget:	\$4,530,555
Total FCI:	37.66%
Energy Budget:	\$0
Suitability Budget:	\$3,397,600
Total RSLI:	43%
Total CFI:	65.9%
Condition Score: (60%)	3.10
Energy Score: (0%)	2.79
Suitability Score: (40%)	3.14
School Score:	3.12



**Q#: 125.1 - Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9? DISAGREE:** There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Secondary entrances are locked. The main entry is not controlled. Score: 1

**Q#: 125.2 - Are there lines of sight from the administrative area or video cameras monitoring the main entrance? AGREE:** The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 5

**Q#: 163 - Exterior doors, frames and glazing? Describe type and condition. Exterior doors, frames and glazing, as described in the comments, are in fair condition and some of those components are damaged. Doors are metal. Note: This is a large campus. Not all systems are expired in all buildings. Score: 2**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: CHEYENNE MOUNTAIN CHARTER ACADEMY

Applicant Priority # 1

County: EL PASO

Cash Grant Rank: 1.3

Project Title: Re-Work Main Entry, HVAC Upgrade, Door Replacement

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Addition                  | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement        | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement  | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement        | <input type="checkbox"/> ADA                   | <input checked="" type="checkbox"/> Security | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade        | <input checked="" type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework   | <input type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems       |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Cheyenne Mountain Charter Academy's building was constructed as a commercial property that housed the Ivywild Post Office. CMCA leased the northern part of the building for 1995-1997 and purchased the entire building in 1998. In 2000, the building was remodeled for additional classroom space. Cheyenne Mountain Charter Academy (CMCA) is a charter school serving Kindergarten through fourth grades. It is located in a Colorado Springs neighborhood just east of Nevada Ave. (State Hwy 115) at the intersection of St. Elmo Ave. and Wahsatch Ave. The main building sits on 2.2 acres. Most of the school functions are located on a single level with a few classrooms located in a two-story addition. Currently Kindergarten is housed in an adjacent retail building which is leased by the school.

The student body comes from a wide area of Colorado Springs and is not demographically typical of School District 12 to which it is chartered. The neighborhood itself is very atypical of District 12, with higher incidences of property crime and other problems than either the City as whole or other areas in the District. In fact, the building land is actually located within the boundaries of Harrison District 2.

The anticipated construction start date of this project is immediately after the end of the Spring 2013 semester (May 31st) with completion by the teacher reporting date for the Fall 2013 semester (August 12th).

### Project Goals

First and foremost this project is intended to alleviate the extremely poor indoor air quality within the building. As a secondary goal, the school intends to provide direct visual control of the main entry from the administration area, thus enhancing student safety and reducing the chances of unauthorized entry into the school as well as controlled access to several key doors around the building.

### Deficiencies Associated with this Project:

1. Front office remodel: The main entrance to the school is on the west side of the building. Although in close proximity to the reception desk, there is poor visual control of the entry and no means to provide controlled access to the building. Furthermore, there is no vestibule to mitigate energy loss and staff discomfort due to climate extremes at the west entry door. Additionally, the layout severely limits the flow of traffic in and out of the building. This neighborhood has the highest crime percentages in Colorado Springs, and the school has had numerous cases of criminal activity and vagrancy on and near campus. Both controlling unauthorized entry and allowing for safe and efficient student passage at the beginning and end of the school day and in emergencies are critical issues.

2. HVAC replacement: The existing HVAC systems consists of 18 "split system" units with exterior condensing units mounted on the roof. Significantly, there is no fresh air supply, leading to high, potentially dangerous, carbon dioxide levels as noted in the Colorado Department of Education assessment report (between 1,000 ppm and 2,000 ppm). The inefficient units are of varying ages and manufacturers, making maintenance difficult. Furthermore, in the last two years a number of units have failed, reinforcing the conclusion that the units are nearing the end of their life expectancy and subject to continued failures.

3. Doors: Doors are old, rusting, and do not provide a secure locking system. Given our high rate of crime in the area, secure entrances are vital.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Listed Above:

1. Front office remodel: The project will reconfigure the entry and administration area to greatly enhance visual control of the entry by the front office staff. It will allow a way to have visitors approach the receptionist (through a vestibule window) without actually entering the secured area of the building. It will also provides better access to windows and light for the center of the reception room and direct supervision of the nurse's office (to allow the receptionist to keep an eye on students should the nurse not be in attendance). Finally it will provide an efficient configuration for the workroom and staff mail area and increase energy efficiency. (3.9, 4.10.13)
2. HVAC replacement: The school is looking to replace the HVAC system to 1) improve the air quality and 2) increase efficiency.
3. Replacement of doors: Seven doors located around the building would be replaced to improve safety and reduce energy costs.

## How Urgent is this Project:

1. Front office remodel: Has already failed in that adequate access control is not provided.
2. HVAC replacement: HVAC system is currently failing (three condenser units have already been replaced) and remainder of system is expected to continue to fail.
3. Replacement of doors: Existing doors are heavily rusted and show signs of deterioration with expected failure within three years. With increased criminal activity in the area, replacing the doors before we experience their failure is vital to the safety of our students, staff, and facilities.

## How Does this Project Conform with the Construction Guidelines:

1. Front office remodel conforms to: 3.9. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system; and 4.10.13. Administrative offices, nursing area, bathrooms, conference, reception, and building support areas to accommodate the educational program. Through the remodel, there will be an improved line of sight and improved traffic flow in the main entrance hallway. The remodel will be more supporting of the educational programs as there will be more controllns in place (wider entrance, controlled access) to reduce disruption to the nearby classrooms.
2. HVAC replacement conforms to: 3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope. Ther high levels of carbon dioxide levels as noted in the Colorado Department of Education assessment report (between 1,000 ppm and 2,000 ppm) would be significantly reduced, placing the school in compliance with the guidelines for indoor air quality. The National Institute for Occupational Safety and Health considers that indoor air concentrations of carbon dioxide that exceed 1,000 ppm are a marker suggesting inadequate ventilation.
3. Door replacement conforms to: 3.9. All other exterior entrances shall be locked and have controlled access. The current condition of the entrances do not conform to the Public Schools Construction Guidelines. Replacement of doors will bring the school into compliance with the guidelines.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

All HVAC equipment is on a semi-annual preventive maintenance schedule. A professional contractor will test and inspect all equipment to include, but not limited to, air filters, belts, coil cleaning, electrical /mechanical systems and proper operation of equipment. The school budget includes a capital renewal budget that aligns with the maintenance plan, including \$4000/year for maintenance. The school's annual fundraising campaign will provide funding to meet the costs associated with maintaining these systems. Additionally, CMCA maintenance staff is knowledgeable in all types of building maintenance and care. Annual maintenance is preformed during summer months to repair and maintain all buildings and equipment.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

This application is for the renovation of an existing public school facility. The building was constructed in 1960 and CMCA occupied the building starting in 1995. The building was adequate at the time; with the increased enrollment and length of

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

time in building, maintenance is needed on several areas and renovation to significantly improve health and safety.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

<input checked="" type="checkbox"/> <b>Health, Safety</b>	<input type="checkbox"/> <b>Overcrowding</b>	<input type="checkbox"/> <b>Technology</b>	<input checked="" type="checkbox"/> <b>Other</b>
<b>Importance:</b> M <b>Urgency:</b> L <b>Planning:</b> No Plan <b>Ability:</b> Not Able <b>Previous BEST Grants:</b> 1 - \$149,157			
<b>Red Flags:</b> Waiver request	<b>Red Flag Explain:</b> Waiver Request		
<b>Current Grant Request:</b>	\$390,791.04	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$219,819.96	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$610,611.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	798.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	29,850	<b>CDE Minimum Match Percent:</b>	62
<b>Cost Per Sq Ft:</b>	\$18.60	<b>Actual Match Provided by Applicant:</b>	36
<b>Cost Per Pupil:</b>	\$745.10	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	40.07	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1490.14	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	Charter School	<b>Inflation %:</b>	2.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	The facility reverts to the school district.

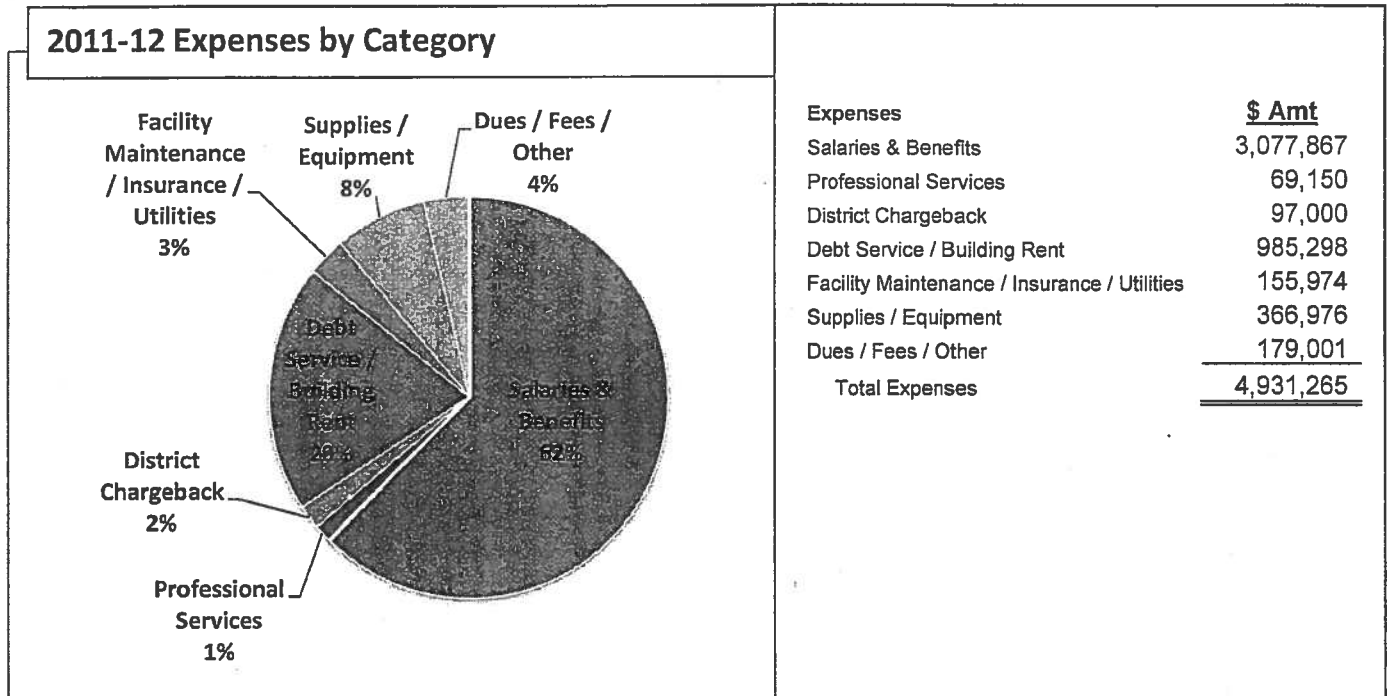
**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	30.20%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	746.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA

## Waiver Request Letter

To whom it may concern,

This letter is in response Cheyenne Mountain Charter Academy's BEST FY2012-13 Adjusted Minimum Match of 62%. Our grant request is \$555,101; the 62% match would equal \$344,162, an amount equal to 7% of this year's budgeted expenses. Cheyenne Mountain Charter Academy believes that the cost of complying with the Matching Moneys requirement would significantly limit the educational opportunities we provide for the reasons detailed below:



**1. Instructional Program and the ability to retain and recruit competent staff:** Due to reductions in PPR, our staff has not received a pay raise in 3 years. Two administrative positions were cut this year. If the trend continues, further staff positions will be eliminated. Our instructional program requires students be taught in flexible groupings that accommodate their individual needs. Each of our elementary classrooms is supported by a classroom teacher and instructional aide. Additionally, we employ grade level aides to cover the large number of groups. Group size ranges from 1-18 students per group in reading, spelling, and math. Eliminating staff positions would require us to increase group sizes and would have a tremendous negative impact on our instructional program and student achievement.

We cannot recruit and retain quality teachers if we cannot afford to pay them equitably. We have undertaken a strategic compensation project with the purpose of better aligning teacher standards, evaluations, and professional development in relation to teacher compensation. Since all salaries have been frozen for the last three years, it is essential that we work to better align (and increase) teacher salaries this year.

**2. Curriculum:** This year we replaced an outdated reading curriculum at a cost of \$127,000. Each year, approximately 5% of our budget is dedicated to instructional supplies and materials. We cannot afford to cut this line item and maintain our quality program. We will not be able to fully fund our instructional needs if we are required to make a 62% match.

**3. Extenuating Circumstances:** In addition to annual budgetary constraints, there are significant extenuating circumstances that restrict the availability of funds available to the school. School districts finance their facilities using property tax, mill levies, and taxpayer-backed bonds. CMCA does not receive a proportionate share of all these monies. As a result, we must spend approximately 20% of our PPR on bond payments and building rent. Our school must operate with significantly less dollars than districts receive. Because of these factors, we cannot maintain a capital reserve fund balance.

Additionally, the school has issued over 22 million dollars in CECFA bonds for our facilities. We will have to issue additional bonds within the next ten years in order to complete them. Bond documents require us to show a debt service coverage ratio of at least 1.2 in our annual budget and a non-appropriated reserve of at least 10% of the amount of the bonds. This ratio and reserve proves to bond holders that we have been fiscally responsible and that we have the capacity to repay the debt.

6/30/11 General Fund Balance	2,617,454
TABOR reserve	-153,000
	2,464,454
2011-12 Budgeted Revenues	5,281,247
2011-12 Budgeted Expenses	-4,931,265
lower level finish	-501,334
	2,313,102
Estimated Ending Fund Balance	2,313,102
TABOR reserve	-158,437
	2,154,665

If we are required to pay a 62% match (\$344,162), our fund balance would drop below the allowable limit set by our bond requirements.

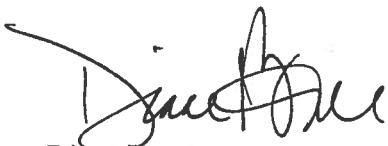
Major projects to be paid by general fund non-appropriated reserve dollars in 2011 and 2012:

- We will finish the lower level of the high school building this summer. The estimated cost of this project is \$501,334.
- We recently had to upgrade our reading curriculum for grades K-6 at a cost of \$127,000. We also need to replace curriculum in other areas but at this time, we cannot afford to make those upgrades.
- Due to increased crime in the area, we purchased a fence at a cost of over \$34,000.
- Our K-4 building's failing HVAC system was in need of repair, costing over \$30,000.
- Our campus was struck by lightning this past summer. The cost to repair damages was \$20,500.

**We have projected that our annual campaign will raise \$200,000, which would give us the ability to pay a 36% match without going below the allowable limit set by our bond requirements.**

Although CMCA is chartered through Cheyenne Mountain School District 12, the K-4 building is located within the boundaries of Harrison District 2. The BEST grant match percentage for D-2 is 17% as compared to 63% in D-12. Approximately 21% of our students live in D-12, 24% live in D-11, and 26% live in D-2.

Thank you in advance for considering this request. Please contact Diane Borre, Business Manager, should you have questions or be in need of clarification.



Diane Borre  
Business Manager, CMCA



**CHEYENNE MOUNTAIN SCHOOL DISTRICT 12**  
Dr. Walter C. Cooper, Superintendent of Schools

February 27, 2012

Scott Newell, Principal Consultant  
Division of Capital Construction Assistance  
Colorado Department of Education  
1525 Sherman St. (B17)  
Denver CO 80203

Dear Mr. Newell:

This letter is offered in support of the Cheyenne Mountain Charter Academy's application for a BEST grant in the 2012-13 grant cycle to address safety needs pursuant to CRS 22-43.7-109 (3).

Respectfully submitted,

Walter C. Cooper, Ed.D.  
Superintendent of Schools



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Colorado School for the Deaf & Blind

### - Adams School for the Blind - Upgrade Lighting and Communication - 1968

**School Name: CSDB**

Number of Buildings:	9
All or Portion built by WPA:	No
Gross Area (SF):	204,663
Replacement Value:	\$68,135,216
Condition Budget:	\$45,790,778
Total FCI:	67.21%
Energy Budget:	\$71,632
Suitability Budget:	\$7,700,000
Total RSLI:	14%
Total CFI:	78.6%
Condition Score: (60%)	3.11
Energy Score: (0%)	1.83
Suitability Score: (40%)	4.25
School Score:	3.56



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: Colorado School for the Deaf and the Blind

Applicant Priority # 1

County: EL PASO

Cash Grant Rank: 1.9

Project Title: Upgrade Lighting and Communication

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Addition                  | <input type="checkbox"/> Fire Alarm          | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement        | <input checked="" type="checkbox"/> Lighting | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement        | <input type="checkbox"/> ADA                 | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade        | <input type="checkbox"/> HVAC                | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings | <input type="checkbox"/> Renovation          | <input type="checkbox"/> Water Systems      | Improve lighting for students who have low vision         |

## General Background Information and Reasons for Pursuing a BEST Grant:

The focus of this grant request is to improve the safety and educational environment for our students. This will be accomplished through improving the lighting system and the communication system in the Adams building on the CSDB campus. On face value, the concept of improving lighting for students who are blind appears to be unusual. It is critical to realize that many of the students we serve have low vision. These students deserve to have the best possible educational experience available. Lighting that is adjustable is a key factor for these students. The Adams building primarily services students who are blind or have low vision. The Colorado School for the Deaf and the Blind serves students throughout Colorado. The school was established for the purpose of providing comprehensive educational services for children, birth to age 21, who are blind/low vision and/or deaf/hard of hearing. Services are provided directly to students enrolled at the school, and outreach programs serve students, staff, and families in communities throughout Colorado. Whether working with students in their home districts or on the campus in Colorado Springs, CSDB retains skilled and talented staff members who strive for excellence and are deeply committed to providing quality services for all students. Staff use innovative and differentiated instructional strategies, supported by appropriate technology, to assist all students in reaching their potential. The Adams building is one of seventeen buildings located on a thirty-seven acre campus. The Adams building was constructed in 1968 as a school building for kindergarten through twelfth grade. The building is in very good condition, the envelope is solid, the HVAC system was repaired in 2007, the scale of the building is appropriate for the students served. The campus is maintained by a full service facilities team to provide a safe and appropriate educational environment for the students and staff at CSDB. We believe our first opportunity to work with the BEST grant is proof of the collaboration that occurs when the BEST program staff, board and a school join to Build Excellent Schools Today. The challenges that all schools face in these difficult financial times is at times overwhelming. The BEST program is the only source we are aware of that could fund this project. We see this request as an opportunity to continue the collaboration in an exciting and positive way. This project can truly affect the lives of a unique group of students in a very special manner.

## Deficiencies Associated with this Project:

CSDB has identified two issues to be resolved with this grant. We have a lighting system and a communication system that do not meet the safety needs of our students. Students with low vision have very unique needs related to lighting. Often the needs are as individual as each student. A typical solution is to provide task lighting near the student work area. This is only marginally effective and creates unsafe conditions. This practice limits the full use of a teaching space by setting lighting levels in a small area only. The electrical cords have to be placed in the walk paths of our students who are blind or have low vision. Dimming control of fluorescent lamps is another solution that is practiced. Dimming fluorescent lamps has two primary concerns. The fluorescent tubes cannot be dimmed throughout a full lumens spectrum. Additionally, and more critical, the stroboscopic effect that often accompanies this solution can trigger seizures in our students. The lighting in the building currently is T-8 fluorescent lamps in standard troffer style fixtures with parabolic lenses. In many classrooms, the instructor has requested that lamps be removed to control the intensity of the light in a given part of the room. Small cords connected task lights are placed on many surfaces throughout the classroom. We need to provide a solution that includes an agile system that controls the intensity of the fixtures as well as provides lighting at a Kelvin temperature that is best for low vision applications. The second concern is the lack of a cohesive communication system that works with the campus. We need to provide a communication system that is visual as well as audible. We often have students and staff who are deaf /hard of hearing in this building. The current communication system is a voice-only intercom that is minimally connected to the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

campus safety and emergency response system. A system is needed that connects with the campus-wide emergency response system and provides visual and audible communications as well as allows instructors to call for assistance when needed.

## Proposed Solution to Address the Deficiencies Listed Above:

The school intends to use grant funds to resolve the stated concerns by installing a LED- based lighting system and extend the campus banner system to the Adams building. The lighting system will consist of troffer style LED light fixtures and a room control that manages the intensity of each fixture independently. The room control will allow scene control in the classroom for simplicity as well as individual fixture control. This system will permit the teacher to use the entire instructional space for all students. The proposed solution will meet the requirements for our students' low vision by providing intensity modulation and appropriate lamp temperature. The system will use a touch panel to control the LED fixtures. This will allow flexibility in the future. This agility is critical to meet our students' needs. One additional benefit of this solution is the energy savings that should be realized after installing the energy efficient LED fixtures. The extension of the existing campus banner-based communication system to the Adams building will include IP-based visual and audible banners in each classroom and occupied space. The system connects to a central server that currently exists on campus. New system components include: network wiring to provide connection to each banner, the banners, classroom call buttons and programing to connect the banners to the campus system. Providing these critical systems will meet the needs of our students' low vision and ensure that we have good reliable communications into the building. This communication is a critical piece of our campus emergency plan.

## How Urgent is this Project:

This project does not have a traditional failure timeline consistent with a typical project. The urgency is better stated as prevention in the respect that by funding this project appropriate communication systems are in place. The urgency is insuring a student with a very unique need has a better learning environment. By funding this project, an emergency does not escalate because the appropriate communication system is in place. Funding this project ensures that a student's educational needs are being met and limitations are mitigated. The goal of all schools is to provide the safest environment and the best education opportunities for all students. The project we have requested fits directly in with this goal.

## How Does this Project Conform with the Construction Guidelines:

This project is in conformance with the guidelines, specifically section 3.8 communication systems. Sections related to well-designed task lighting are critical in this building due to limited exterior day lighting. (Section 5.1.15 installation of efficient light fixtures and lamps.)

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The school does not have the same budgeting system as a typical school district. A capital renewal budget does not exist in the same manner. The school must rely on state funding for capital renewal. The school does have a very good facilities and IT team that have a history of maintaining systems and equipment.

## If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:

The project identified in this grant would provide a more safe and appropriate educational environment for students who have low vision. This building was constructed in 1968 for the purpose of educating students who are blind or have low vision. The general condition of the building is very good.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

NA

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

**Importance:** M    **Urgency:** M    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 1 - \$10,601,140

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$741,581.00	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Applicant Match:</b>	\$0.00	<input type="checkbox"/> Charter School Three Month Notification	
<b>Total Project Cost:</b>	\$741,581.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	203.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	15,000	<b>CDE Minimum Match Percent:</b>	0
<b>Cost Per Sq Ft:</b>	\$44.94	<b>Actual Match Provided by Applicant:</b>	0
<b>Cost Per Pupil:</b>	\$3,321.01	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	73.89	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	CSFDB	<b>Inflation %:</b>	0.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	In the unlikely event that the Colorado School for the Deaf and the Blind ceases to exist, the property would be under the control and management of the State of Colorado.

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	
<b># of Fiscal Health Warning Indicators:</b>		<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	N/A	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>		<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA

February 29, 2012

**BOARD OF TRUSTEES**

Mr. Ted Hughes  
Director of the Division of Public School  
Capital Construction Assistance  
1580 Logan Street, Suite 310  
Denver Colorado 80203

David Dawson

John Dickinson

Mr. Hughes,

David Ek

The Colorado School for the Deaf and the Blind (CSDB) is requesting a waiver of the matching funds required for the BEST grant application. CSDB is a state agency, and unlike a school district or charter school our funds are delivered from the state of Colorado general funds. The school receives general fund dollars for operating and salary expenses. Funding for construction is available through the state Capital Construction and Controlled Maintenance program. We do not have the same funding structure that school districts have, we do not collect taxes based on bonds or Mil levy, and we are unable to issue Certificates of Participation.

Kay Alicyn Ferrell

Chris Madison

Carolena Guiral Steen

The school does not maintain a capitol reserve fund as is common in school districts, as a state agency we are required to revert unused funds at the end of the fiscal year. The controlled maintenance and emergency funds could be considered a type of reserve. This is managed by the Office of the State Architect and provided to state agencies on a project by project basis, eliminating the flexibility to use these funds as matching dollars for this grant.

Morris Ververs


**SUPERINTENDENT**

Carol A. Hilty

This waiver would be for the grant application titled School for the Blind Improvements.

I appreciate your consideration of this request, should you have any questions please feel free to contact me.

Sincerely,



Kevyn Brown  
Office 719-578-2128  
Cell 719-660-5688  
kbrown@csdb.org

**BOARD OF TRUSTEES**

Mr. Ted Hughes  
Director of the Public School  
Capital Construction Assistance  
1580 Logan Street, Suite 310  
Denver Colorado 80203

David Dawson

John Dickinson

Mr. Hughes,

David Ek

The Colorado School for the Deaf and the Blind is requesting grant funds for the School for the Blind Improvement. This project will improve the safety of our school and the learning environment. The CSDB staff will participate with the professional design team to ensure that the project meets the highest expectations. I will act as the owner's representative and provide the oversight from start to finish of the project. We will follow the procurement processes as defined in the BEST program and by the State of Colorado. We believe that this project can be completed in one year from the time funding is available to completion.

Kay Alicyn Ferrell

Chris Madison

Carolena Guiral Steen

I have included the following documents in this package:

Morris Ververs

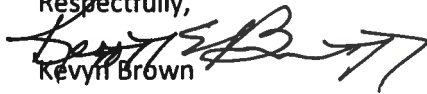
- CC-03 Grant application
- CDE-CCA budget
- Campus map
- Photos printed and on CD
- Waiver Letter

**SUPERINTENDENT**

Carol A. Hilty

I appreciate you taking the time to review this application and please feel free to contact me if there are any questions or areas that need further explanation.

Respectfully,



Kevyn Brown  
CSDB  
Office 719-578-2128  
Cell 719-660-5688  
kbrown@csdb.org

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Colorado School for the Deaf & Blind - Hubert Work Gym - Partial Roof Replacement - 1919

**School Name: CSDB**

Number of Buildings:	9
All or Portion built by WPA:	No
Gross Area (SF):	204,663
Replacement Value:	\$68,135,216
Condition Budget:	\$45,790,778
Total FCI:	67.21%
Energy Budget:	\$71,632
Suitability Budget:	\$7,700,000
Total RSLI:	14%
Total CFI:	78.6%
Condition Score: (60%)	3.11
Energy Score: (0%)	1.83
Suitability Score: (40%)	4.25
School Score:	3.56



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: Colorado School for the Deaf and the Blind

Applicant Priority # 2

County: EL PASO

Cash Grant Rank: 1.5

Project Title: Partial Roof Replacement

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

This grant would replace a portion of the roof on this building. The roof is twenty- nine years old and has failed dramatically. The Colorado School for the Deaf and the Blind serves students throughout Colorado. The school was established for the purpose of providing comprehensive educational services for children, birth to age 21, who are blind/low vision and/or deaf/hard of hearing. Services are provided directly to students enrolled at the school, and outreach programs serve students, staff, and families in communities throughout Colorado. Whether working with students in their home districts or on the campus in Colorado Springs, CSDB retains skilled and talented staff members who strive for excellence and are deeply committed to providing quality services for all students. Staff use innovative and differentiated instructional strategies, supported by appropriate technology, to assist all students in reaching their potential. The Gym building is one of seventeen buildings located on a thirty-seven acre campus. The gym was constructed in 1919. An addition was added in 1973 to provide a therapy pool. In 1983, an addition was completed adding a larger gym, an auxiliary gym and student activity space. The building is in very good condition with the exception of the roof over the 1983 portion. This grant only addresses the 1983 portion of the building and minor flashing repair on the remainder of the building. The campus is maintained by a full service facilities team to provide a safe and appropriate educational environment for the students and staff at CSDB. We believe our first opportunity to work with the BEST grant is proof of the collaboration that occurs when the BEST program staff, board and a school join to Build Excellent Schools Today. The challenges that all schools face in these difficult financial times are at times overwhelming. The BEST program is the only source we are aware of that could fund this project. We see this request as an opportunity to continue the collaboration in a positive way.

## Deficiencies Associated with this Project:

The gym roof is twenty nine years old. This roof leaks when we have rain or snow. We have been able to minimize the damage to the wood floor in the gym. The school has made several small repairs with the campus facility team and with contractors. The roof continues to deteriorate with new leaks appearing often. The sky lights are leaking both at the flashing and in the skylight structure itself.

## Proposed Solution to Address the Deficiencies Listed Above:

The roof should be replaced. The school has requested assistance from architects and roofing contractors to review options. The consensus is that roof replacement is needed and maintenance or repairs will not resolve the issues. We are proposing replacing only that portion of the roof that is in the worst condition. Approximately 22,000 square feet of the 30,800 sq. ft. roof needs to be replaced.

## How Urgent is this Project:

This is an urgent repair need for our school. Every time we have rain or snow we have leaking water into the building. This situation is not going to improve. Fortunately, we have been able to limit the damage and avoid any accumulations of moisture that would turn into mold. We had to replace a section of the gym floor last summer due to water damage. We have had several ceiling tiles that have been damaged and replaced due to leaking water.

## How Does this Project Conform with the Construction Guidelines:

This project is in conformance with the Public Schools Construction Guidelines. Specifically area 3 section one promotes safe and healthy facilities. This section also addresses general roof construction. All design and work on this project would include these guidelines as well as appropriate building codes.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The school does not have the same budgeting system as a typical school district. A capital renewal budget does not exist in the same manner. The school must rely on state funding for capital renewal. The school does have a very good facilities and IT team that have a history of maintaining systems and equipment.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The project identified in this grant would provide a more safe and appropriate educational environment for students. This building was constructed in 1919 with major renovations in 1972 and 1983. The general condition of the building is very good.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

NA

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

**Importance:** M    **Urgency:** M    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 1 - \$10,601,140

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

**Current Grant Request:** \$360,609.00

Charter School Authorizer Letter

**Current Applicant Match:** \$0.00

Charter School Three Month Notification

**Total Project Cost:** \$360,609.00

Charter School Chartered For Five Years

**Previous Grant Awards:** \$0.00

MasterPlanComplete

**Previous Matches:** \$0.00

Did Applicant Meet the Minimum Required Match

**Affected Pupils:** 203.00

**Waiver Letter Included:** Waiver Requested

**Affected Sq Ft:** 22,000

**CDE Minimum Match Percent:** 0

**Cost Per Sq Ft:** \$13.64

**Actual Match Provided by Applicant:** 0

**Cost Per Pupil:** \$1,478.67

**Historical Significance:** N/A

**Sq Ft Per Pupil:** 108.34

**Does this Qualify for HPCP:** Not Required

**Per Pupil Allocation to Cap Reserve:** 1

**If Match is a Bond Election Date:**

**Who Owns the Facility:** CSFDB

**Inflation %:** 0.00%

**Does the Facility have existing Financing** No

**Who will the Facility Revert to:** In the unlikely event that the Colorado School for the Deaf and the Blind ceases to exist, the property would be under the control and management of the State of Colorado.

## Explain Existing Financing:

**State Financial Watch:** No

**Free Reduced Lunch %:**

**# of Fiscal Health Warning Indicators:**

**Median Household Income** NA

**Fiscal Health Watch:** N/A

**Bond Capacity Remaining** NA

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>		<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA



**BOARD OF TRUSTEES** February 29, 2012

David Dawson      Mr. Ted Hughes  
                            Director of the Division of Public School  
                            Capital Construction Assistance  
                            1580 Logan Street, Suite 310  
John Dickinson     Denver Colorado 80203

David Ek             Mr. Hughes,

Kay Alicyn Ferrell     The Colorado School for the Deaf and the Blind (CSDB) is requesting a waiver of the matching funds required for the BEST grant application. CSDB is a state agency, and unlike a school district or charter school our funds are delivered from the state of Colorado general funds. The school receives general fund dollars for operating and salary expenses. Funding for construction is available through the state Capital Construction and Controlled Maintenance program. We do not have the same funding structure that school districts have, we do not collect taxes based on bonds or Mil levy, and we are unable to issue Certificates of Participation.

Chris Madison        The school does not maintain a capitol reserve fund as is common in school districts, as a state agency we are required to revert unused funds at the end of the fiscal year. The controlled maintenance and emergency funds could be considered a type of reserve. This is managed by the Office of the State Architect and provided to state agencies on a project by project basis, eliminating the flexibility to use these funds as matching dollars for this grant.

**SUPERINTENDENT**

Carol A. Hilty        This waiver would be for the grant application titled Gym roof replacement.

I appreciate your consideration of this request, should you have any questions please feel free to contact me.

Sincerely,

Kevyn Brown  
Office 719-578-2128  
Cell 719-660-5688  
kbrown@csdb.org

**BOARD OF TRUSTEES**

Mr. Ted Hughes  
Director of the Public School  
Capital Construction Assistance  
1580 Logan Street, Suite 310  
Denver Colorado 80203

David Dawson

John Dickinson

Mr. Hughes,

David Ek

The Colorado School for the Deaf and the Blind is requesting grant funds for the Gym Roof Replacement. This project will improve the safety of our school and solve a challenging problem. The project management plan for this project is based on a design bid build concept. CSDB will select a professional design team using standard state selection process. The CSDB staff will participate with the professional design team to ensure that the project meets the highest expectations. I will act as the owner's representative and provide the oversight from start to finish of the project. We will follow the procurement processes as defined in the BEST program and by the State of Colorado. We believe that this project can be completed in one year from the time funding is available to completion.

Kay Alicyn Ferrell

Chris Madison

Carolena Guiral Steen

Morris Ververs

I have included the following documents in this package:

**SUPERINTENDENT**

Carol A. Hilty

- CC-03 Grant application
- CDE-CCA budget
- Campus map
- Photos printed and on CD
- Waiver Letter

I appreciate you taking the time to review this application and please feel free to contact me if there are any questions or areas that need further explanation.

Respectfully,



Kevyn Brown

CSDB

Office 719-578-2128

Cell 719-660-5688

kbrown@csdb.org

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## COLORADO SPRINGS 11 - Irving MS (vacant) - Fire Alarm Replacement at (2) Facilities - 1964

**School Name: Irving MS (vacant)**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	113,007
Replacement Value:	\$27,198,595
Condition Budget:	\$17,729,385
Total FCI:	65.18%
Energy Budget:	\$0
Suitability Budget:	\$0
Total RSLI:	9%
Total CFI:	65.2%
Condition Score: (60%)	3.17
Energy Score: (0%)	2.40
Suitability Score: (40%)	N/A
School Score:	1.90



**Q#: 87 - Is there a school fire alarm system that meets current fire codes? IFC Required? Yes, there is a building fire alarm system that meets current fire codes. Score: 5**

**Q#: 87.2 - Describe the type age and condition of the fire alarm system. The addressable system was installed in 1996 has a Simplex 4100 main control panel. The system is functional and is expected to expire within the next ten years. Score: 3**

## COLORADO SPRINGS 11 - West ES/MS - Fire Alarm Replacement at (2) Facilities - 1923

**School Name: West ES/MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	96,459
Replacement Value:	\$26,560,776
Condition Budget:	\$9,229,740
Total FCI:	34.75%
Energy Budget:	\$33,761
Suitability Budget:	\$3,719,500
Total RSLI:	29%
Total CFI:	48.9%
Condition Score: (60%)	3.17
Energy Score: (0%)	2.31
Suitability Score: (40%)	4.31
School Score:	3.63



**Q#: 87 - Is there a school fire alarm system that meets current fire codes? IFC Required? The fire alarm system and its components are in good condition and meet current codes. Score: 5**

**Q#: 87.2 - Describe the type age and condition of the fire alarm system. The alarm system was replaced in 1999 with a Simplex 4020 system. The system is addressable. The system will require upgrades within the next ten years. Score: 4**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: COLORADO SPRINGS 11  
County: EL PASO  
Project Title: Fire Alarm Replacement at (2) Facilities

Applicant Priority # 1  
Cash Grant Rank: 1.6

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation            | <input type="checkbox"/> Water Systems      | 2 different facilities                                    |

## General Background Information and Reasons for Pursuing a BEST Grant:

Replace outdated fire alarm systems in 2 different D11 facilities. BEST grant is being pursued due to lack of district funding.

## Deficiencies Associated with this Project:

These school buildings need to be brought up to current fire code requirements. They lack a sufficient number of horns, strobes, smoke detectors and pull stations to meet current code requirements. The current systems are difficult to maintain and finding replacement parts is increasingly difficult. We have received complaints from both of these sites that they can't hear the fire alarm when it goes off. At West school, coats, back packs and other combustibles hang in the exit corridors. Smoke detection and horn /strobes need to be added in these corridors.

## Proposed Solution to Address the Deficiencies Listed Above:

These 2 buildings will be upgraded with new fire alarm systems that will comply with the latest version of the International Fire Code. These upgrades will provide a safe environment for all students including those with visual and auditory impairments. D11 currently serves numerous deaf, hard of hearing or visually impaired, so during any given year students with disabilities might be assigned to attend one of these 2 schools. The proposed upgrades will provide additional horns, strobes, smoke detectors, and pull stations in each classroom providing a safer environment for all students and staff.

## How Urgent is this Project:

The existing fire alarm systems are dated and have far outlived their useful life expectancy. Parts are getting harder and harder to get. This is a critical life safety issue for the students and staff of the district. We are hoping to have these systems replaced in the summer of 2013.

## How Does this Project Conform with the Construction Guidelines:

Public Schools are required to meet all safety standards including the State adopted version of the International Fire Code. The upgrades proposed in this application will allow D-11 to meet the International Fire Code standards and provide a safe environment for all staff and students.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

D-11 currently has a preventative maintenance program that checks our fire alarm systems periodically throughout the year. We currently have 3 fire alarm technicians on staff who address repairs as needed. Since 1996 the district has used bond funds to replace outdated fire alarm systems. This grant funded project will allow D11 to update 2 school buildings. In the future, our plan is to use our Capital Reserve account to continue updating the safety of our school buildings.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Irving was purchased new when it was built in 1964. West was purchased new when it was built new in 1923. Additions were added to West in 1969 & 1979.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

\$2,000,000

## CDE COMMENTS:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Health, Safety

Overcrowding

Technology

Other

**Importance:** L    **Urgency:** M    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 4 - \$967,736

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$258,497.28

**Current Applicant Match:** \$195,006.72

**Total Project Cost:** \$453,504.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 1,340.00

**Affected Sq Ft:** 213,257

**Cost Per Sq Ft:** \$1.93

**Cost Per Pupil:** \$307.67

**Sq Ft Per Pupil:** 159.15

**Per Pupil Allocation to Cap Reserve:** 67

**Who Owns the Facility:** District

**Does the Facility have existing Financing** No

**Explain Existing Financing:**

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 43

**Actual Match Provided by Applicant:** 43

**Historical Significance:** N/A

**Does this Qualify for HPCP:** Not Required

**If Match is a Bond Election Date:** 2013

**Inflation %:** 2.00%

**Who will the Facility Revert to:** NA

**State Financial Watch:** No

**# of Fiscal Health Warning Indicators:** 0

**Fiscal Health Watch:** No

**District FTE Count:** 27,284.50

**Assessed Valuation** 2235532716.2

**PPAV:** 81934.16468

**Unreserved General Fund FY0910** 5464191.49

**Bonded Debt:** 196333084.1

**Total Bonding Capacity** 447106543.24

**Free Reduced Lunch %:** 51.84%

**Median Household Income** 21112

**Bond Capacity Remaining** 250773459.14

**Existing Bond Mill Levy** 7.135

**Bonded Debt Approved** 131700000

**Year Bond Approved** 04

**Bonded Debt Failed:** 96700000

**Year Bond Failed:** 02

**Bond Capacity Remaining** 250773459.14

**Percent Bonding Capacity Used** 0.43911923694

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## COLORADO SPRINGS 11 - West ES/MS - ES Roof Replacement - 1923

**School Name: West ES/MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	96,459
Replacement Value:	\$26,560,776
Condition Budget:	\$9,229,740
Total FCI:	34.75%
Energy Budget:	\$33,761
Suitability Budget:	\$3,719,500
Total RSLI:	29%
Total CFI:	48.9%
Condition Score: (60%)	3.17
Energy Score: (0%)	2.31
Suitability Score: (40%)	4.31
School Score:	3.63



**Q#: 110.4 - What is the condition of the roof covering? The roofs are generally in good condition. The roof at the intergenerational center addition is in poor condition. Score: 3**



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: COLORADO SPRINGS 11

Applicant Priority # 2

County: EL PASO

Cash Grant Rank: 4.4

Project Title: ES Roof Replacement

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Remove and replace worn out built up roof. BEST grant is being pursued due to lack of district funding.

## Deficiencies Associated with this Project:

The roof on this building was last replaced in 1992 and it is currently the worst roof in the District. Upkeep, including numerous patches and repairs are becoming frequent. Evidence of standing water is visible in photo # 5. Sagging parapet felts are evident in photo # 9. This roof needs to be replaced to protect the valuable contents of the building.

## Proposed Solution to Address the Deficiencies Listed Above:

Remove and replace the entire roof down to the deck with new rigid insulation, drainage crickets and a 4 ply built up roof (BUR). This will also improve the energy efficiency of this building. Parapet cap flashings, scuppers and all other flashings need to be replaced. An expansion joint needs to be added where there is a slight elevation change in the existing roof (see photos 2 & 3).

## How Urgent is this Project:

D-11 ranks roof placement 2nd only to fire alarm replacements in order to protect the valuable contents of our buildings. This roof was last replaced in 1992 and has outlived its useful life expectancy. Frequent maintenance and patching is now required by our roofing tech's. We are also waisting tax dollars on lost heat through this roof. We would prefer to have this roof replaced in the summer of 2013.

## How Does this Project Conform with the Construction Guidelines:

Public Schools are required to meet all safety standards including the State adopted version of the International Building and Fire Codes. The upgrades proposed in this application will allow D-11 to meet these codes and standards and provide a safe environment for all staff and students.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

D-11 currently has a preventative maintenance program that checks our roofs periodically throughout the year. We currently have 3 roof technicians on staff who adress repairs as needed. For over 20 years, D-11 has used Capital funding to replace the worst roofs in the district each year. Since 1996 the district has used bond funds to replace additional roofs however that funding has now run out. This grant funded project will allow D11 to replace this roof at West ES. In the future, our plan is to again use our Capital Reserve account to maintain the roofs of our school buildings.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

West was purchased new when it was built new in 1923. Additions were added in 1969 & 1979.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$2,000,000

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Importance: L    Urgency: L    Planning: Up To Date    Ability: Able    Previous BEST Grants: 4 - \$967,736

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$55,967.16  
**Current Applicant Match:** \$42,220.84  
**Total Project Cost:** \$98,188.00  
**Previous Grant Awards:** \$0.00  
**Previous Matches:** \$0.00  
**Affected Pupils:** 628.00  
**Affected Sq Ft:** 5,893  
**Cost Per Sq Ft:** \$15.15  
**Cost Per Pupil:** \$142.14  
**Sq Ft Per Pupil:** 9.38  
**Per Pupil Allocation to Cap Reserve:** 67  
**Who Owns the Facility:** District  
**Does the Facility have existing Financing** No

Charter School Authorizer Letter  
 Charter School Three Month Notification  
 Charter School Chartered For Five Years  
 MasterPlanComplete  
 Did Applicant Meet the Minimum Required Match  
**Waiver Letter Included:** Meets  
**CDE Minimum Match Percent:** 43  
**Actual Match Provided by Applicant:** 43  
**Historical Significance:** N/A  
**Does this Qualify for HPCP:** Not Required  
**If Match is a Bond Election Date:** 2014  
**Inflation %:** 2.00%  
**Who will the Facility Revert to:** NA

**Explain Existing Financing:**

**State Financial Watch:** No  
**# of Fiscal Health Warning Indicators:** 0  
**Fiscal Health Watch:** No  
**District FTE Count:** 27,284.50  
**Assessed Valuation** 2235532716.2  
**PPAV:** 81934.16468  
**Unreserved General Fund FY0910** 5464191.49  
**Bonded Debt:** 196333084.1  
**Total Bonding Capacity** 447106543.24

**Free Reduced Lunch %:** 51.84%  
**Median Household Income** 21112  
**Bond Capacity Remaining** 250773459.14  
**Existing Bond Mill Levy** 7.135  
**Bonded Debt Approved** 131700000  
**Year Bond Approved** 04  
**Bonded Debt Failed:** 96700000  
**Year Bond Failed:** 02  
**Bond Capacity Remaining** 250773459.14  
**Percent Bonding Capacity Used** 0.43911923694

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## COMMUNITY PREP CHARTER SCHOOL - Science Lab Remodel - 1886

**School Name: Community Prep Charter School**

Number of Buildings:	1
All or Portion built by WPA:	
Gross Area (SF):	26,188
Replacement Value:	\$6,701,074
Condition Budget:	\$4,399,689
Total FCI:	65.66%
Energy Budget:	\$0
Suitability Budget:	\$2,421,600
Total RSLI:	7%
Total CFI:	102%
Condition Score: (60%)	2.91
Energy Score: (0%)	1.11
Suitability Score: (40%)	3.54
School Score:	3.16



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: COMMUNITY PREP CHARTER SCHOOL

Applicant Priority # 1

County: EL PASO

Cash Grant Rank: 2.2

Project Title: Science Lab Remodel

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input checked="" type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Science Lab remodel                                       |

## General Background Information and Reasons for Pursuing a BEST Grant:

The facility which houses Community Prep School (CPS) was originally built in the late 1880's. This building was once the old Garfield School. Current staff is unsure when the Science Lab was originally instituted, but the space is outdated for and is currently not usable: layout does not allow for group/team instruction; classroom is not ADA accessible; stations are outdated and in need of upgrade. The Lab is not usable as is, but remodeling of the space would not only provide our students with a fully functioning/workable Science area in which to improve their educational opportunities while at CPS, but would also free up another classroom for overall use, providing another workable instruction space (where the Science teacher is currently located).

## Deficiencies Associated with this Project:

Counter configurations do not allow for group/team instruction and activities; not ADA/wheelchair accessible; area too crowded; separating wall needs to be removed and room consolidated into one large usable space; sinks need to be moved, providing 5-7 work stations; demolition of current long cabinets with riser countertops, opening space to individualized group stations;

## Proposed Solution to Address the Deficiencies Listed Above:

Remove non structural dividing wall; patch drywall area where dividing wall is attached to permanent walls; remove all cabinets; remove all counter tops and sinks; remove all existing plumbing, gas valves, air valves and vacuum valves, etc.; remove all electrical that is part of the work area around the cabinets; remove all floor VCT; install new sub flooring were needed to cover up exposed floor; install new VCT throughout the room; re install any needed cabinets in order to accommodate 5 work stations with sinks for the students, and one work station with sink for the teacher. All work stations are to have plumbing, drainage, a minimum of one GFI outlet in each desk area and new counter tops; paint; architectural and engineering drawings; permits as needed; debris removal

## How Urgent is this Project:

Current space is not usable; CPS would like to have this Science Lab complete by start of 2012-2013 school year, if not before in order to expand Science offerings to students. While not completing this by mid-August 2012 would not necessarily constitute failure, it would push us into another school year without a viable Science Lab, prohibiting our students from receiving a richer Science education experience.

## How Does this Project Conform with the Construction Guidelines:

1.2.5. Functionality of existing and planned public school facilities for core educational programs, particularly those educational programs for which the State Board has adopted state model content standards;

1.2.6. Capacity of existing and planned public school facilities, taking into consideration potential expansion of services and programs;

4.12.7. Science lab with a teaching demonstration table, emergency shower/eyewash, demonstration hood, student work stations provided with water and gas receptacles equipped with adequate instrumentation;

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Once this project is complete, Science lab upkeep costs should be a minimum, with the exception of ongoing consumable supplies which would become part of the yearly budget. The CPS Board has mandated a \$75,000 emergency reserve for any unplanned maintenance/facility needs. With Board approval, these funds can be appropriated for any needed long-term lab maintenance costs/repairs. In addition, it is our hope to set aside \$10.00 per pupil annually for Capital Construction needs.

## If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:

The Community Prep School main building was constructed in the late 1890's. While it has certainly been functional, a number of items are just becoming extremely old and wearing out. The current Science Lab is not in use due to the lay-out (difficult for instructors to see over current countertops (too high), equipment does not all function properly, etc. Also, due to changes in building code since the facility was first put into operation, we would like to see it brought to code for proper use. We need to use this area as a true Science lab, however in order to do that, it needs to be gutted and made into a functional space.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

NA

## CDE COMMENTS:

APPLICATION IS WRITTEN TO ADDRESS OVERCROWDING OF A SCIENCE LAB. THIS COULD BE RANKED IN THE 4 RANGE (4.4 FOR ADA).

Health, Safety

Overcrowding

Technology

Other

Importance: M    Urgency: L    Planning: No Plan    Ability: Not Able    Previous BEST Grants: 0

**Red Flags:** Waiver request    **Red Flag Explain:** The school originally submitted a waiver for 100% but have revised this to now provide 10% of their 38% matching requirement.

**Current Grant Request:** \$35,817.30

Charter School Authorizer Letter

**Current Applicant Match:** \$3,979.70

Charter School Three Month Notification

**Total Project Cost:** \$39,797.00

Charter School Chartered For Five Years

**Previous Grant Awards:** \$0.00

MasterPlanComplete

**Previous Matches:** \$0.00

Did Applicant Meet the Minimum Required Match

**Affected Pupils:** 208.00

**Waiver Letter Included:** Waiver Requested

**Affected Sq Ft:** 868

**CDE Minimum Match Percent:** 38

**Cost Per Sq Ft:** \$41.68

**Actual Match Provided by Applicant:** 10

**Cost Per Pupil:** \$176.48

**Historical Significance:** Yes-Granted Exempt

**Sq Ft Per Pupil:** 4.23

**Does this Qualify for HPCP:** Not Required

**Per Pupil Allocation to Cap Reserve:** 10.00

**If Match is a Bond Election Date:**

**Who Owns the Facility:** Charter School

**Inflation %:** 2.00%

**Does the Facility have existing Financing** No

**Who will the Facility Revert to:** City of Colorado Springs has first right to purchase the building back from Community Prep School.

## Explain Existing Financing:

**State Financial Watch:**

No

**Free Reduced Lunch %:**

4780.00%

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	209.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA



February 23, 2012

Colorado Department of Education  
Division of Capital Construction  
1580 Logan Street, Suite 310  
Denver, CO 80203

Re: Waiver Letter

Dear Sirs:

Community Prep School (CPS) is a charter school located in Colorado Springs. We are applying for a B.E.S.T. grant with the State of Colorado, requesting funds to remodel our currently unusable science laboratory into a working facility.

We are requesting a waiver of the 38% matching funds requirement for the grant. During the 2011-2012 school year CPS has incurred some significant expenses. These include:

- Kitchen renovation to comply with building code requirements (expense exceeded \$14,000).
- Purchase of a mini-bus for student transportation (cost will be approximately \$12,500).
- Upgrading technology throughout the facility including the purchase of 24 laptop computers (cost exceeded \$5,200).

The expenses associated with the above mentioned items limited the availability of additional expendable funds. Because of this, we would respectfully request that a waiver of the required matching funds be granted which would allow us to maintain remaining monies for any unforeseen needs that may arise.

Should you have any questions regarding this request, please feel free to contact me at the number below. Thank you for your consideration.

Sincerely,

Bobbie Stull  
Business Operations Manager



Nicholas M. Gledich, Ed.D., Superintendent

**Glenn E. Gustafson, CPA**  
Deputy Superintendent, Chief Financial Officer  
1116 N. El Paso Street, Colorado Springs, CO 80903  
Phone: (719) 520-2010  
FAX: (719) 633-9347  
E-mail: glenn.gustafson@d11.org

**MEMORANDUM**

**TO:** Scott Newell  
**FROM:** Glenn Gustafson  
**DATE:** February 10, 2012  
**SUBJECT:** B.E.S.T. Grant Funds-Community Prep Charter School

Pursuant to State statute 22-43.7-103 (7) a charter school must notify its authorizer of its intent to apply for BEST (Building Excellent Schools Today) grant funds.

This letter verifies that Community Prep Charter School notified Colorado Springs School District 11 of its intention to apply for BEST funds on February 2, 2012.

Community Prep has indicated that the school will use the funds to renovate its science labs. The district feels that this use of funds is aligned to the school's mission of preparing their students that are educationally prepared for their future.

Respectfully Submitted,

Jan Tanner  
President-Colorado Springs School District 11 Board of Education

Glenn E. Gustafson, CPA  
Deputy Superintendent, Chief Financial Officer

Every student prepared for a world yet to be imagined

Our mission is to provide excellent, distinctive, educational experiences that equip students for success today and in the future.



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## JAMES IRWIN CHARTER HIGH SCHOOL - Replace (18) HS RTU & Control Upgrade - 1992

**School Name: James Irwin Charter ES/MS/HS**

Number of Buildings:	1
All or Portion built by WPA:	
Gross Area (SF):	188,000
Replacement Value:	\$55,881,026
Condition Budget:	\$19,932,118
Total FCI:	35.67%
Energy Budget:	\$0
Suitability Budget:	\$1,282,500
Total RSLI:	31%
Total CFI:	38.0%
Condition Score: (60%)	3.00
Energy Score: (0%)	2.69
Suitability Score: (40%)	4.84
School Score:	3.74



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: JAMES IRWIN CHARTER HIGH SCHOOL  
County: EL PASO  
Project Title: Replace (18) HS RTU & Control Upgrade

Applicant Priority # 1  
Cash Grant Rank: 4.2

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Addition                  | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement        | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement        | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade        | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      | HVAC replacement for High School               |

## General Background Information and Reasons for Pursuing a BEST Grant:

James Irwin Charter Schools is a nationally ranked school of choice due to its strict core knowledge curriculum and discipline of character development. Its mission is to guide students in their character development and academic potential using rigorous and content-rich programming. It believes that any child can learn, given the right environment and teaching method. James Irwin Charter High School is ranked in the top 8 percent of high schools in the State of Colorado. It graduates 88 percent of its seniors each year, and has some the highest CSAP and ACT scores in the region. As a charter school within Harrison School District 2, it is a school of choice within an impoverished region of Colorado Springs. 60 percent of children in the Harrison School District 2 qualify for the National Free and Reduced Lunch program; 40 percent of students at JICS qualify for free and reduced lunches. It also draws students from other areas, including Denver, Pueblo, Florissant, and Calhan, Colorado.

As a top school within the region, we are dependent upon a number of factors to keep the quality of instruction high. Teachers play a crucial role in this, but more important are facilities that do not detract from excellence in academics.

Since we had purchased our current building from a former semi-conductor manufacturer, we have constantly been in a state of renovating the building, as funds are found, to make the building more conducive to classroom instruction. Several projects completed thus far include building walls that go to the ceiling to separate schools from each other; creating smaller, classroom-sized spaces; building gymnasiums for each school; and creating food service space. Some renovations were never made – the same anti-static flooring that was used in the building during its semi-conductor production days are still present – not attractive, but functional. We have not installed extra windows, and the vast of the majority of the building is windowless (with egress accessible through several exit doors, which were installed in case of emergencies).

Heating, venting and cooling have been most challenging. Since the space has been re-configured drastically from a plant use to a school building, several areas are “re-zoned” from its original use. We simply have not been able to get adequate heating, cooling, and ventilation in the myriad spaces created inside the building. The HVAC units to be replaced are also the original units installed at the building’s construction back in 1992. They are at the end of their useful life. With the HVAC units simply not designed to be used as they are, and now costing us many repairs and add-ons, they are simply not cost-effective, nor do they even work like they are need.

In 2007, we applied for and were awarded BEST grant funds to re-vamp the entire HVAC system for our Middle School area. Understandably, this first grant involved only working on one part of the entire building. At the time, we could not afford re-vamping the High School HVAC, nor could we afford the required financial commitment from JICS to have a larger grant. 2012 is the time for us to request those funds. With funds from the BEST grant, we hope to maintain James Irwin Charter Schools’ reputation for excellence in academics and character development.

We had used TRANE contractors for the James Irwin Charter Middle School HVAC re-build project in 2009. Since they completed that work, and since the two schools are part of one building, TRANE enabled future work to be completed for the James Irwin Charter High School HVAC system to fit within the current scope and capacities of the rest of the building’s systems. The current equipment in use is TRANE. For that reason, James Irwin Charter Schools seeks to employ TRANE as its contractor for the HVAC system re-build project for the High School as well.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

Heating, venting and cooling have been most challenging part of remodeling our current building, which was previously used as a software manufacturing plant. Since the space has been re-configured drastically from plant use to a school building, several areas are "re-zoned" from its original use. We have not been able to get the adequate heating, cooling, and ventilation needed to the myriad spaces created inside the building.

The HVAC units currently used are the original units installed at the building's construction back in 1992, and are at the end of their useful life. They are small (putting out inadequate CFMs of heating/cooling), and very inefficient, since they were installed during a time when energy efficiency was not a priority.

The computer monitoring system is antiquated as well. To get new HVAC units will also require new computer software to ensure adequate monitoring systems. As it is, our current HVAC units require many hours of manual adjustment and less-than-satisfactory monitoring measures to ensure proper heating, cooling, and venting of the space.

The HVAC units were simply not designed to be used in the configuration we need as a school. Costly repairs and add-ons are becoming unreasonable. The units are not energy efficient and cost us much in utilities consumption.

In 2007, when we received our first BEST grant, we could not afford re-vamping the High School HVAC, since we could not afford the required financial commitment from JICS to have a larger grant. 2012 is the time for us to request those funds. With funds from the BEST grant, we hope to maintain James Irwin Charter Schools' reputation for excellence in academics and character development.

## Proposed Solution to Address the Deficiencies Listed Above:

Since the current system was never designed for the purpose of a school building, its efficiency has been extremely poor. Although we could have chosen a standard new system and realized significant savings with our energy use, we have chosen TRANE's highest efficiency systems with 5 year parts and labor warranties, to maximize the efficiency of the purchase. The current system will be replaced with a more efficient one, putting out more heating and cooling and to move air more efficiently through the classroom configuration within the part of the building that is the High School. 18 new rooftop units of varying capacities will replace 18 units currently in service on our roof over the area that is our High School. The varying units will be situated to serve corresponding areas of need within the building. These TRANE-brand high efficiency units will have high heat capacity, high static motors, economizing features with powered exhaust, and a new digitized monitoring system that is simple to install on any PC within our building. The new computerized system will make monitoring and adjusting for exceptional needs much more streamlined and efficient, with no additional staff required to make adjustments.

Each unit will have the following characteristics:

- ☑460/3 power supply
- ☑Down flow units
- ☑Adapter curbs
- ☑High heat capacity
- ☑High static motors
- ☑Economizer with powered exhaust
- ☑Building Control Unit, using Tracer Summit Interface (computer program)
- ☑Hail guards
- ☑TXV

Trane will do all work needed to take down old units and install new units, including:

- ☑Evacuate refrigerant/oil from existing unites and dispose per EPA guidelines
- ☑Disconnect electrical, gas, and ductwork
- ☑Use a crane to lift, remove and dispose of existing units
- ☑Set new adapter curbs on existing roof curb
- ☑Set new units onto adapter curbs
- ☑Reconnect gas and electrical
- ☑Connect fire system emergency stops to units

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- ☐ Connect new units into Tracer Summit
- ☐ Perform BCU R-Newal and Tracer Summit Version 17 upgrades
- ☐ Reconfigure and verify programming with Tracer for new units
- ☐ Start up and perform running log on units
- ☐ Verify smooth operation
- ☐ Perform test and balance of units
- ☐ Clean up work area
- ☐ Obtain all necessary permits and governmental requirements
- ☐ Refrigerant tracking and logs
- ☐ Delivery of installation/operation maintenance manuals

## How Urgent is this Project:

Since installation of a new HVAC system will require all people to be out of the building during the installation process for two weeks, the earliest conceivable date for the installation to take place is June 2012, when we do not have students in the building. We would like this to be our target date for installation, as we have already seen egregious faults in the current system that has forced classes out of certain areas for days at a time. This amounts to failure of the system which we have already experienced, although it is not total failure.

Even without total failure, we regularly experience extreme discomfort in many zones, which have taken many hours of adjustment to rectify. Adjustments usually result in temporary relief, and then cause other areas to experience discomfort. We simply do not provide everyone with a comfortable enough of an environment that is conducive to learning.

## How Does this Project Conform with the Construction Guidelines:

This project, to replace current HVAC units and to revamp the HVAC system for James Irwin Charter High School, conforms with the Public Schools Construction Guidelines, specifically:

Section 3.11: "A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes."

☐

Section 5: "... Promote school design and facility management that implements the current version of . . . other programs that comply with the Office of the State Architects "High Performance Certification Program" (HCHP), reduces operations and maintenance efforts, relieves operational cost, and extends the service life of the district's capital assets by providing the following. . ."

☐5.1.8: "Evaluating energy costs holistically by determining the cost of high performance strategies versus long term cost savings;"

5.1.17: "Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours."

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Once the HVAC units have been installed, the maintenance will be considerably steamlined and will easily be within our current budget for maintenance. Having advanced digital control over the units will substantially reduce the number of personnel hours used to manually adjust the HVAC flow in the building. We anticipate the cost savings in our utilities bill alone to be quite substantial. Our cost estimate for this grant also includes a 5 year replacement parts and labor warranty, which will allow considerable savings from reduced parts repair and replacement. Regular maintenance hours will take place as determined within the maintenance manual which will be presented with the equipment, and all work will be logged, so as to maintain conditions for the warranty to remain valid.

We typically contract with a professional heating and cooling maintenance company to perform regular maintenance. The maintenance is anticipated to take fewer than current hours and repair/replacement costs will be virtually nothing. Once the warranty has expired, we will continue to maintain the units so that they may achieve their maximum life expectancy, which is

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

at least 20 years, and with recent analysis, quite possibly even longer than 20 years. We know that the longer we can maintain the new units, the more likely we will see savings accrue and build reserves that we can use to replace the units when needed.

When replacement is needed, we should have the maintenance savings and utilities savings available to assist in the purchase of the replacement. Grant assistance may be needed to complete the purchase, but enough time will have lapsed between the two requests to warrant the grant funds.

Trane will provide the parts and labor for the tear-down of old units and installation of the new units. The work will be overseen by James Irwin Charter Schools Director of Facilities Management, Mr. John Schabow.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Application is for new HVAC units to be installed in the part of the building that houses our High School. The facility was purchased for pennies on the dollar back in 2002, which made it an excellent bargain facility for a school. The facility was designed as a software manufacturing plant, and thus significant remodeling was required to make it suitable for a school.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

BASED ON THE FOLLOWING FACTS (NOT INCLUDED IN THE NARRATIVE), IT IS POSSIBLE THIS GRANT SHOULD HAVE BEEN RANKED A 1.3. 4 OUT OF 17 UNITS ARE NOT WORKING AT ALL. THE SCHOOL HAS BEEN USING PARTS FROM 3 OF THEM TO SERVICE THE REMAINING WORKING UNITS – ONE UNIT IS COMPLETELY BROKEN AND PARTS CANNOT BE USED FROM IT TO SERVICE THE OTHER UNITS. IT IS SIMPLY “DEAD WEIGHT” ON THE BUILDING ROOF. THE SCHOOL WANTS TO REPLACE ALL 17 UNITS AND ADD 1, TO BETTER SERVE THE SCHOOL, FOR THE REASON THAT EVERY UNIT IS OUTDATED AND DOES NOT RESPOND TO OUR COMMAND SYSTEM ACCURATELY. 4 TO 5 CLASSROOMS ARE SEVERELY AFFECTED BY THE UNITS THAT ARE NOT WORKING AND BY THE INEFFICIENCIES OF THE REST. THEY HAVE ATTEMPTED TO ROUTE DUCTWORK FROM THE WORKING HVAC UNITS TO THE CLASSROOMS, BUT THE DISTANCE TO ROUTE THE DUCTWORK IS SO FAR THAT IT DOES NOT EFFECTIVELY HEAT NOR COOL THE ROOMS. IN VERY COLD OR VERY WARM WEATHER; THE ROOMS ARE UNINHABITABLE, WHICH HAPPENS ABOUT 5 OR 6 TIMES IN THE WINTER AND MUCH MORE FREQUENTLY THROUGHOUT AUGUST & SEPTEMBER, THEN AGAIN IN MAY. BECAUSE OF THIS, THE STUDENTS HAVE TO GO TO THE CAFETERIA TO HAVE CLASSES. THERE ARE NO CLASSROOMS THAT ARE UNINHABITABLE THE ENTIRE YEAR, BUT EVEN WHEN THE WEATHER IS COOPERATIVE THE ROOMS ARE NEVER VERY COMFORTABLE. THE BIGGEST COMPLAINT IS LACK OF CIRCULATION OF THE AIR. IT IS NOT A CONDITION CONDUCIVE TO A GOOD LEARNING ENVIRONMENT.

Health, Safety     
  Overcrowding     
  Technology     
  Other

**Importance:** M    **Urgency:** M    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 2 - \$976,957

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

<b>Current Grant Request:</b>	\$396,657.57	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$78,381.44	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$475,039.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	422.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	83,152	<b>CDE Minimum Match Percent:</b>	52
<b>Cost Per Sq Ft:</b>	\$5.19	<b>Actual Match Provided by Applicant:</b>	16.5
<b>Cost Per Pupil:</b>	\$1,023.35	<b>Historical Significance:</b>	N/A

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Sq Ft Per Pupil:</b>	197.04	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	3rd Party	<b>Inflation %:</b>	0.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	Pursuant to state law, if James Irwin Education Foundation dissolves, all assets will be given to another 501(c)3 nonprofit charity which has similar missions and values.
<b>Explain Existing Financing:</b>	James Irwin Educational Foundation		

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	2960.00%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	388.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA

April 19, 2012

Colorado Department of Education  
The Public School Capital Construction Assistance Board  
1580 Logan St. Suite 310  
Denver CO 80203

Re: Hardship Letter

Dear Sir/Madam:

Please consider this letter as our request that the matching fund requirement for a Capital Construction BEST Grant project be reduced from 52 percent to 16.5 percent. This request is specific to the BEST grant request we are submitting to benefit the replacement of HVAC units for James Irwin Charter High School. We have seen continued success with our charter schools, and James Irwin Charter High School consistently ranks within the top schools in the state. However, this continued success is highly threatened by current and anticipated budget constraints that we understand all schools are experiencing, but of which we experience at a greater level as we do not receive many funds that other traditional public schools receive. We are compelled to request a reduction in the amount required for matching funds.

Although we came into our current building 10 year ago at a cost that was pennies on the dollar, the building has needed substantial renovation to make it suitable for educational purposes. One chronic and costly expense, the replacement of HVAC units for our Middle and High Schools, has only been possible with the use of BEST funds. We could not make the 50 percent match requested for the BEST funds awarded us in 2009 (which replaced our Middle School HVAC units), and with the average per pupil revenue dropping 2.3 percent per year over the last three years, and being flat this coming year, we are in no better condition to make a 52 percent match this year.

We are currently paying our teachers *35 percent less* than the average teacher for Harrison School District 2, wherein we are chartered. We have not given our teachers a pay increase for three years. We will need to pay them more for them to continue employment with us. Next year, we will give targeted raises to some of our best teachers to encourage their continued employment. Our debt service payments, which are paid with the per pupil revenue we receive, have been continually rising (\$166,667 increase from last year), and while we are successfully managing this debt, it has vastly reduced available funds that might be applied toward a match for the grant request. While the per pupil revenue will not be severely slashed this year as it has in the past three years, we are stymied in our intent to be a school of academic excellence and character development.

Our goal is to increase the quality of education offered to students within our own impoverished neighborhood which is in a district that has underperforming schools with the exception of JICS. To significantly enhance the educational opportunity for the children, we must proactively ensure the best teachers are working for us. Having salaries that are competitive with other schools will help create that assurance. Our targeted raises are only a "band-aid" approach to keeping the staff we work so hard to recruit and train. By preserving other funds, other enhanced educational opportunities are possible by keeping our classrooms smaller than the average traditional public school. While enrollment has been stable, we have been tempted to increase class size to some extent to accommodate more needs. However, we know that smaller classrooms contribute to more success among students, and we have no desire to increase classroom size just because funds are not available to maintain quality education.

James Irwin Charter Schools has never had access to capital construction funds available from its authorizer, Harrison School District 2. It has never been able to participate in any mill levy overrides that could provide budget relief. Because of this, our Board has adopted a strict policy on expense management. They endorse seeking a waiver or reduction of matching funds for any BEST grant received, to maintain the strict control on expenses. It is only through very strict management of cash reserves that we can alleviate some capital needs we have, including the HVAC replacement needed for our High School, but only if our contribution is limited.

While JICS has in the past done an exceptional job in balancing its budgets, it has operated on a deficit operating budget for the past three years, and anticipates doing so again this next year. For each of the past three years we have seen significant increases to expenses along with a reduction to per pupil revenue each year. With such a decrease to per pupil revenue coming each year, a negative balance budget (which requires reserves to fulfill obligations) is standard. With decreases to revenue and with significant increases to expenses, we see our cash reserves being depleted by no later than 6 years, but it can possibly happen sooner if there is not sufficient relief in school finance on the state level.

Our cash reserves consist of our capital reserve fund, which cannot be significantly disturbed without causing our bondholders to revise their terms of lending to us. We have some significant capital expenses that must take place soon so that we at least maintain our excellence. We were compelled to complete an upgrade to our wireless service this past year, to handle the growth of wireless devices that are so important in education today. We are behind in upgrading our High School's computer lab, which is also budgeted for this coming year, using our reserve funds.

Since JICS has been in existence, there have been no bond issues that have been successfully passed by the voters in this school district and wherein we could participate. The District also is reluctant to include us in any ballot questions, since it would add to the amount of any request, and in this impoverished district, it would make passing a bond question much more difficult.



Even so, the impoverishment of this district has contributed to the lack of success for a favorable vote for any tax increases in over ten years. Current economic conditions do not encourage a more positive outcome.

JICS is also anticipating a 20% increase in benefits costs, of all kinds, including health insurance benefits for our employees, PERA increases, and other liability insurances. With flat revenue, we will have to offset these increases by reducing the number of staff, particularly in the administrative side of our schools. This puts more burden on our teaching staff to cover more of their own administrative needs, and there is no guarantee anticipated increases will actually be as we estimate, and it could be more.

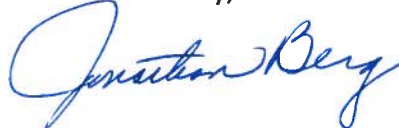
In our continuing effort to bring relevant and excellent education to our community, we are embarking on a blended-learning program that will provide STEM education through a combination of on-line learning and in-class instruction. This program's anticipated start date will be August 2012, and it will be taking many administrative resources that we are stretched to provide.

Another major upgrade that we are seeking to save funding for is security and surveillance cameras. Not only is the current system in use analog, which provides poor quality imaging, we are finding large gaps in our ability to see the whole of our campus. Being unable to monitor activity within and outside the building is critical for safety and security. As a result, we are seeing a rise in costly vandalism to the outside of our building. We truly wish to upgrade this before we experience serious safety issues. We are currently saving funds to make this upgrade and hope to have enough within a year.

With the combination of increasing expenses and decreasing revenue, a threat to the quality of education provided, anticipated and unforeseen additional expenses in programs and facilities costs, and the inability to access our cash reserves without severe consequences to our ability to borrow at reasonable rates, we respectfully request the reduction of the matching requirement on our application so that we can cover other pressing financial needs that we are facing. We ask that our matching requirement be reduced to 16.5 percent.

Thank you for your consideration.

Most Sincerely,



Jonathan Berg,  
Chief Executive Officer



SCHOOL DISTRICT TWO  
**HARRISON**

*Character Through Diversity,  
Challenge & Accomplishment*

February 13, 2012

Colorado Department of Education  
The Public School Capital Construction Assistance Board  
1580 Logan St. Suite 310  
Denver CO 80203

Dear Sir and/or Madam:

Please regard this letter as my expression of support for James Irwin Charter High School in its pursuit of BEST funding for the replacement of HVAC units for the school's building. I understand that the current HVAC units are at the end of their useful life and are in sore need of replacement.

James Irwin is a valued school of choice for Harrison School District and is deserving to have the necessary upgrades to its building to keep it a safe, healthy, and comfortable learning environment. Should you have any questions regarding this letter of support, please do not hesitate to contact me.

Most Sincerely,

Deborah L. Hendrix, President  
Board of Education  
Harrison School District 2



SCHOOL DISTRICT TWO  
**HARRISON**

*Character Through Diversity,  
Challenge & Accomplishment*

**F. Mike Miles**  
Superintendent of Schools

February 13, 2012

Colorado Department of Education  
The Public School Capital Construction Assistance Board  
1580 Logan St. Suite 310  
Denver CO 80203

Re: BEST Grant request for James Irwin Charter Schools

Dear Sir/Madam:

As requested by the CDE for any charter school for which we have authority and which is requesting funding from the CDE in the form of a BEST grant, the following explains the position that Harrison School District 2 has taken on the application of James Irwin Charter High School for a BEST grant.

James Irwin Charter Schools were chartered under the authority of Harrison School District 2 in 2000. At that time, James Irwin Charter High School provided the only Charter High School that served the needs of many within our neighborhood. It has provided an excellent school of choice for those in our community.

James Irwin Charter Schools have since grown to include a Charter Middle School and Charter Elementary School. It has financed the vast majority of its capital needs on its own. They have been able to secure funding through capital construction bonds issued by the Colorado Educational and Cultural Facilities Authority. Harrison School District 2 contains the lowest property values within El Paso County. Funding from mil levies and voter-approved bonded indebtedness is not available to James Irwin Charter Schools, since there has been no bond issue passed in this district since James Irwin Charter Schools came to Harrison School District 2.

Harrison School District 2 has been aware of James Irwin Charter Schools' capital needs and is not opposed to it seeking funds for capital construction for James Irwin Charter High School through the CDE's BEST grant process.

Should you have any other questions, please do not hesitate to contact me at 719-538-4880.

Most Sincerely,

Mike Miles  
Superintendent

**Office of the Superintendent**

1060 Harrison Road • Colorado Springs, Colorado 80905 • tel 719-579-2000 • fax 719-579-2014 • www.hsd2.org

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## THE CLASSICAL ACADEMY CHARTER - Build-Out Unfinished Space Into Classrooms - 2001

**School Name:** The Classical Academy North Campus

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	197,789
Replacement Value:	\$50,598,999
Condition Budget:	\$850,737
Total FCI:	1.68%
Energy Budget:	\$69,226
Suitability Budget:	\$14,542,300
Total RSLI:	39%
Total CFI:	30.6%
Condition Score: (60%)	3.72
Energy Score: (0%)	2.31
Suitability Score: (40%)	4.10
School Score:	3.87



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: THE CLASSICAL ACADEMY CHARTER

Applicant Priority # 1

County: EL PASO

Cash Grant Rank: 2.2

Project Title: Build-Out Unfinished Space Into Classrooms

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm          | <input type="checkbox"/> Roof                         | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Lighting | <input type="checkbox"/> School Replacement           | <input checked="" type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                 | <input checked="" type="checkbox"/> Security          | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC     | <input checked="" type="checkbox"/> Facility Sitework | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation          | <input checked="" type="checkbox"/> Water Systems     | Completion of 1st and 3rd floor spaces                    |

## General Background Information and Reasons for Pursuing a BEST Grant:

General: TCA is pursuing a BEST Grant to prevent health/safety concerns associated with our 10 year old modular classrooms from actually happening. We have 14 wooden modular buildings that are rapidly consuming man hours and resources in order to keep them safe for students and teachers. We feel that the modular have met their life expectancy due to the wear and tear on them from weather and constant use. Eventually, they will not be able to provide the proper environment conducive to learning. In addition, the modular pose a security risk that can easily be corrected by completing the unfinished 1st and 3rd floors of our North Campus. All students will be housed in a brick and mortar building.

Affecting Facilities: Currently, TCA houses 500 students and 30 teachers in 14 modular buildings. These buildings are beginning to cause serious time and effort in maintaining them as an adequate alternative to a brick and mortar building in which to learn. Although the modulars are adequate for temporary learning facilities, they were never intended to be used as permanent facilities.

Educational Program: The modulars are not capable of supporting the unique requirements that a properly designed band, choir, drama, science, or math room could offer. In addition, modular do not easily configure to allow the greatest use of technology such as wifi that a normal building would allow. As the modular continue to deteriorate, so will the learning environment. By completing the unfinished portions of the North Campus, we will be offering students classrooms that are suited to the subjects they are learning.

Maintenance: TCA makes a concerted effort to maintain and inspect our modular buildings. In the last few years, the costs to ensure they are safe have risen to about \$5,000 per modular. TCA feels the potential for serious problems lie just around the corner. Recently, we had a water leak that required us to pull up and replace carpet, take air samples, and clean 3 modulars to ensure mold spores had not developed (none had). However, we had to remove students from the classrooms to investigate and take proper precautionary actions. In addition to increased maintenance, students find themselves having to traverse from outside classrooms to inside classroom during sometimes harsh weather conditions.

## Deficiencies Associated with this Project:

TCA has 14 modular buildings that house 26 classrooms and 2 band rooms. The modular are 10 years old and are already showing signs of great wear and tear from the weather. These modulars are getting close to their life expectancy for classroom habitation. The modulars have served their purpose as temporary classrooms as TCA continued to grow from a K-6 school to a K-12 school with 3500 students. The modular are beginning to cost more and more to maintain each year (approximately \$5,000 per modular) and they are starting to cause health and safety concerns amongst our students and teachers which ultimately adversely affects the learning environment we strive create for our students. In addition, we are very cognizant of the security risks we have with so many of our students housed in modular (500 students and 30 teachers). Although we continually maintain, monitor, and inspect the modulars, they continue to provide a source of concern as they continue to require increased amounts of attention. By moving students into a completed brick and mortar building, they will no longer be affected by recurring maintenance concerns associated with modular buildings that include:

- 1) Deteriorating wooden buildings

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- 2)Water Leaks (repairs to carpeting, cleaning up damaged materials, taking air samples)
- 3)Continual monitoring of air quality to prevent signs of mold
- 4)Mice and their diseases
- 5)Ventilation and heating repairs
- 6)Pooling of water beneath modular (after every rain and snow we pump out the water that accumulates below the modulars to prevent mold and mildew)
- 7)Moving from indoors to outdoors during passing periods while there is harsh weather conditions
- 8)Although our modular meet fire safety standards they do not have a sprinkler system
- 9)Fluctuations in heating and cooling temperatures when exposed to changing weather conditions
- 10)Concerns of the potential security risks to students and staff in vulnerable portables especially when transitioning between indoors and outdoors during passing periods
- 11)Electrical inspections

## **Proposed Solution to Address the Deficiencies Listed Above:**

TCA will be completing the 3rd phase of its North Campus build-out from February 2012 – August 2012 by finishing the 1st floor and 3rd floor of its North Campus.

**Architectural:** During the second phase of the North Campus build-out, TCA completed two floors and left one floor and a portion of its 3rd floor incomplete. The 1st floor does not have walls, lights (no classrooms, bathrooms, etc.) but have the necessary electrical hook ups, plumbing, and HVAC conduits to complete the project. A portion of the 3rd floor was left incomplete with only rudimentary walls to serve as a temporary office space for some of its administrative staff.

Both of these spaces will be converted into classroom space allowing all of its students and teachers to move inside that were previously housed in 14 modular classrooms outdoors. Four modulars will be used as temporary office space/storage to house 21 administrative staff until suitable space is found. The modulars will be reconfigured to include additional phone and computer lines, walls, ramps, and storage areas.

Completion of the 1st and 3rd floors will add the following additional spaces:

- 13 Standard Classrooms
- Earth Science Classroom
- Anatomy Classroom
- Physics Classroom
- Computer Lab
- Study Hall
- Band/Small Theater (165 person capacity)
- 3 Choir Rooms
- Drama Room
- Weight Training Room with changing room
- Special Education Offices
- College Counseling Offices
- Storage Areas
- Bathrooms

**Functional:** Completion of this project will allow all students and teachers to be housed in the same brick and mortar building. This will allow students and teachers a health, safe, and secure learning environment. By creating additional classroom spaces and classrooms designed for science, math, band, choir, weight training, and computers students and teachers will have an exceptional atmosphere in which to learn.

**Construction Standards:** TCA used many of the guidelines associated with the Capital Construction Assistance Public Schools Facility Construction Guidelines to complete this project. We will follow the associated rules and practices that are required by state and local laws and regulations. Where possible, we will incorporate LEED elements.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

On Wednesday, February 22, 2012 TCA began construction after the Regional Building Department granted TCA a construction permit. They have reviewed our plans and have authorized us to proceed with our construction project. Construction will be divided into 2 parts; 1st floor begins on February 22, 2012. Construction on the 3rd floor will begin as soon as students are out of school and out of the modulars on May 28, 2012. The 3rd floor has been the temporary office space location for administrative staff including the President's staff, finance, operations, registrar, and IT. When the students have vacated the modulars and we have emptied them, 10 of the modulars will be removed and sold. Four modulars will be retained to temporarily house the President's and Chief of Operations staff (21 people).

Elder Construction (General Contractor) has a bonding capacity for single projects of approximately \$8,000,000.

Costs: The costs associated with this build-out can be broken down into six areas:

- 1) 1st Floor \$2,086,746
- 2) 3rd Floor \$ 235,868
- 3) Security Entry \$ 17,490
- 4) Modular Removal \$ 14,762
- 5) 4 Modular Reconfigurations \$ 130,499
- 6) Owner Provided List \$ 564,313

Total \$3,049,678

Cost Breakdown:

1st Floor:

Architecture and Engineering \$ 72,600  
Bond \$ 24,500  
General Conditions \$ 75,625  
Demolition \$ 3,000  
Carpentry \$ 200,580  
Thermal and Moisture Protection \$ 19,400  
Doors and Windows \$ 70,156  
Finishes \$ 568,587  
Specialties \$ 60,536  
Furnishings \$ 7,700  
Mechanical \$ 397,511  
Electrical \$ 384,448  
Contingency \$ 100,000  
Sales Tax \$ 2,734  
O & P \$ 99,369  
Total: \$ 2,086,746

3rd Floor:

Architecture and Engineering \$ 15,800  
Permit \$ 6,100  
General Conditions \$ 16,249  
Carpentry \$ 23,300  
Door and Windows \$ 7,200  
Finishes \$ 61,884  
Specialties \$ 8,150  
Mechanical \$ 35,325  
Electrical \$ 29,400  
Contingency \$ 8,000

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Sales Tax\$ 873

O & P\$ 23,587

Total:\$ 235,868

## Security Entry:

General Conditions\$ 500

Sitework\$ 1,200

Carpentry\$ 4,800

Door and Windows\$ 3,900

Finishes\$ 2,700

Mechanical\$ 500

Electrical\$ 900

Contingency\$ 1,400

O & P\$ 1,590

Total:\$ 17,490

## Modular Removal:

Sitework\$ 13,420

O & P\$ 1,342

Total:\$ 14,762

## Modular Reconfiguration:

HS-Primex Signal Generator Move\$ 400

Vinyl Floor Storage\$ 6,631

Carpeting Storage\$ 6,921

Doors\$ 2,500

Third Floor Decommission and Storage\$ 10,000

Server Room AC Move\$ 7,400

HVAC Controls Move\$ 3,247

Space Development (Walls)\$ 15,000

Electrical Infrastructure\$ 4,500

Ramps\$ 20,000

Carpeting\$ 21,900

Surveillance System\$ 20,000

Security Card Readers\$ 12,000

Total:\$ 130,499

## Owner Provided List:

Door Locks\$ 798

Lockers-Hallways\$ 12,500

Lockers-Weight Room\$ 7,000

Projection Screens\$ 6,750

LCD Projectors\$ 39,150

Over Head Speakers\$ 4,425

Teachers Desk\$ 400

Student Desks\$ 8,750

Phone Systems\$ 250,000

Room Signs\$ 5,175

Atomic Clocks\$ 6,125

Benches-Changing Rooms\$ 1,000

Weight Room Tiles\$ 6,480

Shelves-Cafe\$ 800

Shelves-Band\$ 5,000



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Shelves-Choir	\$ 3,500
Break Room-Refrigerator	\$ 1,200
Break Room-Microwave	\$ 450
Break Room-Coffee Pots	\$ 600
Drama Chairs	\$ 12,000
Science Classroom Stools	\$ 3,960
Chairs-Loft Seating Area	\$ 2,250
Security Area Furnishing	\$ 3,000
Surveillance Camera System	\$ 12,000
Piano Move	\$ 1,500
3rd Floor IT / HVAC Move	\$ 11,000
3rd Floor Cubicle Demo	\$ 2,500
3rd Floor Contents Storage	\$ 1,080
3rd Floor Furniture Mover	\$ 2,500
Mod Contents Storage	\$ 4,320
Mod Break Down	\$ 25,000
Mod Landscaping	\$ 15,000
Mod Construction	\$ 93,000
Total:	\$ 564,313

Grand Total: \$3,049,678

## How Urgent is this Project:

The TCA Board of Directors voted in October, 2011 to build-out the 1st and 3rd floors of our North Campus secondary School by August 2012. They made this decision for two primary reasons (health/safety and security concerns).

First and foremost, the modulars were becoming a safety and health hazard to our students and staff. They decided that the 10 year old modular were too old and beginning to cost more each year to maintain (costing up to \$5,000 a year per modular depending upon the repairs required; roughly \$60,000 each year for 14 modular buildings). Just this year, TCA needed to relocate students and teachers in 3 modulars due to a water leak. There were concerns that mold might develop (air tests were taken, carpets removed and replaced, classroom items cleaned). All tests came back clear of mold but the cost to thoroughly investigate the problem has risen to over \$4,000. Although students returned to the classroom we are never sure when the next maintenance problem could occur. Many of the modular have poor drainage and accumulate large water deposits when there are heavy rains or snows due to the rather flat location they are in. Many times we need to pump out the water that accumulates below the modular. In addition, student would not need to travel from outside to inside during passing periods in adverse weather conditions that could lead to slips and falls.

Second, there have been growing concerns that our students and staff were at risk in modulars. By moving 500 students and 30 staff out of modular and into a safe and secure brick and mortar building, TCA could protect its students and staff more effectively by having controlled entry and access points, increase surveillance cameras, and prevent exposure during passing periods.

## How Does this Project Conform with the Construction Guidelines:

TCA conforms to many of the The Colorado Public School Facility Construction Guidelines. By moving students and staff from modular, 10 year old, non-permanent, maintenance prone structures into a safe and secure brick and mortar building their health and safety issues are greatly improved. In addition, student learning environments are exponentially improved by adding additional classrooms that are designed to meet the human need as well as provide additional resources to improve the capacity to learn. In particular, our project addresses the following guidelines:

3. Health and safety issues, including security needs of our staff and students.

- 3.1/3.2/3.10/3.11/3.12/3.15 Moving students and faculty from modular to a brick and mortar facility alleviates concerns we have had with water leaks, fear of mold, increased maintenance costs, mice, and ventilation associated with 10 year old wooden, temporary modular buildings. Our building will be a sound structural system, weather tight, safe and

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

secure electrical systems, with natural lighting, with a safe and efficient mechanical system that provides proper ventilation and building temperatures, has a mechanical HVAC to maintain healthy air quality, and safe laboratories.

- 3.4 Greater access to bathrooms and potable drinking fountains.

- 3.5 Greater safety within a building with a fire sprinkler system and improved notification system.

- 3.7/3.9 Students and staff will have their personal security greatly improved when they are sheltered in a brick and mortar facility that will have controlled access points and increased surveillance (closed circuit video and keycard entries).

- 3.8 Better Event Alerting and Notification system through an intercom system rather than through phone system.

4. Promote “learning environments” conducive to performance excellence with technology that supports communities

- 4.1/4.4/4.8/4.11/4.12 Additional classrooms provided in this build-out include additional computer labs, science laboratories, band and choir rooms, weight training room, access to wifi, and the capability to incorporate other technology driven devices. These rooms will be built with durable and easily maintainable materials, administrative offices will be provided technological hardware and software, have the required classroom size and space per student, special education areas, specialized rooms for band and choir, and a weight room.

- 4.11 Classrooms are at least 600 sq. ft. Based upon total square footage, each student is assigned 37.9 square feet. A majority of the classrooms will have access to natural light.

5. Guidelines for green building and energy efficiency.

- 5.1 Last year TCA instituted an energy conservation plan and saved \$120,000 in utility costs. Completing the 1st and 3rd floor will not expand but reduce our footprint because this project is collocated with our junior high, high school, and elementary school. Our construction team has a LEED accredited professional that has incorporated the following LEED considerations:

Materials and resources

- 1) Construction waste management

- 2) Recycled content

- 3) Using local/regional materials

Indoor Environmental Quality

- 4) Construction IAQ management plan

- 5) Low-emitting materials, adhesives and sealants

- 6) Low-emitting materials, paints

- 7) Low-emitting materials, carpet

- 8) Low-emitting materials, composite wood and agrifiber

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Background: TCA owns all of its land and school buildings. We have an operational budget of \$23,000,000. We are the largest charter school in Colorado with 3,499 students and over 400 staff. We have over 5,000 students on our waiting list. To raise additional revenue, we rent out our facilities to local community organizations. In addition, we have a development program that raises contributions to supplement funds lost due to cuts in PPR funding.

Capital Reserve Fund: TCA contributes \$50,000 per year to a capital reserve fund to cover contingencies affecting our 3 campuses; including maintenance and repairs. We have 3499 students attending TCA which amounts to \$14.29 per student that we allocate out of our PPR to cover unforeseen contingencies. This fund currently contains \$311,182.

Maintenance and Inspection: Each year we allocate roughly \$500,000 to cover required state and local maintenance requirements and contracting services for our school that will extend the life of our building past fifty years. We have a maintenance plan that includes preventive and on the spot corrections of building deficiencies. On staff, we have highly skilled custodians who maintain our buildings and on a daily basis. We also maintain a cadre of contractors to help provide periodic inspection and maintenance on equipment that require specialized attention. Some of the services include the following:

- 1) ADT-Fire and Security Monitoring

- 2) Allero-Surveillance Video

- 3) Best Way – Refuge Removal

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- 4) Dept. of Public Health and Environment (Stormwater)
- 5) Educational Networks – Web Hosting
- 6) Environmental Testing CO Modular Moisture Inspection and Management
- 7) F & B – Sprinkler/Lawn/Snow Removal Maintenance
- 8) Haynes Mechanical Systems – HVAC Maintenance
- 9) JR Engineering
- 10) MARC – Acrylic based Gym Floor Refinishing
- 11) MSJ – Contracted Building Cleaning
- 12) Occupational Health Technologies Asbestos/Radon Management
- 13) OHT/ETC/RE Environmental Testing
- 14) Schindler Elevator – Maintenance
- 15) Security Central – Fire and Security Monitoring
- 16) Simplex-Grinnell – Fire Alarm/Sprinklers/Fire Hydrants/Backflow inspections
- 17) Academy Pest Control
- 18) CommunicaOne – Telephone and Systems Repair
- 19) Avery Paving – Asphalt Repair
- 20) City Glass Company – Outside Door and Window Repair
- 21) Colorado Springs Hazmat/Fire Inspection Permitting
- 22) Fish – Window Washing
- 23) Floor Connection – Carpet Repair and Tile Replacement
- 24) Ryba – Electrical Repairs
- 25) Mathias Door Company – Door repairs
- 26) Value Plumbing
- 27) Academy Turf – Annual Athletic Field Maintenance

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Project: TCA will be completing the 3rd phase of its North Campus build-out from February 2012 – August 2012 by completing the 1st floor and 3rd floor of its North Campus. During the second phase of the North Campus build-out, TCA completed two floors and left one floor and a portion of its 3rd floor incomplete. The 1st floor does not have walls, lights (no classrooms, bathrooms, etc.) but have the necessary electrical hook ups, plumbing, and HVAC conduits to complete the project. A portion of the 3rd floor was left incomplete with only rudimentary walls to serve as a temporary office space for some of its administrative staff. Both of these spaces will be converted into classroom space allowing all of its students and teachers to move inside that were previously housed in 14 modular classrooms outdoors.

Purpose: This project will provide a greatly enhanced educational environment for its students by not having to contend with the diminishing conditions of 10 year old modular building (water leaks, occurrences of mold, maintenance concerns, mice, inconsistent temperature conditions, etc.). In addition, completion of this project will greatly affect the security of over 500 students and teachers by housing them in one building.

Background: TCA's North Campus is a three story building. It houses an elementary school (K-6), a Junior High School (7-8), and a High School (9-12). The North Campus was designed to be built in three phases based upon the growth of TCA from a K-6, to a K-8, and now a K-12 school. In addition, the three phase development allowed TCA to accrue the necessary funds needed for each phase of the build-out.

The elementary portion of the school was built first in 2001. Next, the Secondary portion (Junior High and High School) was completed in 2004 without finishing the first floor and creating a rudimentary (temporary) space for administrative personnel on the 3rd floor. Fourteen modular building were situated on the east of the school to serve as temporary classrooms for 500 high school students in 2002 as we grew as a school. These modular are now 10 years old. The final phase of construction will allow all students and teachers to be housed within the same building. A few administrative staff (President and Chief Operations Officer personnel) will relocate from the 3rd floor to four modulars.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

This will greatly enhance the learning atmosphere for both students and staff and provide a more secure area to house TCA's students. The modulars, being 10 years old, were prone to water leaks, occurrences of mold (which caused modular to be evacuated, air samples taken, rooms cleaned, and carpets replaced. TCA will select four of the best modular (ones that have the best ventilation and water drainage) to temporarily house 21 of its staff and provide storage space until additional space is found. The ten remaining modulars will be removed and sold.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$50,000

**CDE COMMENTS:**

<input checked="" type="checkbox"/> <b>Health, Safety</b>	<input checked="" type="checkbox"/> <b>Overcrowding</b>	<input checked="" type="checkbox"/> <b>Technology</b>	<input checked="" type="checkbox"/> <b>Other</b>
<b>Importance:</b> L	<b>Urgency:</b> L	<b>Planning:</b> Up To Date	<b>Ability:</b> Not Able
		<b>Previous BEST Grants:</b> 1 - \$1,292,416	
<b>Red Flags:</b>	<b>Red Flag Explain:</b>		
<b>Current Grant Request:</b>	\$320,216.20	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$2,881,945.80	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$3,202,162.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	1,023.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	37,325	<b>CDE Minimum Match Percent:</b>	90
<b>Cost Per Sq Ft:</b>	\$81.71	<b>Actual Match Provided by Applicant:</b>	90
<b>Cost Per Pupil:</b>	\$3,099.27	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	37.93	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	14.29	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	Charter School	<b>Inflation %:</b>	0.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	The Classical Academy would assume control of the building and offer it to Academy School District 20 or other interested parties to purchase or lease.

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	480.00%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	2,935.00	<b>Existing Bond Mill Levy</b>	NA

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA

# Academy District Twenty

Dr. Mark Hatchell, *Superintendent of Schools*

Education and Administration Center  
1110 Chapel Hills Drive, Colorado Springs, CO 80920-3923  
Website: [www.asd20.org](http://www.asd20.org)

Phone: 719-234-1200  
Fax: 719-234-1299

March 1, 2012

Dear Building Excellent Schools Today (BEST) Board,

In accordance with the Capital Construction Assistance Online Grant Application, Academy School District 20 (ASD20) supports The Classical Academy's (TCA) 1<sup>st</sup> and 3<sup>rd</sup> Floor Build Out of its Secondary School Facilities located at 975 Stout Road in Colorado Springs.

The project will create indoor space for its entire high school student population. Currently, students attend classes in 14 modular units divided into 26 classrooms. Moving the entire secondary school inside will greatly improve the learning environment, security, and wellbeing of not only the students but also the teaching staff. The modulars are 10 years old and have been subject to increased maintenance requirements including water leakage and occasional mold deposits (each case was thoroughly diagnosed, air samples taken, and affected areas cleaned). In addition, moving students inside provides increased security for their personal safety. Plans for the additional space also include increased security measures (cameras, security checkpoints, and more secure entry access to buildings). Ten of the 14 modulars will be removed. Four of the best conditioned modulars (in the short term) will be retained and reconfigured to house administrative staff that will be relocated from the 3<sup>rd</sup> floor to make room for student classrooms.

The current TCA project is the completion of a three phase project. In 2001, TCA built the elementary portion of its North Campus. In 2004, the secondary school was constructed with the 1<sup>st</sup> floor and a portion of the 3<sup>rd</sup> floor unfinished.

From the beginning, TCA has owned all of its facilities and land. In the last ten years, TCA has partnered with ASD20 to pass a bond in 2001 and a mill levy override in 2008. The district agreed that TCA would share in the revenues generated by that bond election and mill levy override. In 2003, TCA bought one of ASD20's vacant elementary schools (Mountain View Elementary School) to house one of its three elementary schools. In 2000, 2003 and 2008, TCA successfully obtained funding through the Colorado Educational and Cultural Facilities Authority (CECFA). TCA has budgeted 19.7 % of its per pupil operating revenue on its non-maintenance and operation facility costs. TCA qualifies for the charter school intercept and or moral obligation program. The last time TCA issued bonds, it received a Standard and Poor's BBB/Stable rating. Funding for this project will come from cash reserves.

Academy School District 20 has the confidence in TCA to complete this project. The total estimated project cost is estimated to be about \$3 million. TCA will match 90% of the costs and will be requesting 10%, roughly \$300,000, through the BEST grant to help fund the project.



Dr. Mark Hatchell  
Academy District 20 Superintendent

MH/kjn

*"The mission of Academy School District 20 is to educate every student in a safe and nurturing environment and to provide comprehensive, challenging curricular and extracurricular opportunities that meet the unique needs of every individual by expanding interests, enhancing abilities, and equipping every student with the knowledge, skills, and character essential to being a responsible citizen of our community, our nation, and the world."*

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ELBERT 200 - Elbert K-12 - Replacement of Existing PK-12 School - 1936

**School Name: Elbert K-12**

Number of Buildings:	2
All or Portion built by WPA:	Yes
Gross Area (SF):	52,947
Replacement Value:	\$16,455,153
Condition Budget:	\$9,669,071
Total FCI:	58.76%
Energy Budget:	\$0
Suitability Budget:	\$3,657,700
Total RSLI:	15%
Total CFI:	81.0%
Condition Score: (60%)	3.01
Energy Score: (0%)	2.40
Suitability Score: (40%)	3.34
School Score:	3.14



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ELBERT 200

Applicant Priority # 1

County: ELBERT

Cash Grant Rank: N/A

Project Title: Replacement of Existing PK-12 School

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Due to numerous health and safety issues identified in our existing facility, the District is again seeking funding to build a new P-20 facility on our current site. Based on the Master Plan created in 2010 and information contained in the CDE Statewide Facility Assessment, a new building is still the district's only practical option. It is not prudent for the District to resolve these critical issues within our present facility as it has far exceeded its useful and designed life. The current Statewide Assessment values the buildings at approximately \$16.4MM with a minimum of \$ 13MM for repairs.

The Elbert School Board evaluated last year's election results and determined that the biggest contributing factor to the bond's failure was the substantial tax impact on individual taxpayers. The Board feels strongly that the building option previously approved by the BEST Committee is still the District's best course of action, as it is the most economical and least educationally intrusive. A new facility eliminates all identified health and safety issues. This P-20 LEED certified gold-rated building will have a useful life of over 50 years, the wisest investment for taxpayers.

The Elbert BEST Campaign Committee is currently creating a strategic plan with the assistance of a professional strategic planner to ensure the passage of our bond. Over the course of the past two elections, the district has gleaned valuable information about our voting patrons. This campaign is likely our last opportunity to provide a quality facility for current students and those far into the future. We will be holding nothing back during this campaign with our focus being on the benefits for the students rather than getting caught up in the nickel and dime arguments. This year, students will play a more active role and will be more visible in the community during the campaign. The new "Bulldog Community Beat" newsletter is sent monthly to all families in the voting district to familiarize the public with the events, activities and accomplishments of Elbert School. And finally, an Owner's Representative has already been secured and is fine tuning our application and budget.

Upon the successful passage of the bond this year, SlaterPaull Architectural firm will be contracted to design the new P-20 facility. The recommended 70,000 square feet of classroom space will bring our educational abilities to 21st century learning standards. The District is considered a one-round school meaning one class per grade level, with approximately 15-22 students per class. The concept of P-20 is not new to the District, as dual credit college courses are offered. A new building will make higher level classes and updated technology even more available to students of all ages. Accommodations for future expansion are in the plan should the need arise.

Current enrollment has declined slightly in the last several years but has lately been holding steady at an average of 230 students. And at one time this past school year up to 247 students were enrolled. It is the Board's opinion that this minor reduction is due to the national economic crisis and the local above average cost of living. As a neighbor to three of the fastest growing districts in Colorado (Elizabeth, Douglas County and Falcon), some families are instead attracted to nearby Elbert and its small town atmosphere. It is a bedroom community for both Denver and Colorado Springs which assures a constant population for the school, unlike other rural districts with declining enrollment. In the very recent past, Elbert School has had 307 students and housing is available. We feel it is vitally important to maintain a school in this community as it will always be home to families with children to educate.

## Deficiencies Associated with this Project:

The following deficiencies were identified as the health and safety issues of the current facility:



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

1. Foundation/Structural Integrity – Documented cracks and heaving of the foundation create a huge potential for the facility/roof to collapse due to movement or snow/water loads (see uploaded photos- crack in parapet wall, deteriorated foundation, and hand under raised sidewalk). During the week of February 23rd, 2010, the district was privileged to have three structural engineers visit the site to assist district personnel in determining the most critical areas of concern within our current facility. As a serious unforeseen problem, the engineers noted one of our most critical structural concerns is our 1997 addition for two reasons. The area shows more stress cracks and movement than any other area in our facilities and there is also water penetrating the wall to the inside of the building causing moisture-related problems. Also noted during the visit were several foundation issues; specifically foundation cracks that run the length of the structure, as well as a crack in the parapet wall that runs the entire length of the original 1936 portion. They noted the gymnasium could not be saved due to the crumbling foundation and the inability to hold current snow load requirements. As depicted in the uploaded photo, the ground movement is so significant in some areas that an entire adult hand can be placed between the building and sidewalk.
2. Deteriorated Roof Systems – The system is compromised, leaking, and has improper drainage resulting in mold, wood rot, and the potential for collapse (see appendix photo page of roof deficiencies). The current roofing system has been compromised and there are numerous significant areas of leaking. The situation saw some improvement last fall because of a small grant from the Capital Construction Committee which was used to put another layer of foam in the most severe area. This “band aid” was to temporarily fix the worst of the leaks until the Statewide Assessment was completed and a Master Plan was created outlining the District's long term goals for the current facility. The current roof system is comprised of wood decking over wood joists to supposedly create a ¼” per foot slope for positive drainage. However due to numerous layers of Sprayed Polyurethane Foam (SPF) over the original roof assembly, positive drainage does not occur. In fact, there are areas of the roof that act as a bathtub holding water and do not allow any drainage. Several of the drains have been foamed over causing severe ice damming in winter months. Wood rot is evident on the fascia of the roof areas where water drains over the roof edge rather than through the internal drains. In 2004 the roof collapsed in one area due to the inability to handle the snow load, which can easily happen again. Also the gym roof is the original galvanized panel system that shows extreme rusting. The design of this roof system and the HVAC did not take into consideration temperature differences between inside and outside which cause considerable condensation to drip directly on the playing floor. This creates a hazardous condition for athletes, staff, and patrons. As an additional note, the District has applied for funding from the Capital Construction Committee to replace the roof system for the past three years. However, these requests have been denied as the committee would not approve the spending of over \$1MM to replace a roof system on a deteriorated building that had already outlived its useful and design life.
3. Emergency Egress – Drainage issues have caused the upheaval of sidewalks which has made some emergency doors impossible to open as well as icy and non-ADA compliant. There is no sprinkler system, no fire-rated separation automated closures or smoke seals (see uploaded photo – hand under sidewalk and emergency egress). In two elementary classrooms the outside exit door will not open as the ground movement has pushed the sidewalks so high. The District has tried to remedy the problem by cutting off the doors so they can open, however in a few weeks the ground shifts again. Cutting the doors also allows water runoff, cold wind and snow to seep into the classrooms. As depicted in the emergency egress photo, students must exit out of many classrooms into an outside area that does not allow for snow or ice removal. In this area, roof drains are configured in such a way that excessive water is deposited which remains icy most of the year because of lack of sunlight. This is a hazard for our typical students and staff, but extremely dangerous for two of our handicapped students. These students have multiple handicapping conditions including use of a wheelchair and these exits are impossible for them to use without the assistance of a large male adult. We do practice emergency drills for such a case, but even in the best of circumstances these students and accompanying staff members are placed in harm’s way and potentially create a huge liability for the District. The fire code issues speak for themselves, as they meet code for our old building, however in the event of a real fire the new code requirements will protect our students and staff.
4. Non-ADA Compliance – A wheelchair-bound student must be carried out of the building by an adult in the event of an emergency because most escape routes and exits are non-compliant. In general, our handicapped students cannot safely exit the building on their own because of this. Classrooms and restrooms are largely inaccessible to wheelchairs because of size and layout; for example our student in a wheelchair must have an adult maneuver her in the bathroom stall. And our elementary wing is accessible by stair only (see uploaded photo – stair only access to elem.).
5. Modular Use - Preschool and Kindergarten students (3-5 years) housed in a modular must cross the main thoroughfare and student/staff parking lot to access the main facility for some of their classes: music, PE, art, library, lunch, etc. (see uploaded photo – PS-K pathway to main bldg.). The safety of our youngest students is compromised up to eight times a day as they cross this high traffic area. This is not only dangerous because of moving vehicles by also because of road conditions in the inclement weather.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

6. Playground Area – Aged, deteriorating equipment that has outlived its expected life is recommended for replacement. The playground area lacks any open field space and children play on asphalt in a main driving entrance to the school (see uploaded photo – playground in middle of road). Per the fire department, driveway access cannot be blocked off even during recess times which create safety hazards from vehicles entering or leaving campus.
7. Electrical Hazards – Old cloth wiring without a ground creates fire hazards. The old wiring also jeopardizes the safety of the custodial staff when electrical issues are addressed. Inadequate electrical outlets throughout the building cause an overuse of extension cords and possible tripping hazards. The lack of emergency lighting or back-up generated power creates safety issues in the event of an emergency.
8. Plumbing – Significant rust has been found in the water supply and lead and copper levels are above the minimum contaminant levels. As indicated in the Statewide Assessment, these levels are above the State standards creating unhealthy drinking water for our students and staff.
9. Air quality – Radon levels are recorded above recommended levels in at least three rooms in the oldest part of the school due to poor ventilation in the basement.
10. Poor indoor day lighting – Only two classrooms have southern exposure and many classrooms have no windows at all.
11. Facility Access – Cars and buses access the school and public library from a steep graded curve which has poor line of site. Because of the hill, cars often come around this curve at excessive speeds which is an extreme hazard for the students on the playground just north of this driving area. This is also true for the students walking down this road to the outdoor sport facilities. Just recently a van ran out of control around this curve and rolled into our playground area. Fortunately no one was injured but there is that possibility everyday.
12. Snow and Ice Removal – Numerous additions to our current facility have created pockets in egress areas where it is impossible to remove the snow which creates very icy conditions that last all winter long.

## **Proposed Solution to Address the Deficiencies Listed Above:**

Following are the recommended solutions to the above deficiencies:

1. Foundation/Structural Integrity – the construction of a replacement facility, following and going beyond the “Capital Construction Assistance Public Schools Facility Construction Guidelines” will eliminate the structural concerns of the existing building. The goal is to design and construct a 50+ year building using exceptional building methods such as perimeter, load-bearing walls of reinforced concrete through the use of insulated concrete forms. This system provides, strength, super insulation, and contributes to the building mass which stabilizes temperature swings, thus saving energy. The exterior material is thought to be face brick which provides durability and complements the local vernacular.
2. Deteriorated Roof Systems – the construction of a replacement facility with roof systems that are designed for the correct snow-loads and are detailed to drain water to an exterior and interior roof drainage system that is then tied into the site storm water system will eliminate the current issues with the existing facility.
3. Emergency Egress – the new facility will be designed to meet all current guidelines and codes, which assure that the egress pathways around the building and out of the building, are safe and secure.
4. Non-ADA Compliance – all new facilities must be designed to meet the most current ADA and ANSI guidelines in order to create a universally accessible facility. The new building will invite participation of all students and community members, with no barriers.
5. Modular Use – the construction of a new facility will allow the district to include all grade levels in a single and permanent structure. The building will be durable and energy efficient, unlike modular classroom buildings that were originally thought to be temporary.
6. Playground Area – When the recommended new building is completed, the existing buildings will be demolished, making room for a new and extended playground and play field. This new area will be separated from vehicular traffic, and will be designed to meet current safety standards. It is also an opportunity for the district to look at options for more creative play.
7. Electrical Hazards – the construction of a replacement facility, following and going beyond the “Capital Construction

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Assistance Public Schools Facility Construction Guidelines” will include a new electrical service that meets current power needs. This will be in conjunction with a system that supports current and future technology requirements.

8. Plumbing – the replacement facility will include use of state-of-art plumbing fixtures with automatic controls and water saving features. The toilet groups will be grouped to save water and extensive piping runs, but also located to best serve the occupants. There will no longer be concerns about water quality in the building.

9. Air quality – With a new mechanical system that uses different means of delivering air to all occupied spaces, the quality of that air will be much improved. The thought is to use a displacement ventilation system throughout, which pulls air in low and carries compromised air away from the students as the air exits the space high. This system is also much quieter, which reduces the noise of typical mechanical ventilation systems.

10. Poor Day Lighting – the replacement facility will be oriented on the site to capture the best natural light for optimal and controlled natural day lighting in all occupied spaces.

11. Facility Access – As part of this grant the District will change the access to the site, with the purchase of property adjacent to the highway. This will provide the means to develop a safer access from the highway to the school site.

12. Snow and Ice Removal – During the design of the new replacement facility, care will be taken to not create pockets around the building where snow can build-up or cannot be easily removed. The goal of the new facility is to have the main entrance on the warmer south side of the building.

A new facility would solve all of the current deficiencies and achieve the requirements to conform to HPCP standards set by the State, which would include achieving LEED Gold and/or Colorado CHPS certifications. The costs that may be associated with these strategies have been accounted for in the cost estimate.

## **How Urgent is this Project:**

Following are the urgent issues that relate to the above deficiencies:

1. Foundation/Structural Integrity - The cracks that continue to increase in number and size must be addressed in the very near future to be assured that the current building is structurally sound. Even if they are determined to be superficial, they do allow water penetration that will cause accelerated deterioration of the entire building.

2. Deteriorated Roof Systems – Once a roof has the number of problems our roof has exhibited, it is very costly and difficult to repair without taking off the entire roof and starting over. As more leaks occur, the interior of the building is jeopardized and the potential for mold to develop in hidden areas and walls increases significantly.

3. Emergency Egress – This is an unfortunate incident waiting to happen. Even though we try our best to maintain a safe path of egress, it seems we are fighting a losing battle.

4. Non-ADA Compliance – It is extremely unfortunate that two of our students have limited access in the building. The students and parents have made the decision to work with us, but this may not always be the case. We are essentially breaking the law.

5. Modular Use – Having our youngest students in a separate facility with unfortunate access to basic program needs such as physical education and food service, is not optimal but currently necessary. Their access route is very dangerous.

6. Playground Area – This is also an accident waiting to happen – a play area that is in the middle of a “road” is not safe, but unfortunately one of the only areas available.

7. Electrical Hazards - As with any “older” electrical service that is overloaded, there is always the potential of “shorts” to occur, starting a fire. Unsafe situations are also present, because of the use of extension cords.

8. Plumbing – The heavy use of water by these older fixtures is unfortunate in an arid climate, but the most dangerous issue is

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

the poor water quality caused by old and rusting galvanized piping.

9. Air quality – Because our children spend such a large number of hours indoors, we find it difficult that the air they are breathing is not as healthy as it should be. We live in the country where the air is relatively clean, but our children are “trapped” indoors, especially in the winter months.

10. Poor Day Lighting – We know that natural day lighting is important, even before the studies confirmed this, but our students are forced to learn in interior spaces with no access to natural light. This also impacts the teachers as well.

11. Facility Access – This access has been of concern for years, but without funds to purchase property and develop a different route, we have had our hands tied and fingers crossed.

12. Snow and Ice Removal – Proper and immediate removal of snow is always high on our list, in order to keep the site as safe for our students as possible. Because this facility has been added on to on several occasions, creating “pockets”, we have found removal to be next to impossible in some locations.

## How Does this Project Conform with the Construction Guidelines:

Ref. 3.1 - Sound Building Systems - Foundation/Structural - there are cracks in the foundation in several areas throughout the facility, as well as in the parapet wall. The structure in most locations does not meet local snow load requirements.

Ref. 3.2 - Weather-tight roof with proper drainage away from the building - Dilapidated roof system-the current roofing system has been compromised and we have numerous significant areas that leak. In fact, there are areas of the roof that act as a bathtub holding water and not allowing drainage. Several of the drains have also been foamed over causing severe ice damming in the winter months. Wood rot is evident on the fascia of the roof areas where water drains over the roof edge rather than through the internal drains.

Water runoff from the building seeps between the sidewalks and the buildings, which is causing significant movement. Large cracks have developed and heaving at the doorways, compromising our emergency egress routes as the doors cannot be opened. Because the driveways and parking lots have been built-up with overlays over time, they are now inhibiting positive drainage away from the buildings, adding to the problem.

Ref. 3.3 & 3.17 - A continuous and unobstructed path of egress from any point in the school & complies with the American Disabilities Act

ADA Compliance - over 50% of the school does not meet the requirements defined in the guidelines for American's with Disabilities Act. We have a long staircase followed by two additional steps to access the front office and the only door that remains unlocked for the public to access our facility. We have stairs at both ends of our elementary wing, which makes it impossible for someone in a wheel chair to access this area of the facility let alone leave in an emergency situation.

Ref. 3.10 - Safe and secure electrical service and distribution system - An outdated electrical system results in overuse of extension cords; the current electrical configuration does not allow for any growth; no emergency lighting is provided as required by code; no back-up generator power; and our electrical wiring in the 1936 and 1954 areas is primarily cloth insulated wiring with no ground.

Ref. 3.11 - A safe and efficient mechanical system that provides proper ventilation - Air quality has been a concern and recently that concern was elevated when the district discovered that three rooms within the school have radon levels that exceed an acceptable level. The district is currently checking into how to mitigate this issue.

Ref. 3.18 - A site that safely separates pedestrian and vehicular traffic - the playground area was an area noted in the state-wide assessment that had outlived its expected life and was showing signs of serious deterioration. The system is functioning, but due to the excessive amount of money needed for repair, it is recommended for replacement. The playground area also lacks a place for open field play. Our students are required to play their pick-up football games on the asphalt in the parking lot with drive way access that cannot be blocked off.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

At the present time facility access is not optimum as cars and buses must turn into our school off a steep graded curve which has poor site lines. Students must also access our outdoor sports facilities by walking down this hill and by the local bar, which has created some discipline and student safety issues.

Replacement of this facility on the current site provides an opportunity to add safe play areas, revise the traffic pattern to meet CDE guidelines and give the district a high performance facility that will meet all the guidelines while providing spaces for 21st century learning.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

We currently have one full-time maintenance director that manages the upkeep of the current facility. A yearly, maintenance plan is in place to ensure all routine inspections and maintenance programs are followed. He is ultimately responsible for all but the most complex issues within the facility. However there is money allocated to contract for those unusual issues which arise. Our 3 person custodial staff is responsible for minor in-house maintenance and cleaning. The District anticipates the continued employment of these individuals as assurance that the new facility will be well kept and maintained. We also have a part-time technology coordinator who will maintain and oversee the technology in the new facility. The District is currently has been putting away roughly \$125,000 per year into a building fund to help keep up with the unforeseen maintenance costs of the facility in addition to our typical general fund budgeted operation and maintenance expenses. We roughly have \$525,000 in the building fund to date and will plan to continue to allocate money each year.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

Elbert School District #200 School Facilities

Capital Projects

Elbert School District #200 School Facilities Description

The Building: The original Elbert School (K-12) was built in 1936. The school has had a Gymnasium and 5 additions added on during a span of 66 years. The following outline gives a physical description of each phase.

Original School Building - 1936

Exterior Walls:☐☐Concrete, Brick (Center Block) and stucco

Roofs:☐Originally flat, tar and gravel roof, now it is a foamed/insulated elastometric system with a built in slope.

Doors & Windows:☐Exterior doors are all double insulated metal.

☐Interior doors are wood, fire-rated doors.

☐In 1989 metal, fire-rated exit doors were cut into all classrooms.

Interior Partitions:☐Original walls are painted block. In 1985 remodeled administration offices, which are drywalled and paneled.

Interior Finishes:☐Painted stucco, carpeted wood and cement floors, retiled existing bathrooms and replaced fixtures in 1999 and 2000. In the summer of 2006 the 1st, 2nd, and 3rd grade classrooms were expanded by either combining rooms, removing room length closets and removing the old superintendent office and adding it to class space.

Specialties and Equip:☐There is an old gym in the original building that is currently being remodeled with paint, carpet, some new shelving and wiring for moving existing school/public library into a larger service area.

☐The heating system originally was a coal furnace that was converted in the 1950's to propane and then in 2003-04 through a capital construction grant the boiler was removed and replaced with forced air heat/air conditioning.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## NEW GYMNASIUM - 1956

Exterior Walls: A metal building on a concrete foundation.

Roofs: The roof is metal. In the summer of 2001 the ceiling was insulated.

Doors & Windows: Installed new metal fire-rated exterior doors in 2001.

Interior Partitions: none

Interior Finishes: block and painted plywood.

Specialties and Equip: There are original wooden built-in bleachers. Restrooms were all made handicap accessible in 1994. Locker rooms - installed new lockers, replace vanities and sinks in 1997. In 2001, replaced furnace with 2 new furnaces. Six basketball goals were added. The stage was refurbished in 1992 and the curtains were replaced in 1997. In 2005 a bank was placed where the old athletic director office and storage area was located. During 2006-07 school year the bank was remodeled with some additional drywall and then wallpaper throughout.

## FIRST ADDITION - 1952

-Originally this addition was a Lunchroom/Cafeteria, in the 1970's it was remodeled into a music room and concession area. The concession area became a classroom in the 90's. In 1995 it became a weight room. In 2006 the weight room moved and the room vacated was expanded to make a large music classroom.

Exterior Walls: Cement Block filled and painted.

Roof: Pitched metal roof.

Doors and Windows: They are metal windows. The outside doors are made of metal and are fire-rated. The inside doors are wooden and fire-rated.

Interior Partitions: Framed wooden studs, sheetrock and painted.

Interior Finishes: Concrete floor, carpeted.

Specialties and Equip: Music lockers, a mat floor and weight room Equipment is presently used.

## SECOND ADDITION - 1972

-Seven rooms added for Junior/Senior High School, a kitchen, and a science lab.

Exterior Walls: Cement block and painted.

Roof: Flat, tar, gravel roof. Later was recoated, foamed, insulated and elastometric in 1989.

Doors and Windows: The windows and doors are metal.

Interior Partitions: The interior doors are made of wood and are fire-rated.

Interior Finishes: The floors are covered in blocked tile and are painted. There is a drop ceiling with acoustical panels.

Specialties and Equip: A new kitchen was built.

-Today, one of the classrooms, is a business lab with 17 new computers purchased in July 2001. Also, two of the original

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

rooms are opened up and made into a Library which in May 2005 the library is moving into the old gym area and this old library space will become a split area, one classroom and an administration office. One classroom was converted into two administration offices that for 06-07 will be one administration office and a conference room for staffings, board meetings, etc.

THIRD ADDITION - Two classrooms were added for art and music

Exterior Walls: Cement block filled and painted.

Roof: The roof is a flat roof, foamed and insulated with elastometric coating.

Doors and Windows: Exterior doors are of insulated metal with interior doors made of wood. All doors are fire-rated.

Interior Partitions: All block filled and painted.

Interior Finishes: The walls have been painted and the floor carpeted. The art room floor is cement, epoxy painted; drop ceilings with 2X4 acoustic grids.

Specialties and Equip: The art room is equipped with a darkroom and Kiln. There are also steel chalkboards and marker boards.

There are also lockers located in this part of the building for the elementary/secondary students.

FOURTH ADDITION - 1990-01

- Added handicap access, two restrooms, five classrooms (One of the rooms is a computer lab), and a utility room.

Exterior Walls: Cement block filled and painted.

Roof: The roof is a gabled roof, foamed and insulated with elastometric coating.

Doors and Windows: Exterior doors are of insulated metal with interior doors made a wood. All doors are fire-rated.

Interior partitions: All block filled and painted.

Interior Finishes: The floors are concrete and carpeted.

Specialties and Equip: The computer lab is equipped with 30 plus computers. There are also steel chalk board and marker boards. The hallways are lined with lockers.

KINDERGARTEN/PRESCHOOL MODULAR - 1995

- The expanding size of the kindergarten class and the creation of a preschool necessitated a new structure, equipped with the necessary hardware needed for little people of ages 3-5.

Exterior Walls: Wood Siding.

Roof: An asphalt shingle roof.

Doors and Windows: Exterior doors are of insulated metal with interior doors made of wood. All doors are fire-rated.

Interior Partitions: Wood Frame, textured walls.

Interior Finishes: The floors are plywood, subfloor, linoleum and carpet.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Specialties and Equip:☐Chalkboards and markerboards. Kitchen with a refrigerator and stove. Preschool/kindergarten sized restroom facilities.

## FIFTH ADDITION - 1997

☐-This addition added 4 classrooms, a new cafeteria/all purpose sports room, two handicap accessible restrooms, a custodial closet and a new kitchen.

Exterior Walls:☐The new kitchen/cafeteria walls are cement block filled and painted, metal studs and stucco.

☐The classrooms are metal studs, center block, painted and stucco.

Roof:☐The classroom roof is sloped with a single ply rubber with a continuous seam (no Gap). The cafeteria/kitchen has a gabled roof with 3 tab shingles.

Doors and Windows:☐Exterior doors are of insulated metal with interior doors made of wood. All doors are fire-rated. The windows are double insulated metal.

Interior Finishes:☐The floors are concrete and carpeted. The floor in the cafeteria is concrete with a hardwood (sport Court) surface.

☐

☐The lighting in the classrooms in all dropped in an acoustical grid ceiling. The lunchroom lighting is all hanging halogen lamps.

Specialties and Equip:☐Kitchen Equipment with a restroom.

☐

☐The cafeteria/multi-purpose room has four Basketball goals and a volleyball- equipped floor were also installed.

☐The classrooms all have marker boards and built in closets with storage spaces. The utility room is washer and dryer equipped

## MAINTENANCE SHOP - 1992

☐-A maintenance shop was constructed for storage of equipment, school vans, mowers, etc.

Exterior Walls:☐Wood Frame, metal siding on stud walls.

Roof:☐Metal panel roof.

Doors and Windows:☐Exterior doors are of metal.

Interior Partitions:☐There is a wood framed, dry walled wall between garage area and shop.

Interior Finishes:☐The floors are concrete.

## WEIGHT ROOM – 2006

☐-The original weight room was converted into an extended Music room facility with walls removed and carpeting added. The new weight room is part of the maintenance shop; a 30' X 18' room was constructed into our school weight room.

Exterior Walls:☐Wood frame, metal siding on stud walls.

Roof:☐Metal panel roof

Door and Windows:☐Exterior doors metal, window double pane, insulated R19 extruded metal.

Interior:☐Wood frame, insulated, OSB covered walls, insulated roof joints, heated.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

SIXTH ADDITION – 2006

☒a concessions area was created in an effort to combine 2 buildings from an alley way; the structure was produced using caisson and structural truss engineering. This structure added heat loss reduction, safety for students and faculty; and created a 25' X 60' usable space for concessions, and classroom usage.

Exterior Walls:☒Wood Frame, wood siding

Roofs:☒25' engineered trusses with OSB decking, and Asphalt shingle roof.

Doors:☒Metal Exterior door and Frame. Fire rated.

Interior:☒Filled concrete block, north end is insulated wood framed walls with OSB covering, drop ceiling for insulation purposes.

Interior Finish:☒Painted walls, lights, and 40" radiant LP heat system added. Concrete floors with Epoxy finish; 2 ADA ramps and handrails.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

50000

**CDE COMMENTS:**

THIS PROJECT HAS BEEN RECOMMENDED THE LAST 2-YEARS AND THEN DISTRICT HAD UNSUCCESSFUL MATCHING MONEY BOND ELECTIONS.

**Health, Safety**

**Overcrowding**

**Technology**

**Other**

**Importance:** M    **Urgency:** H    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 1 - \$17,443

**Red Flags:** Waiver request    **Red Flag Explain:** The district is requesting 16.32% match in lieu of required match of 66%.

**Current Grant Request:** \$17,303,277.18

**Charter School Authorizer Letter**

**Current Applicant Match:** \$3,374,635.32

**Charter School Three Month Notification**

**Total Project Cost:** \$20,677,912.00

**Charter School Chartered For Five Years**

**Previous Grant Awards:** \$0.00

**MasterPlanComplete**

**Previous Matches:** \$0.00

**Did Applicant Meet the Minimum Required Match**

**Affected Pupils:** 199.00

**Waiver Letter Included:** Waiver Requested

**Affected Sq Ft:** 73,869

**CDE Minimum Match Percent:** 66

**Cost Per Sq Ft:** \$266.60

**Actual Match Provided by Applicant:** 16.32

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Cost Per Sq Ft:</b>	\$288.00	<b>Actual Match Provided by Applicant:</b>	10.52
<b>Cost Per Pupil:</b>	\$98,961.06	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	371.2	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	562	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing:</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	29.58%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	22772
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	3691220
<b>District FTE Count:</b>	204.00	<b>Existing Bond Mill Levy</b>	0
<b>Assessed Valuation</b>	18456100	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	90471.078431	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	702951.32	<b>Bonded Debt Failed:</b>	6721156
<b>Bonded Debt:</b>	0	<b>Year Bond Failed:</b>	10,11
<b>Total Bonding Capacity</b>	3691220	<b>Bond Capacity Remaining</b>	3691220
		<b>Percent Bonding Capacity Used</b>	0



## ELBERT SCHOOL DISTRICT 200

Ted Hughes  
Colorado Department of Education  
Capital Construction Grants  
201 E. Colfax Avenue  
Denver, CO 80203

Dear Grant Selection Committee:

On behalf of Elbert School District #200, the Board of Education, and our taxpayers, I am writing to request a special waiver to our BEST Grant application, as permitted under C.R.S. 22-43.7-109(10)(b).

The District was extremely grateful to be selected by this Committee in 2010 and 2011; we have a great appreciation for the effort put forth on our behalf by the BEST staff. As you may imagine, we were extremely disappointed when the District's bond election failed again for the second time.

The amount of the grant approved in 2011 was \$19,963,485 and the District's match was set at 68%. After application of the statutory waiver, which reflects the District's bonding capacity, the match was reduced to 18% of the total Grant or \$3,684,048 which is the maximum allowed by statute. The Committee also recognized the significant tax payer burden and granted a waiver allowing the district to contribute \$500,000 of this match.

This waiver is again submitted in regard to the District's required matching fund portion, currently allocated at 66% and represents an attempt to minimize the significant burden on our individual taxpayers. We present the same scenario as last year in which the District will bring the statutorily required amount of money to the table, but in a different configuration. In light of the significant burden the bond would put on our individual taxpayers, the District is suggesting the following additional waiver again.

It is important to understand when considering this request that **the District remains committed to meeting the statutorily required amount.** We are simply seeking permission to reduce the significant tax impact on our individual taxpayers by offering a cash match in the amount of \$500,000, drawn from the District's Building Fund. Under this scenario, *the State will receive the same amount of money from the district as it would if this waiver is not granted.*

This District has been extremely disappointed by the outcome of the vote in our last two November elections. Since the most recent election, our Board of Education has taken significant steps to determine the root cause of the bond failure. The Board closely examined information and determined that we once again needed to look at our Master

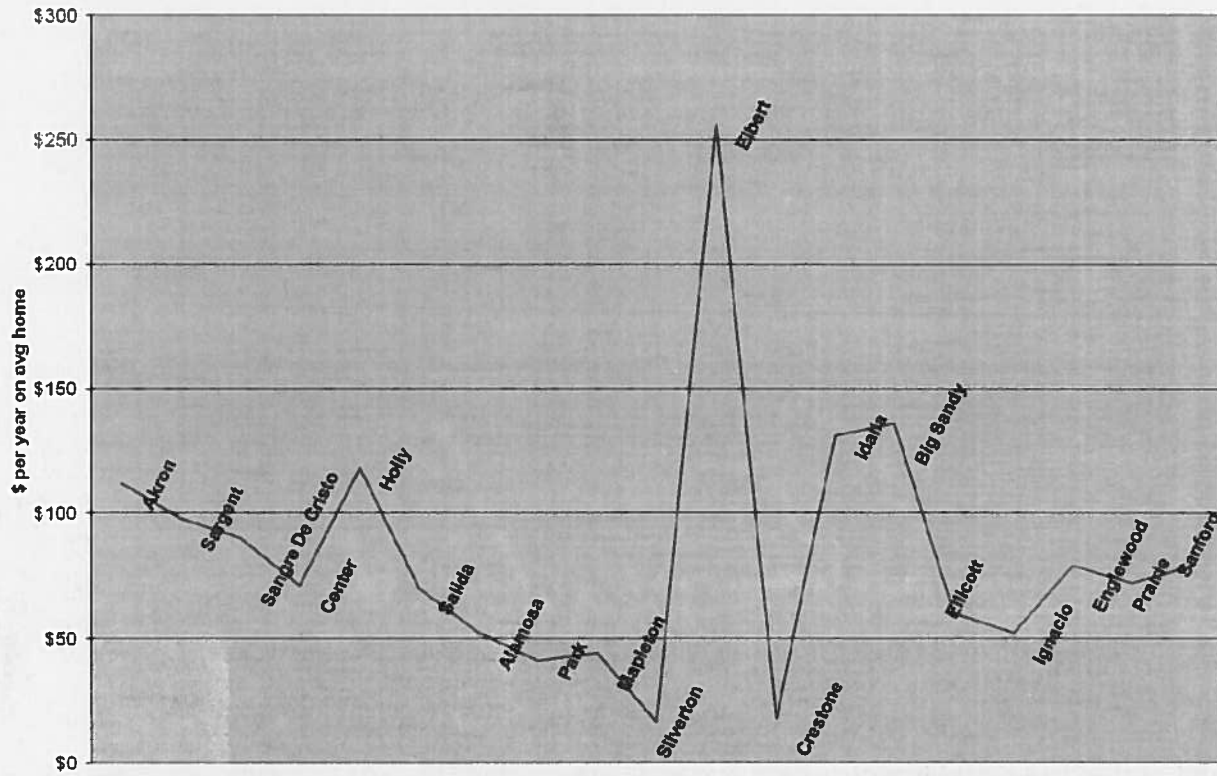
Plan options to show due diligence to our voters and ensure the district was pursuing the best option. After gathering all the evidence, the board once again soundly determined the option we had sought for the last two years is in the district's, taxpayer's, and state's best interest. Furthermore, the evidence still shows the most consistent reason given for the failure was the significant impact on the individual taxpayer.

Elbert School District's position is unique, as it has one of the smallest assessed values in the State and one of the highest average home values. This means that Elbert School District, like many other districts, must maximize its bonding capacity to generate its matching funds. However, the resulting tax increase for our residents *is significantly higher* than the next district that has participated in the BEST program. One might argue that since Elbert residents have higher home values, they should be able to afford a larger tax increase. However, such an increased burden is difficult for most individuals to absorb in these challenging financial times. Moreover, as evidenced in districts with higher home values such as Park, Silverton, and Salida, there is little correlation between the individual tax impact and home values. Typically a district with higher home values will also have a higher assessed value, much of which comes from commercial and other non-residential properties, which results in an overall lower tax increase per homeowner. This is due to the lower number of mills that are required to generate enough funds to pay the debt service on the bonds. Conversely, while districts with lower assessed values are required to maximize their debt capacity, the burden on the individual taxpayer is lessened due to the lower home values and greater number of homes.

It is exactly the opposite in Elbert School District. Elbert has a low assessed value, relatively few homes, and high home values. This means that it must maximize its debt capacity, by assessing 15.33 mills to service the 16% match. In light of the high home values the impact of the additional mills is overwhelming for the individual taxpayer. So, while districts with high home values, like Salida, benefit from a larger assessed value and the individual tax impact in districts maxing out their debt capacity is typically buffered by lower home values, Elbert has the benefit of neither. Attached is an analysis of the overall tax impact on the average home in each BEST district.  
(Source- City-Data.com)

(see chart next page)

### Tax Impact on BEST Districts



Elbert School District has the highest residential share of total assessed value of all school districts in the State with an assessed value under \$25,000,000. At a total residential share of nearly 59%, the District is unable to spread the tax increase across other sectors such as commercial, industrial, oil/gas, etc. This means that residents in Elbert are forced to bear the burden of the tax increase in Elbert School District more than any other district in the state (please see the attached data from the State of Colorado Division of Property Taxation Report).

The Statewide needs assessment clearly indicates the need for a new school facility and our investigation showed that the majority of patrons support a new school building. However, many voters had the misconception that if the overall project size was reduced, the taxpayer impact would also decrease. The Board firmly believes that the project presented in this application is in the best interest of the Elbert taxpayers and the State, as it is the most economical and the least educationally intrusive option available. The cash match presented in this waiver letter represents the District's attempt to offset, to some extent, the significant impact on our taxpayers. The \$500,000 commitment may appear to be somewhat insignificant, in light of the total grant amount, but it is all the District can put forth at this time without going into debt. The District considered issuing Certificates of Participation in order to provide additional money toward our project and our taxpayer burden, but given the financial uncertainty of the times it was determined this was not a risk worth taking. The District would propose to supplement this amount in the future through alternate financing options (if/when the economy improves), the sale of other

District owned property (if/when property values increase) and/or through gifts, grants and donations. Any funds so generated would be placed into an account designated for repayment of the bond in ten years and/or according to its terms.

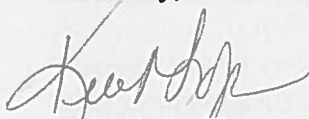
As a small rural school, it is always challenging to recruit and retain teachers as we attempt to keep our salary schedules competitive with our neighboring districts. Because of this, the majority of our funding is allocated for teacher pay and benefits which inflates our salary burden. The District is also facing continually increasing costs for insurance, PERA contributions, utilities and overall inflation. As the superintendent of the Elbert School District, I pride myself in presenting a balanced budget and believe I have been vigilant in maintaining our financial stability. Although the Governor has promised not to cut education any further, our budget is scheduled to take an additional \$113,000 cut on top of the \$207,000 from last year. Despite these deficits I am proud that our district has been able to build up a small reserve for tough times. The existing general fund balance is \$910,397 which allows the continuation of our current state of operation. I applaud our staff's commitment as they do more with less by taking on additional roles previously filled by full time personnel, cutting their classroom budgets, and continuously looking for ways to save money for our educational operation.

It is our heartfelt hope that the Grant Selection Committee recognizes the true need of our School District and our distinctly unique financial situation. However, we are fully prepared to proceed without the benefit of the relief requested through this waiver and urge you to approve our application even if you do not accept this written waiver request. We have attached the Statutory Waiver Form in the event you choose to only approve our application at our maximum bonded indebtedness of 16% of the total project cost.

We are deeply committed to this project. Our critical facility needs have not changed and we are confident that we have the information necessary to achieve a favorable result at the election in November 2012. By writing this letter we believe we have done our due diligence for our voters by exhausting all options with regard to reducing their tax burden.

Thank you for your consideration. We look forward to working with you to provide a healthy, safe, nurturing environment for the Elbert students and staff. If you need additional information, I invite you to call or visit our school.

Sincerely,



Kelli R. Loflin  
Superintendent, Elbert School District #200  
303-648-3030  
[klloflin@elbertschool.org](mailto:klloflin@elbertschool.org)

## Statutory Waiver for BEST Grant District Match

A partial/full (circle one) district match waiver is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

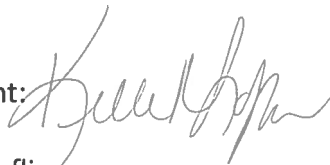
- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$13,647,421
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 3, 474,417
- C. New proposed bonded indebtedness if the grant is awarded: \$ 3, 474,417
- D. Current outstanding bonded indebtedness: \$ 0
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 3, 474,417

School District: Elbert School District #200

Project: P-20 Facility Replacement Project

Date: March 2, 2012

Signed by Superintendent:



Printed Name: Kelli R. Loflin

Signed by School Board Officer:



Printed Name: Del Olkjer

Title: School Board President

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CANON CITY RE-1 - Lincoln ES - Update Fire Alarms in (3)-ES - 1951

**School Name: Lincoln ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	36,824
Replacement Value:	\$7,892,667
Condition Budget:	\$4,356,975
Total FCI:	55.20%
Energy Budget:	\$0
Suitability Budget:	\$1,423,200
Total RSLI:	15%
Total CFI:	73.2%
Condition Score: (60%)	2.70
Energy Score: (0%)	2.88
Suitability Score: (40%)	4.00
School Score:	3.22



**Q#: 87 - Is there a school fire alarm system that meets current fire codes? IFC Required? The alarm system does not meet code and needs to be replaced. Score: 1**

**Q#: 87.2 - Describe the type age and condition of the fire alarm system. The alarm system was originally installed in the 1950's. Score: 1**

## CANON CITY RE-1 - McKinley ES - Update Fire Alarms in (3)-ES - 1951

**School Name: McKinley ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	36,172
Replacement Value:	\$8,363,514
Condition Budget:	\$3,963,180
Total FCI:	47.39%
Energy Budget:	\$0
Suitability Budget:	\$1,657,500
Total RSLI:	18%
Total CFI:	67.2%
Condition Score: (60%)	2.72
Energy Score: (0%)	2.60
Suitability Score: (40%)	4.15
School Score:	3.29



**Q#: 87 - Is there a school fire alarm system that meets current fire codes? IFC Required? The alarm system does not meet code and needs to be replaced. Score: 1**

**Q#: 87.2 - Describe the type age and condition of the fire alarm system. The alarm system is original installation made by Simplex. The system is non-addressable. The system does not function properly. Score: 1**



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CANON CITY RE-1 - Washington ES - Update Fire Alarms in (3)-ES - 1950

**School Name: Washington ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	43,380
Replacement Value:	\$10,335,577
Condition Budget:	\$5,147,045
Total FCI:	49.80%
Energy Budget:	\$0
Suitability Budget:	\$1,221,800
Total RSLI:	18%
Total CFI:	61.6%
Condition Score: (60%)	2.68
Energy Score: (0%)	1.83
Suitability Score: (40%)	4.24
School Score:	3.30



**Q#: 87 - Is there a school fire alarm system that meets current fire codes? IFC Required? The alarm system does not meet code and needs to be replaced. Score: 1**

**Q#: 87.2 - Describe the type age and condition of the fire alarm system. The alarm system was originally installed in the 1950's. Score: 1**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: CANON CITY RE-1

Applicant Priority # 1

County: FREMONT

Cash Grant Rank: 1.6

Project Title: Update Fire Alarms in (3)-ES

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation            | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Replace/upgrade fire alarm systems in three elementary schools. BEST grant funding is being applied for due to lack of other funds to complete the projects in a timely manner. The three schools that BEST Grant assistance funds are being applied for are Lincoln Elementary School, McKinley Elementary School and Washington Elementary School. Although the existing fire alarm systems are working, they do not meet current fire code and they are becoming extremely difficult to maintain and to find replacement parts for in order to keep the systems in an operational condition. The existing systems were installed in the 1950's when the three elementary schools were constructed and they have a limited number of pull stations, horns and smoke detectors and they do not have strobes or duct detectors. Additionally, the existing fire alarm systems are not addressable, they do not have call-out capability and they are not monitored. Replacement/upgrade of the fire alarm systems will improve the school environment and student/staff/visitor safety.

The District completed a number of capital projects from 2003 through 2011. Capital construction bond projects were funded by the 2003/2004 Capital Construction Bond issue. Heating/Ventilation/Air Conditioning (HVAC) projects were funded using a combination of Qualified Zone Academy Bond (QZAB) and Lease/Purchase financing. Recent capital projects, including the demolition of a portion of the old Harrison Elementary School, installation of a new running track at Cañon City High School and the in-process facilities study were funded using funds previously accrued and reserved in the District's Capital Reserve Fund. In fiscal year 2011-12 the District is using Capital Reserve Fund fund balance to cover its fixed obligations, including QZAB and Lease/Purchase payments. This will significantly reduce the amount of emergency Capital Reserve funds available. The District is applying for BEST Grant funds in an effort to 'leverage' the limited amount of available funds for 'matching' in order to complete fire alarm system upgrades/replacements in a two to three year time frame. Without BEST Grant assistance it is projected that the upgrade/replacement of fire alarms will occur over a five to ten year timeframe.

It is the District's intention to apply for another BEST Grant in 2013 to fund the upgrade/replacement of the fire alarm system at Cañon City Middle School and possible upgrades to fire alarm systems at other sites.

The District contracted with Christiansen, Reece & Partners, P.C. to complete a district-wide facilities study. As of February 2012, the study is approximately 90% complete with expected completion in March 2012. A copy of the facilities study report will be provided as an addendum to this application as soon as available. The study will show that the District has excess capacity at several schools. None of the buildings that BEST Grant funds are being applied for have been considered for closure. However, it is expected that the District will close one or more buildings, which will improve the District's overall utilization ratings.

Additional information is included in the following exhibits:

Exhibit -A-: Complete write ups for items 2) and 3) of application

Exhibit -B-: Cañon City Fire Protection District letter

Exhibit -C-: Project budget

Exhibit -D-: Project timeline

Exhibit -E-: Project Management Plan

Exhibit -F-: District School/Site location map

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- Exhibit -G-: Floor plans – Lincoln, McKinley and Washington Elementary Schools
- Exhibit -H-: SimplexGrinnell fire alarm reports
- Exhibit -I-: QZAB Lease/Purchase Agreements (3)
- Exhibit -J-: District-wide Facilities Study NOT ENCLOSED – will be provided when available
- Exhibit -K-: Enclosure: CD with project photos, District map and school floor plans

## **Deficiencies Associated with this Project:**

The existing fire alarm systems are outdated and do not comply with the current version of the State adopted International Fire Code. The existing systems are high-voltage systems that are challenging to maintain and it is difficult to find replacement parts. The existing systems have a limited number of pull stations, horns and smoke detectors and they do not have strobes or duct detectors. Additionally the systems do not have call-out capability, are not addressable and are not monitored.

## **Proposed Solution to Address the Deficiencies Listed Above:**

The fire alarm systems in the three elementary schools will be replaced/upgraded with new systems that meet current State and Local fire code requirements. The proposed system upgrades will provide additional pull stations, horns and smoke detectors, add strobes and duct detectors and call-out and addressable capability. Replacement/upgrade of the fire alarm systems will bring the three schools up to compliance with current fire alarm requirements.

## **How Urgent is this Project:**

The three schools were constructed in the 1950's. The existing fire alarm systems are over fifty years old and do not meet current fire code requirements. The district does not have current budget resources to replace the fire alarm systems in a timely manner. Lack of BEST grant or other assistance will extend the likely replacement/upgrade of fire alarm systems in the three noted elementary schools and other school sites. The three elementary schools serve 755 students in grades kindergarten through fifth grade, including a number of special needs students. Replacement of the fire alarm systems will improve the school environment and student/staff/visitor safety.

## **How Does this Project Conform with the Construction Guidelines:**

Public schools are required to provide a safe environment for students, staff and visitors. School districts are required to meet safety standards, including the State adopted version of the International Fire Code.

'Section One' of the Capital Construction Assistance Public Schools Facility Construction Guidelines requires schools to 'Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformity with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled'. Section 3.5 states that 'A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements . . .

Although the current fire alarm systems are working, they do not meet current State and Local fire alarm requirements and they do not call-out, which requires a staff member to make manual phone calls to alert fire and police that an alarm has occurred.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Cañon City Schools has a proactive preventative maintenance program, including the ongoing monitoring of fire alarm system performance. Also, third party inspections on all fire alarm systems are performed annually or more often if there are any concerns with system operation. Fire drills are conducted at all schools at least monthly and any system issues are addressed immediately to ensure student/staff/visitor safety. The district tracks all maintenance items, including fire alarms, through use of the School Dude maintenance program.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The three elementary schools are each over fifty years old and have a number of items that should be updated in the next few years. However, the schools are all very clean and well maintained.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

NA

**CDE COMMENTS:**

Health, Safety     
  Overcrowding     
  Technology     
  Other

**Importance:** L   
 **Urgency:** L   
 **Planning:** Up To Date   
 **Ability:** Able   
 **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$209,653.60

**Current Applicant Match:** \$112,890.40

**Total Project Cost:** \$322,544.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 905.00

**Affected Sq Ft:** 107,000

**Cost Per Sq Ft:** \$2.74

**Cost Per Pupil:** \$324.00

**Sq Ft Per Pupil:** 118.23

**Per Pupil Allocation to Cap Reserve:** 149

**Who Owns the Facility:** 3rd Party

**Does the Facility have existing Financing** Yes

**Explain Existing Financing:** Facilities pledged under QZAB Lease/Purchase agreements (Exhibit -I-)

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 35

**Actual Match Provided by Applicant:** 35

**Historical Significance:** Yes-Granted Exempt

**Does this Qualify for HPCP:** Not Required

**If Match is a Bond Election Date:**

**Inflation %:** 0.00%

**Who will the Facility Revert to:** NA

**State Financial Watch:** No

**# of Fiscal Health Warning Indicators:** 0

**Fiscal Health Watch:** No

**District FTE Count:** 3,565.50

**Assessed Valuation** 225505046.4

**PPAV:** 63246.402019

**Unreserved General Fund FY0910** 440462.89

**Bonded Debt:** 24790000

**Total Bonding Capacity** 45101009.28

**Free Reduced Lunch %:** 51.46%

**Median Household Income** 17843

**Bond Capacity Remaining** 20311009.28

**Existing Bond Mill Levy** 8.619

**Bonded Debt Approved** 26000000

**Year Bond Approved** 03

**Bonded Debt Failed:**

**Year Bond Failed:**

**Bond Capacity Remaining** 20311009.28

**Percent Bonding Capacity Used** 0.54965510519



## CAÑON CITY AREA FIRE PROTECTION DISTRICT

1475 North 15th Street  
Cañon City, Colorado 81212  
(719) 275-8666

February 28, 2012

Cañon City School District RE-1  
101 N. 14<sup>th</sup>  
Cañon City, CO. 81212  
ATTN: Buddy Lambrecht

RE: Fire Alarm Systems

Dear Mr. Lambrecht,

In regards to the existing fire alarm systems in some of the older schools in RE-1, the following is my opinion as it relates to the general safety and functionality of them.

As you know, over the past several years we have had several discussions in regards to the condition of the antiquated fire alarm systems that exist at Lincoln Elementary, Mc Kinley Elementary, Washington Elementary and Cañon City Middle School. The existing systems have many issues as follows

- Notification exists only in the form of audible horns.
- Audible devices are few and spaced far apart.
- Some audible devices do not have the proper decibel level and/or are weak simply due to age. In some areas, when doors to classrooms are closed, these occupants have trouble or cannot hear that system has activated.
- No visual notification devices.
- Parts are becoming extremely difficult, and in some cases impossible to find, when repairs are needed.
- Systems are in constant need of repair and maintenance due to age and being "worn out".
- No early warning for occupants, as there is no automatic detection, thus leading to a good chance of a fire going unnoticed in a closet or other un-occupied room.  
*(NOTE: All schools noted above, were built before the code requirement to have automatic fire sprinkler systems installed. Due to this fact along with the antiquated systems, the older schools do not have a reasonable degree of life safety without the added safety of automatic sprinkler systems and early warning fire alarm systems.)*
- Existing systems are not monitored by an approved outside monitoring agency, to automatically notify the fire department to respond.

The existing fire alarm systems have been allowed to remain and be maintained as "existing, previously approved systems" as allowed by the Canon City Fire Protection

District's adopted International Fire Code, however it is my opinion that due to the numerous issues noted above, that the systems at the above mentioned schools have exceeded their useful life and functionality. I have and am still recommending that properly designed, approved and accepted automatic fire alarm systems be installed to entirely replace the antiquated systems.

In recent years, Cañon City High School has been upgraded throughout the entire facility with a new fire alarm system, as part of a remodel and addition project. The Harrison K-8 School is only a few years old, and therefore a code compliant, safe system exists. Skyline Elementary School, being built in approximately the early 1990's, and with the addition of the gymnasium and stage a few years back, is in need of some upgrades to the existing fire alarm system but achieves a reasonable degree of fire/life safety, especially compared to the issues at the other elementary schools. Skyline School is also at least partially protected by an automatic fire sprinkler system.

I look forward to assisting you with any questions or concerns that you may have and I wish you the best as you pursue grant opportunities to continue to make our schools a safer place for the students and staff.

Please let me know if I can be of any further assistance to you in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Slaughenhaupt', with a long horizontal line extending to the right.

Tim Slaughenhaupt-  
Fire Inspector II / Colorado State Certified Public School Inspector # 08-170077  
Canon City Fire Protection District

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ROARING FORK RE-1 - Glenwood Springs ES - ES Roof Replacement - 1921

**School Name: Glenwood Springs ES**

Number of Buildings:	3
All or Portion built by WPA:	Yes
Gross Area (SF):	69,271
Replacement Value:	\$15,277,507
Condition Budget:	\$4,994,773
Total FCI:	32.69%
Energy Budget:	\$0
Suitability Budget:	\$5,160,500
Total RSLI:	11%
Total CFI:	66.5%
Condition Score: (60%)	3.21
Energy Score: (0%)	2.92
Suitability Score: (40%)	3.54
School Score:	3.34



Q#: 110.4 - What is the condition of the roof covering? The roof is in poor condition. Score: 2

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ROARING FORK RE-1

Applicant Priority # 1

County: GARFIELD

Cash Grant Rank: 1.5

Project Title: ES Roof Replacement

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <input type="checkbox"/> Addition                  | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement        | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement        | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade        | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

As evidenced over the roofing areas proposed, the District personal perform regular maintenance on these buildings. However, the level of maintenance necessary for these failed roof assemblies and inclusion of adequate thermal insulation far exceeds traditional staff efforts and funds available.

The roof coverings and areas in question no longer provide adequate moisture and thermal protection to the building envelop, its occupants and equipment within. These roofing areas have exceeded their warranty period, service life and have degraded beyond a level of preventative maintenance and repair. There are areas of these roofs that are without any positive drainage slope. Moisture has entered the building, disrupting education activities, damaging property and potentially compromises the building structure and potential for mold spore generation.

The Glenwood Springs ES building has both the original BUR membrane over the building and a SPF roof coating installed that has obviously been compromised with the amount of patching being performed. The original building structure was built in the 1920's and all roofs being proposed under this grant are no longer under warranty.

The Annex building has a BUR membrane with an aluminum coating applied over the field. It does not have adequate roof drainage and slope allowing water to accumulate over the existing field. Water tends to evaporate of the roof rather than run off the building into storm drain conduits. This standing water accelerates the degradation of both coating and the waterproofing membrane. A single interior drain is provide on each half of the building and secondary drainage is provided far from the source with a through- wall scupper flanking the building's perimeter wall and positioned high enough to support standing water.

Core cuts over the ES confirmed two roofing systems on the building. The original roof was a Multi-Ply Built-Up Roof (BUR) applied directly to the roof deck and a second roof (an SPF coating) was applied over both the field and flashing of the building. Copings were not addressed with the second roof coating and are subject to moisture intrusion. While the overall roofing slope appears adequate, the management of storm water off the roof is not adequate. Long term failure of the flashing and penetrations has allowed for continued moisture intrusion.

The water in the roofing system is a concern because it has migrated through the assembly and into the building. With water penetrating deep onto the roof structure, and the fact that the ES had 2-existing roof assemblies already installed, an entire tear-off is the only solution. New roofing will add proper slope and drainage management with crickets and conduit support; almong with new adequate and long term thermal insulation. This combination will improve the building's thermal envelop and bring the roofing assembly into compliance; promoting overall service life longevity of this important District structure.

Surfacec failures, small cracks surface membrane tears are occurring in many areas throughout the buildings membrane fields and flashing areas. As previously noted, ponding water also accelerates the aging of a roof membrane. Waterproofing oils in the asphalt separate from the membrane when the system remains submerged under water for longer than 48 hours. The overall roof conditions on these buildings have failed and preventative maintenance is no longer an option to extend the buildings roofing life-cycle.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

1. All roof planes being considered are currently compromised by age, water infiltration and poor condition. They can no longer adequately protect the building occupants and equipment as necessary.
2. The roofs over the ES have two-roofing systems installed and complete tear-off is the only alternative.
3. With the extreme ponding water over the Annex roof field, slope of the roofing drainage is insufficient (water doesn't reach drains). Water ponds on the assembly and further accelerates the membrane decay.
4. There are penetrations within the field of the Annex roof that are not adequately constructed and flashed lacking ability to control and shed water and snow from entering the roofing system.
5. Limited thermal insulation exists in the roofing system assemblies.

## Proposed Solution to Address the Deficiencies Listed Above:

All roofing assemblies on the Glenwood Springs ES and Annex building are to be removed down to core building structure; the structure will be inspected and any damaged structure or decking addressed then. New roofing assemblies (including the addition of thermal insulation to comply with IECC requirements for energy, as well as slope compliance where needed) will be designed and installed throughout the structure.

With historical storms that can produce extreme weather, the proposed design will accommodate a minimum of 90MPH winds for a 3-second duration as well as 1.00-inch diameter stones. This long term, heavy duty assembly will be warranted for a minimum of 30-years, meeting (and exceeding) the requirements of published NRCA and CDE guidelines.

All areas will be adequately sloped to shed water into a structured roof drain distribution network.

## How Urgent is this Project:

The roofing areas have degraded far beyond a level of preventative maintenance and repair.

Moisture intrusion of the roofing assembly has lead to damage of both wall and ceiling construction within the building environment.

Continued moisture exposure of the roof assembly will cause (if not already occurring) damage and decay to the roof decking and structure.

## How Does this Project Conform with the Construction Guidelines:

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 1.2.4, 3.1, 3.2, 3.2.1, 3.2.1.1, 3.12, 6.1 and 6.3.

Sec. 1.2.1 The Glenwood Springs Elementary School ("Glenwood Springs ES") structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 1.2.4 The Glenwood Springs ES structure has (by core sampling) inadequate thermal protection at the roof assembly. It has been documented that there is potential for ACBM (Asbestos Containing Building Material) within the felts of the original building roof still in-place on the main structure. However, water intrusion is a significant liability to the continuance of that thermal protection and can compromised the benefit of the roofing insulation. Any saturated or damaged insulation must be replaced. New roofing insulation will be provided as part of the Grant solution to meet the intended criteria.

Sec. 3.1 A significant portion of the Glenwood Springs ES structure is not adequately protected by a sound, functioning roofing envelop. Areas of roof decking and ceiling assemblies have been subjected to significant and repetitive moisture intrusion. There is potential design compromise in the structure that must be addressed.

Sec. 3.2 Many portions of the Glenwood Springs ES structure do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Several roofing areas lack proper flashing conditions with respect to roof mounted equipment that are sources of the moisture intrusion.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Sec. 3.2.1.1 New low-slope roofing assemblies will be designed and installed that will protect the building's occupants and property within. All existing roofing membranes will be removed and replaced, including additional slope and drainage structure (where necessary). The roofing will protect the building with the best (longest) warranty terms available for the funds requested that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.12 Replacement of the roofing assemblies will warrant the renovation of several existing mechanical equipment positions. Several existing units are not adequately curbed and flashed. Upon completion all roof equipment will be properly curb supported and flashed (12-inches min.) to protect the water resistive integrity of the curb flashing.

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of the Glenwood Springs ES structure; a vital element of this community's education infrastructure.

Sec. 6.3 These replacement improvements of the roofing assemblies will protect and extend the energy efficiency of the building. Such efforts will without doubt, improve/correct many of the present health and safety deficiencies present within the Glenwood Springs ES structure.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The District has historically performed an impressive job of maintaining its existing facilities (and the specific systems) under consideration here within this grant request. However, many of these systems have exceeded their useful service life that must be addressed globally within the building. The current level of maintenance necessary to preserve these aged systems is beyond normal and customary; warranting this request for replacement.

It is the intent of the District to provide adequate resources necessary to sustain these new improvements. Through cooperation with the product manufacturer and system warranties as well as those independent warranties from the misc. installers, the District staff will be an active part of the required general maintenance.

The District will commit to follow the preventative maintenance measures recommended by the systems manufacturer. At the conclusion of construction, a full Owner's Manual and training will be requested by the District for Record purposes. The systems manufacturer, installer, designer and District staff will be required walk and inspect the completed project annually for the first 2-years. In addition, we will expect as part of the long term warranties, bi-annual inspections from trained staff of the manufacturer as well as our District staff.

The District currently budgets \$500,000.00 from their Capital Reserve Funds for annual facility upgrades. The District intends to maintain a similar level of financial commitment to ensure funds remain available when these system's "service life" terms expire. It is expected with this grant that based on a 30-year warranty, we can obtain at least a 40-year service life; the District will allocate 2.5% of that fund toward the future replacement of these systems.

## **If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The District's Glenwood Springs ES and Annex facility was built in around 1921 and 1969 respectively. Several buildings that combined make up this single site campus are under consideration with respect to this BEST Grant request.

The district personal perform regular maintenance on these buildings however, the level of maintenance necessary for these failed roof assemblies and inclusion of adequate thermal insulation far exceeds traditional staff and funds available.

The roof coverings and areas in question no longer provide adequate moisture and thermal protection to the building envelop, its occupants and equipment within. The State Assessment Report identified these roof coverings should be replaced.

Nearly 100% of the roofing areas have exceeded their warranty period, service life. They have degraded beyond a level of preventative maintenance and repair. There are areas of these roofs that are without any positive drainage slope. Moisture

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

regularly enters the building, disrupting education activities, damaging property and potentially compromises the building structure and potential for mold spore generation.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

Health, Safety       Overcrowding       Technology       Other

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 1 - \$273,694

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$247,885.57

**Current Applicant Match:** \$422,075.43

**Total Project Cost:** \$669,961.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 549.00

**Affected Sq Ft:** 28,325

**Cost Per Sq Ft:** \$21.50

**Cost Per Pupil:** \$1,109.39

**Sq Ft Per Pupil:** 51.59

**Per Pupil Allocation to Cap Reserve:** 241.50

**Who Owns the Facility:** District

**Does the Facility have existing Financing** No

**Explain Existing Financing:** N/A

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 63

**Actual Match Provided by Applicant:** 63

**Historical Significance:** N/A

**Does this Qualify for HPCP:** Not Required

**If Match is a Bond Election Date:**

**Inflation %:** 4.25%

**Who will the Facility Revert to:** N/A

**State Financial Watch:** No

**# of Fiscal Health Warning Indicators:** 0

**Fiscal Health Watch:** No

**District FTE Count:** 4,906.50

**Assessed Valuation** 1003521655.2

**PPAV:** 204529.02378

**Unreserved General Fund FY0910** 5085359.59

**Bonded Debt:** 108474984

**Total Bonding Capacity** 200704331.04

**Free Reduced Lunch %:** 41.56%

**Median Household Income** 25139

**Bond Capacity Remaining** 92229347.04

**Existing Bond Mill Levy** 6.241

**Bonded Debt Approved** 86000000

**Year Bond Approved** 04

**Bonded Debt Failed:**

**Year Bond Failed:**

**Bond Capacity Remaining** 92229347.04

**Percent Bonding Capacity Used** 0.5404715655

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## INDIAN PEAKS CHARTER SCHOOL - K-8 School Replacement - 2005

**School Name: Indian Peaks Charter School**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	7,920
Replacement Value:	\$2,164,997
Condition Budget:	\$478,294
Total FCI:	22.09%
Energy Budget:	\$0
Suitability Budget:	\$1,591,100
Total RSLI:	44%
Total CFI:	95.6%
Condition Score: (60%)	2.58
Energy Score: (0%)	1.67
Suitability Score: (40%)	2.14
School Score:	2.41



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: INDIAN PEAKS CHARTER SCHOOL

Applicant Priority # 1

County: GRAND

Cash Grant Rank: 1.5

Project Title: K-8 School Replacement

- |   |                                     |  |   |
|---|-------------------------------------|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement       |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School               |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input checked="" type="checkbox"/> Land Purchase |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain:    |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |   |

## General Background Information and Reasons for Pursuing a BEST Grant:

### SUITABILITY OF EXISTING SITE AND FACILITIES FOR FUTURE SCHOOL USE

The preceding descriptions of the existing school site and facilities, as well as school financial considerations, summarize some of the physical, instructional and financial challenges associated with the continued use of the existing site and facilities. These conditions also enable the determination of the following conclusions concerning the future use of existing school facilities.

- The present site configuration is inadequate to support safe and effective vehicular, bicycle and pedestrian access to the school and provides limited area for vehicular parking.
- The three modular buildings that comprise the school complex provide approximately 7,880 square of floor space. The October 1, 2011 enrollment of 51 students indicates that existing facilities provide 195 square feet of floor space per student. However, as stated earlier, existing floor space and building partitions cannot provide the number of classrooms needed to provide independent classrooms for each grade level.
- Existing facilities are in fair condition, but one structure is already in need of replacement. The Colorado Department of Education, Division of Capital Construction Assistance, estimates that the facility life of Main Building will extend to 2023, Building A between 2012 and 2015, and Building B until 2021.
- IPCS lacks designated floor space for a science lab, music room, art classroom, technology center, and school library. While IPCS teachers have made do with these limitations, the present approach constrains instructional options for teachers and diminishes learning opportunities for students.
- The adjacency of IPCS to a playfield at Middle Park High School provides an effective area for the performance of some outdoor physical educational activities. But, no indoor recreational facilities are available at IPCS to support indoor physical education during the winter months.
- Existing modular buildings are not connected.. The frequent opening of exterior doors increases heating costs and subjects students, teachers, and administrative staff to a higher risk of potential falls and injuries from the use of exterior stairs during the winter.
- Present school finances barely support the cost of school operations and maintenance. Existing revenues are insufficient to support unanticipated repairs of the existing facility or construction of a new school. The availability of greater floor space will enable IPCS to enhance school curriculum, increase student enrollment, as well as generate a more adequate level of operational revenues.
- The IPCS site and facility complex is not physically attractive. This hampers the ability of IPCS to market and sustain an adequate student enrollment which is needed to adequately support annual costs of operation and maintenance.

## Deficiencies Associated with this Project:

### SCHOOL SITE AND FACILITIES

#### Property Size and Ownership

The existing school site at 91 West Diamond Avenue in Granby includes approximately 1.74 acres of land (Figure 2-2). The site

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

is owned by the East Grand School District in Granby, Colorado.

## Pedestrian and Vehicular Access

The site is accessible from West Diamond Avenue which extends about 66 feet along the south side of the property. From West Diamond Avenue, IPCS has established a 15 to 20-foot wide pedestrian access along the east side of the property. The designated pedestrian access enables children walking from the East Grand School bus or nearby residential areas to safely arrive and leave the IPCS site. The East Grand School District bus currently loads and unloads IPCS students along West Diamond because existing site dimensions and configuration do not enable the bus to make a safe turn-around within the present school site.

The remaining 41 feet of site frontage along West Diamond Avenue is used solely for vehicular access. A one-way loop access has been established via some signage and verbal instructions to teachers, parents, and administrative staff. However, the gravel and soil surface of this area has not been lined to provide guidance to incoming school visitor traffic.

Parents operating passenger vehicles and light trucks transport students to a designated loading and unloading zone near the school entrance. Other parents will park their vehicles immediately south of the designated loading and unloading zone; students then randomly walk from these vehicles across the vehicular access to the school entrance. Teachers and administrative staff park their vehicles along the west side of the parking area on the south side of the school complex. Vehicular parking stalls for parents, visitors, teachers and administrative staff are not lined or marked in any manner.

The vehicular parking area was extended approximately 30 feet westward in the summer and fall of 2010 as a result of a generous donation of labor, fill material, and heavy equipment by Harms Construction in Hot Sulphur Springs, Colorado. However, the lack of available fill material thwarted the completion of the vehicular parking area extension. It is estimated that an additional 5-10 cubic yards of road base or other fill material would be needed to complete this project.

## Pedestrian and Vehicular Conflicts

The establishment of a designated pedestrian access in the fall of 2010 enabled IPCS to provide a safe pedestrian access for students walking or riding the East Grand School District bus to and from school. But the narrow width of the school site (approximately 132 feet) continues to hamper the establishment of a safe and efficient vehicular access and parking area. Further, the school's lack of capital to pave the vehicular access and related parking area thwart any efforts to line the looped vehicular access, designate vehicular parking stalls in the vehicular parking area, and establish a safe pedestrian crosswalk between the vehicular parking area and the school entrance.

## School Playground and Adjacent Playfield

A small school playground is situated immediately north of Buildings Two and Three. This area contains climbing bars, a tire swing, a climbing dome, and a basketball goal.

IPCS annually places wood chips underneath the playground equipment to reduce the severity of potential injuries that could occur from students falling off of existing playground equipment. The most recent placement of wood chips was made in September 2011.

Physical education instruction and activities conducted at IPCS also make use of an adjoining play field at Middle Park High School. This field is located northeast of the IPCS school site. Otherwise, this playfield generally supports both football and soccer play.

## School Building Complex

### General

Indian Peaks Charter School comprises three separate manufactured buildings. The three buildings contain no connection to

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

each other. Uncovered exterior landings and stairways from each facility provide access to and from each of the buildings. A relatively flat, graveled area generally characterizes the surface of lands between each building.

2

## Main Building

Main Building is the primary building in the Indian Peaks Charter School complex and comprises approximately 5,000 square feet of floor space. This facility represents two manufactured buildings that were factory built in 2005 and later installed onsite at IPCS in 2008 as one building unit. This facility is partitioned to provide floor space for administrative offices, three classrooms, a multi-purpose room, kitchen, a small student health office, and two restrooms. The three classrooms in Main Building support the instruction of kindergarten, a combined first and second grade classroom, as well as French language instruction.

## Building A

Building A is a classroom building that is located along the northwest boundary of the IPCS School site. This building, which includes two classrooms, contains about 1,440 square feet of floor space, and supports the instruction of third and fourth grade students. The building, which was manufactured in 1994, was installed on the school site in 2005.

## Building B

Building B is a classroom building that is situated on the northeast side of the school site. This building, which was manufactured in 2001, contains approximately 1,440 square feet of floor space. The building contains two classrooms that are presently used for the instruction of grades 5 and 6, as well as grades 7 and 8.

## Building Conditions and Deficiencies

### Introduction

Buildings comprising the school complex were examined by the Colorado Department of Education, Division of Capital Construction Assistance, in FY 2009 as part of a Statewide Financial Assistance Priority Assessment. A revised school assessment report for Indian Peaks Charter School provides insights concerning the condition and deficiency of the three buildings in the school complex.

Building conditions were "...evaluated based on the function elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design, life, installation date and next renewal. Systems that are within their design life (were) further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based upon RS Means Commercial Cost data" (Colorado Department of Education, 2009).

The analyses of the Colorado Department of Education, Division of Capital Construction Assistance, are supplemented with more recent observations made by IPCS board members, staff and IPCS volunteers who have considerable experience associated with the evaluation of facility conditions.

## Main Building

The Colorado Department of Education, Division of Capital Construction Assistance, estimates that Main Building, the main building in the school complex, has a 20-year service life. Since the building was manufactured in 2005, the service life of the building is expected to extend until 2025.

In its FY 2009 School Assessment report, the Colorado Department of Education, Division of Capital Construction Assistance,

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

observed that interior doors within Main Building were deficient and needed to be replaced. Further, the swing of the interior doors needs to be changed to comply with applicable building codes.

Main Building contains no sprinkler system to support fire suppression in the event of a building fire. CDE recommends that a detailed study be made of non-compliant fire code requirements for the school and the eventual installation of a sprinkler system.

A fire alarm system is located in the kitchen of Main Building. The Colorado Department of Education, Division of Capital Construction Assistance, believes this system has a service life that is expected to extend until 2023.

## Building A

The school assessment completed by the Colorado Department of Education, Division of Capital Construction Assistance, estimated a 20-year service life for this facility which was originally manufactured in 1994. CDE recommended that various deficiencies to the foundation, floor, roof, exterior walls, exterior windows, exterior doors, roof openings, partitions, floor, ceiling and wall finishes, interior doors, and fixed furnishings should be replaced in the next three to five years, or between 2012 and 2015. The replacement of supporting utilities and an existing sprinkler system for fire suppression were also recommended. In essence, the Colorado Department of Education, Division of Capital Construction Assistance, recommended the replacement of this classroom building.

Since the completion of the school assessment report in FY 2009, IPCS board members, staff and volunteers observed a significant deterioration of the roof system. Westerly winds, combined with rainfall and snowfall, occasionally generated the intrusion of water along the west wall of Building A, as well as occasionally flooding on portions of the building floor.

In response, IPCS retained a local building contractor to replace the existing roof on Building A in October 2011. Unfortunately, a wind storm in February 2012 removed shingles installed in October 2011. This October 2011 roof replacement was viewed only as a temporary stop-gap measure in light of the overall condition and anticipated service life of the building. But, these and future improvements continue to require IPCS to incur expenses associated with insurance deductibles and other unanticipated repairs.

Another troubling deficiency is the lack of connectivity of Building A to main Main Building. The lack of connectivity requires students and teachers to walk outside of the building and use exterior stairs to the main building where the administrative office, dining room/multi-purpose room, and French classroom are located. While the distance to the main building from Building A is less than 100 feet, the use of the metal exterior stairs poses a safety hazard to both students and teachers during the winter months.

## Building B

The Colorado Department of Education, Division of Capital Construction Assistance, estimates that Building B has a 20-year service life. Its date of manufacture in 2001 suggests that its service life will extend to the year 2021. The school assessment prepared by the Colorado Department of Education, Division of Capital Construction Assistance, outlines no deficiencies to the building.

Since the completion of the school assessment, IPCS staff has observed that only one of the two entry doors is in working condition. One of the teachers working in this building suspects that both entry doors lack adequate insulation due to the amount of noticeable heat loss in the building during the winter months (Gallagher, 2011).

Similar to Building A, the lack of connectivity of Building B to main Main Building requires students and teachers to walk outside of the building and use exterior stairs to the main building where the administrative office, dining room/multi-purpose room, and French classroom are located. While the distance to the main building from Building B is less than 100 feet, the use of the metal exterior stairs poses a safety hazard to both students and teachers during the winter months.

## Floor Space Limitations



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The IPCS complex presently provides classroom space for shared grade levels, e.g., one classroom for grades 5 and 6, in light of the school's smaller enrollment. But, unfortunately there is no available space for a designated science lab, art work room, music room, school library, technology center, or gymnasium.

In view of these limitations, IPCS teachers take students on periodic walks to the Granby public library which is situated several blocks from IPCS. Music instruction associated with the IPCS Fine Arts Academy takes place in the multi-purpose room in the main building (Main Building) of the school. Science takes place, to the extent possible, within existing classrooms. Art instruction occurs in the school kitchen. Application of computer technology to instruction and learning is limited to the location of a few computers in selected classrooms. Outdoor physical education takes place on an adjoining playfield at Middle Park High School; very limited indoor physical education takes place in the school multi-purpose room (Thurston, 2011). While adaptive to challenging conditions, the present approach constrains instructional options for teachers and diminishes learning opportunities for students.

A primary objective of IPCS is to provide independent classrooms for each grade level (Gallagher, 2011). In 2011-2012 school year, IPCS eliminated floor area previously used for a school library to provide an independent floor space for the 3rd grade level. This action was taken in anticipation of a growing enrollment for the combined 3rd and 4th grades.

## **Proposed Solution to Address the Deficiencies Listed Above:**

### VISION FOR LONG-TERM DEVELOPMENT

Indian Peaks Charter School envisions the eventual development of a new school facility that would serve an enrollment of up to 135 students. The school would generally include the following building uses:

- individual classrooms for kindergarten through 8th grade academic levels;
- dedicated classroom for special education instruction;
- individual classrooms for language, art, science, and music,
- a school library/multi-media center;
- an administrative area that would provide floor space for a school principal and business manager offices, nurse station, teacher preparation area, and conference room;
- multi-purpose room that would serve as the school cafeteria and smaller school presentations and events;
- leased space for kitchen and café that would be leased to private entrepreneur who would concurrently prepare breakfast and lunch meals for IPCS students;
- gymnasium;
- restrooms;
- mechanical rooms; and,
- storage areas.

Roughly 35,000 square feet of floor space would be required to provide these planned building uses

Various site improvements will ultimately be required to support this facility. These improvements would desirably include (Figure 5-1):

- a playground that would provide various physical strengthening equipment and recreational opportunities;
- an outdoor practice field that would support the school's physical education program;
- a soccer field that would support use by IPCS students and other children in Grand County;
- a 1,600 square foot building that would be leased to a private entrepreneur for a preschool operation;
- vehicular parking area for about 50 vehicles; as well as,
- separate vehicular accesses for passenger vehicles and school buses.

PHASE ONE DEVELOPMENT (Seeking development funds through this BEST Grant application)

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Land Acquisition

Indian Peaks Charter School will initially need to acquire a 5 to 10-acre school site that can accommodate its short-term needs and long-term vision for school facilities and related site improvements.

The school site would desirably be situated in the vicinity of Granby, Colorado in view of the residential locations of its current and potential future student enrollment. Roughly half of the school's student enrollment presently resides in Granby. Remaining students live in Winter Park, Fraser, Tabernash, Grand Lake, Hot Sulphur Springs, Parshall and Kremmling.

Pedersen Planning Consultants has already investigated and analyzed general soil characteristics, flood plain boundaries, community land uses and other development considerations, as well as made site visits to vacant properties in the vicinity of Granby, Colorado. The potential cost of a few available properties has also been discussed with a few local real estate brokers.

Informal discussions with a few real estate brokers in Grand County suggest that a 10-acre site in the vicinity of Granby, Colorado, which is suitable for school development, would likely range from \$100,000 to \$0.5 million depending upon site location, as well as the proximity to water, sewer, and electrical power. Vacant potential properties are available near Val Moritz Subdivision, Legacy Park Subdivision, as well as within the municipal boundaries of the Town of Granby (Steube, 2012; Quinn, 2012). In some cases, the re-zoning of some available parcels may be required.

In June of 2011, IPCS began making contact with landowners. A letter was sent to Grand Elk Owners Association and a response was received on June 21, 2011 (attached). However, specific sites were not further evaluated for the BEST Grant application since Department of Education representatives indicated in September 2011 that site selection would not be required until after a proposed BEST grant application would be approved by the Colorado Department of Education. IPCS representatives were given to understand that any BEST Grant applicant would have several months to complete this aspect of project development following potential grant approval (Newell, 2011).

Therefore, no attempt has been made to secure a potential site. However, given the uncertainty of available BEST grant application funds, landowners may be reluctant to "lock up" property via a contractual sales agreement as IPCS seeks grant funding. However, with grant approval, IPCS would be in a position to more effectively secure a potential property and negotiate a more favorable price.

## Facility Construction

The first phase of the development program will focus upon the achievement of two important facility objectives:

- provide a safe learning environment; and,
- provide individual classroom space for each grade level, special education, language instruction, as well as opportunities for physical education, that will enhance the quality of student instruction and promote higher levels of student academic achievement.

At the same time, it is also essential that the school provide needed floor space for food service preparation and a school cafeteria, as well as administrative functions of the school.

With this perspective, the initial phase of school development would include a school facility containing approximately 13,000 square feet of gross floor area (Figure 5-2 and Table 5-1). The floor space in this facility would accommodate the following building functions.

- school entry and lobby.
- nine classrooms for kindergarten through 8th grade levels.
- a combination special education and language classroom.
- administrative area that would contain a reception area, offices for school principal and business manager, health room, and teacher preparation room.
- multi-purpose room that would serve as the school cafeteria and smaller school presentations and events.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- kitchen for food preparation by a private contractor.
- two boys and girls restrooms.
- two mechanical rooms.
- two storage rooms.

## Site Improvements

Separate, looped vehicular accesses will be constructed for passenger vehicles and school buses to create a safe access for students. Both of these vehicular access loops will be located in close proximity to the main school entry. With the exception of a few parking stalls for disabled persons, no vehicular parking area will be provided immediately adjacent to the passenger vehicle loop. This policy will significantly minimize pedestrian-vehicular conflicts.

However, a vehicular parking area will be constructed on one side of the school away from the main entry. This parking area will support about 38 passenger vehicles. IPCS envisions that the parking area will primarily be used by school faculty and administrative staff. However, the parking area will be available to parents and other visitors of the school.

Other site improvements constructed during the initial development phase will consist of a school playground and outdoor practice field.

- A school playground comprising about 3,200 square feet will be constructed adjacent to the K-4 classrooms. The school playground will incorporate playground equipment that is age appropriate to the K-4 grade levels, complies with the American Disabilities Act, and certified by the International Playground Equipment Manufacturers Association. The equipment selected for the playground will provide opportunities for both physical strengthening and recreation.
- The practice field will be grassy area containing roughly 19,500 square feet. This field will be used for general physical education activities.

## PHASE TWO DEVELOPMENT (Funds for this phase are not being sought in this BEST Grant application)

The second phase of development seeks to achieve three additional facility objectives:

- increase the quality of arts and science and education;
- provide greater accessibility to more learning resources; and,
- provide amenities that bring greater financial stability to school operations.

The second phase of the development program will add the construction of art and science classrooms, a library/multi-media center, a separate leased building for a preschool facility, and leased space for a small café.

New art and science classrooms will be built to enhance the delivery of art and science educational programs. The size of general classrooms for each grade level, i.e., 480 square feet, hampers the ability of teachers to provide art and science instruction within general classrooms. The availability of separate designated classrooms for art and science will enable teachers to have ample space for instruction, the storage of related supplies, and the exhibition of completed student projects.

The availability of a library/multi-media center will bring expanded learning resources to a convenient location within the school. Such a facility will enable IPCS to effectively organize and store books, video tapes, DVDs, and other learning resources, instruct students concerning how to retrieve and use other sources of information, and enable students to apply research tools to school lessons and day-to-day life experiences.

IPCS envisions the construction of a 1,600 square foot preschool facility on the school campus. This facility would be leased to licensed preschool operator. The presence of this facility on the school campus would help IPCS encourage parents, who bring their children to preschool, to subsequently enroll their children at the adjoining K-I facility.

IPCS will also build and lease a 750 square foot space adjacent to the school kitchen that would accommodate a small café operation. The intention would be for IPCS to attract an local entrepreneur to relocate or establish a café operation on the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

school campus. IPCS would annually contract the café operator to provide school breakfast and lunch meals to the school for an established price. In turn, the café operator would lease both the kitchen and new café dining area from IPCS. This arrangement would enable IPCS to somewhat reduce or offset kitchen operation and maintenance costs through revenues it receives from the leasing of floor space and kitchen equipment and its use of a private entrepreneur rather than full-time kitchen employees.

PHASE THREE DEVELOPMENT (Funds for this phase are not being sought in this BEST Grant Application)

The third phase of the development program is intended to:

- Enhance music education opportunities, and,
- Provide indoor and outdoor physical education opportunities for IPCS students and residents of Granby.

The construction of a new school gymnasium would include a new indoor floor area that would support various physical education and recreational opportunities such as basketball, volleyball, gymnastics, climbing, and square dancing. These activities would enable IPCS to significantly expand its physical education program. In addition, the gymnasium would be made available to residents of Granby during established after school time periods. After school activities in the gymnasium would be managed by a part-time employee of IPCS or the Town of Granby

A small fitness center in the gymnasium facility would provide physical fitness equipment such as a resistance weight machine, treadmill, and Nordic Trac machine. These facilities would primarily be used by IPCS students, faculty, and administrative staff. However, access to these facilities would be made available to the general public on an annual membership basis. Swipe cards would be issued for access to the fitness center. Security cameras would be installed to monitor all behavior within the facility.

A music education room would be built adjacent to the gymnasium for choral and instrumental music. This room would provide an open floor area for individual or ensemble instruction and practice. Storage area would also be included in the music education room for the storage of musical instruments, music stands, sheet music, and related equipment and supplies.

## How Urgent is this Project:

The deficiencies associated with existing modular buildings cannot remedy the lack of floor space needed to accommodate classroom for each grade level or provide additional space for science, art and music classrooms, or space for indoor physical education. As stated earlier, the recent re-roofing of Building A was completed to address immediate safety considerations. But, recent roof damages in February 2012 will once again require additional expenditures for another roof repair.

Building A's condition in the School Assessment Report calls for replacement in 2014. It is already in disress mode or "beyond expected life". The re-occurring roof damages have caused irreparable harm and it is unlikely that continued repairs will correct the problem. IPCS will have to utilize precious funds for short-term repairs and not be able to set aside funds for a new facility or to use towards actual classroom instruction.

## How Does this Project Conform with the Construction Guidelines:

The Facility Master Plan for Indian Peaks Charter School identifies various design criteria outlined in the Public Schools Construction Guidelines for elementary and middle school facilities. Those particularly applicable to the proposed BEST Grant application include the following:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other.

All sections of 4.10 that provide guidelines for elementary schools were also incorporated in Chapter Four of the Facility Master Plan that provides design criteria for all floor space in the proposed short and long-term development program.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Additional criteria for middle school facilities were also used in the determination of design criteria for all floor space in the proposed short and long-term development program. These additional criteria included the following:

- 4.11.16. Cafeteria/multipurpose room to support the school and community. The cafeteria ceiling heights should be higher than other areas in the school and incorporate day lighting when possible. A raised stage for school productions should be provided with curtains and theatrical lighting and sound systems;
- 4.11.17. Gymnasium with a regulation basketball court and dividing curtain to create two smaller basketball courts. The following equipment should accompany the gym: Glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chinup bar, wrestling mat hoist, and scorer table;
- 4.11.18. Weight training area with free weights, wall mirrors, exercise machines, rubber flooring, and protective wainscoting;
- 4.11.19. Men and women's locker rooms with independent bathrooms, showers and locking metal lockers;
- 4.11.20. Administrative offices, nursing area, bathrooms, conference, reception and building support areas to accommodate the educational program.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Foremost, a cost-effective plan will be carefully developed that sets forth daily, weekly, monthly, quarterly, and annual maintenance of the facility, grounds and related equipment.

IPCS will hire a full-time school janitor on a contractual basis to maintain the new school facility. The janitor will report to the IPCS Business Manager.

The janitor would carry out scheduled daily facility maintenance within the building, carry out snow removal operations, and maintain outdoor landscaping. When necessary, occasional facility repairs and periodic inspections of mechanical equipment, e.g., boilers, would be performed by private contractors. During non-school months, the school janitor could perform periodic maintenance associated with painting, window cleaning and other maintenance tasks.

Staff will be apprised of and trained in the use of facilities and equipment and in applying energy and cost-saving measures. Administration will also provide training so that all staff know what steps they should take to report needed repairs and maintenance in their classrooms and throughout the school facility.

The IPCS Governing Board will budget \$25,000 per year for a capital reserve fund that will be established for the specific purpose of replacing major facility systems. In Chapter Six of the Facility Master Plan, a school operation and maintenance budget includes this budget allocation.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

## SCHOOL SITE AND FACILITIES

### Property Size and Ownership

The existing school site at 91 West Diamond Avenue in Granby includes approximately 1.74 acres of land (Figure 2-2). The site is owned by the East Grand School District in Granby, Colorado.

### Pedestrian and Vehicular Access

The site is accessible from West Diamond Avenue which extends about 66 feet along the south side of the property. From West Diamond Avenue, IPCS has established a 15 to 20-foot wide pedestrian access along the east side of the property. The designated pedestrian access enables children walking from the East Grand School bus or nearby residential areas to safely arrive and leave the IPCS site. The East Grand School District bus currently loads and unloads IPCS students along West

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Diamond because existing site dimensions and configuration do not enable the bus to make a safe turn-around within the present school site.

The remaining 41 feet of site frontage along West Diamond Avenue is used solely for vehicular access. A one-way loop access has been established via some signage and verbal instructions to teachers, parents, and administrative staff. However, the gravel and soil surface of this area has not been lined to provide guidance to incoming school visitor traffic.

Parents operating passenger vehicles and light trucks transport students to a designated loading and unloading zone near the school entrance. Other parents will park their vehicles immediately south of the designated loading and unloading zone; students then randomly walk from these vehicles across the vehicular access to the school entrance. Teachers and administrative staff park their vehicles along the west side of the parking area on the south side of the school complex. Vehicular parking stalls for parents, visitors, teachers and administrative staff are not lined or marked in any manner.

The vehicular parking area was extended approximately 30 feet westward in the summer and fall of 2010 as a result of a generous donation of labor, fill material, and heavy equipment by Harms Construction in Hot Sulphur Springs, Colorado. However, the lack of available fill material thwarted the completion of the vehicular parking area extension. It is estimated that an additional 5-10 cubic yards of road base or other fill material would be needed to complete this project.

## Pedestrian and Vehicular Conflicts

The establishment of a designated pedestrian access in the fall of 2010 enabled IPCS to provide a safe pedestrian access for students walking or riding the East Grand School District bus to and from school. But the narrow width of the school site (approximately 132 feet) continues to hamper the establishment of a safe and efficient vehicular access and parking area. Further, the school's lack of capital to pave the vehicular access and related parking area thwart any efforts to line the looped vehicular access, designate vehicular parking stalls in the vehicular parking area, and establish a safe pedestrian crosswalk between the vehicular parking area and the school entrance.

## School Playground and Adjacent Playfield

A small school playground is situated immediately north of Buildings Two and Three. This area contains climbing bars, a tire swing, a climbing dome, and a basketball goal.

IPCS annually places wood chips underneath the playground equipment to reduce the severity of potential injuries that could occur from students falling off of existing playground equipment. The most recent placement of wood chips was made in September 2011.

Physical education instruction and activities conducted at IPCS also make use of an adjoining play field at Middle Park High School. This field is located northeast of the IPCS school site. Otherwise, this playfield generally supports both football and soccer play.

## School Building Complex

### General

Indian Peaks Charter School comprises three separate manufactured buildings. The three buildings contain no connection to each other. Uncovered exterior landings and stairways from each facility provide access to and from each of the buildings. A relatively flat, graveled area generally characterizes the surface of lands between each building.

?

### Main Building

Main Building is the primary building in the Indian Peaks Charter School complex and comprises approximately 5,000 square

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

feet of floor space. This facility represents two manufactured buildings that were factory built in 2005 and later installed onsite at IPCS in 2008 as one building unit. This facility is partitioned to provide floor space for administrative offices, three classrooms, a multi-purpose room, kitchen, a small student health office, and two restrooms. The three classrooms in Main Building support the instruction of kindergarten, a combined first and second grade classroom, as well as French language instruction.

## Building A

Building A is a classroom building that is located along the northwest boundary of the IPCS School site. This building, which includes two classrooms, contains about 1,440 square feet of floor space, and supports the instruction of third and fourth grade students. The building, which was manufactured in 1994, was installed on the school site in 2005.

## Building B

Building B is a classroom building that is situated on the northeast side of the school site. This building, which was manufactured in 2001, contains approximately 1,440 square feet of floor space. The building contains two classrooms that are presently used for the instruction of grades 5 and 6, as well as grades 7 and 8.

## Building Conditions and Deficiencies

### Introduction

Buildings comprising the school complex were examined by the Colorado Department of Education, Division of Capital Construction Assistance, in FY 2009 as part of a Statewide Financial Assistance Priority Assessment. A revised school assessment report for Indian Peaks Charter School provides insights concerning the condition and deficiency of the three buildings in the school complex.

Building conditions were "...evaluated based on the function elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design, life, installation date and next renewal. Systems that are within their design life (were) further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based upon RS Means Commercial Cost data" (Colorado Department of Education, 2009).

The analyses of the Colorado Department of Education, Division of Capital Construction Assistance, are supplemented with more recent observations made by IPCS board members, staff and IPCS volunteers who have considerable experience associated with the evaluation of facility conditions.

### Main Building

The Colorado Department of Education, Division of Capital Construction Assistance, estimates that Main Building, the main building in the school complex, has a 20-year service life. Since the building was manufactured in 2005, the service life of the building is expected to extend until 2025.

In its FY 2009 School Assessment report, the Colorado Department of Education, Division of Capital Construction Assistance, observed that interior doors within Main Building were deficient and needed to be replaced. Further, the swing of the interior doors needs to be changed to comply with applicable building codes.

Main Building contains no sprinkler system to support fire suppression in the event of a building fire. CDE recommends that a detailed study be made of non-compliant fire code requirements for the school and the eventual installation of a sprinkler system.

A fire alarm system is located in the kitchen of Main Building. The Colorado Department of Education, Division of Capital

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Construction Assistance, believes this system has a service life that is expected to extend until 2023.

## Building A

The school assessment completed by the Colorado Department of Education, Division of Capital Construction Assistance, estimated a 20-year service life for this facility which was originally manufactured in 1994. CDE recommended that various deficiencies to the foundation, floor, roof, exterior walls, exterior windows, exterior doors, roof openings, partitions, floor, ceiling and wall finishes, interior doors, and fixed furnishings should be replaced in the next three to five years, or between 2012 and 2015. The replacement of supporting utilities and an existing sprinkler system for fire suppression were also recommended. In essence, the Colorado Department of Education, Division of Capital Construction Assistance, recommended the replacement of this classroom building.

Since the completion of the school assessment report in FY 2009, IPCS board members, staff and volunteers observed a significant deterioration of the roof system. Westerly winds, combined with rainfall and snowfall, occasionally generated the intrusion of water along the west wall of Building A, as well as occasionally flooding on portions of the building floor.

In response, IPCS retained a local building contractor to replace the existing roof on Building A in October 2011. Unfortunately, a wind storm in February 2012 removed shingles installed in October 2011. This October 2011 roof replacement was viewed only as a temporary stop-gap measure in light of the overall condition and anticipated service life of the building. But, these and future improvements continue to require IPCS to incur expenses associated with insurance deductibles and other unanticipated repairs.

Another troubling deficiency is the lack of connectivity of Building A to main Main Building. The lack of connectivity requires students and teachers to walk outside of the building and use exterior stairs to the main building where the administrative office, dining room/multi-purpose room, and French classroom are located. While the distance to the main building from Building A is less than 100 feet, the use of the metal exterior stairs poses a safety hazard to both students and teachers during the winter months.

## Building B

The Colorado Department of Education, Division of Capital Construction Assistance, estimates that Building B has a 20-year service life. Its date of manufacture in 2001 suggests that its service life will extend to the year 2021. The school assessment prepared by the Colorado Department of Education, Division of Capital Construction Assistance, outlines no deficiencies to the building.

Since the completion of the school assessment, IPCS staff has observed that only one of the two entry doors is in working condition. One of the teachers working in this building suspects that both entry doors lack adequate insulation due to the amount of noticeable heat loss in the building during the winter months (Gallagher, 2011).

Similar to Building A, the lack of connectivity of Building B to main Main Building requires students and teachers to walk outside of the building and use exterior stairs to the main building where the administrative office, dining room/multi-purpose room, and French classroom are located. While the distance to the main building from Building B is less than 100 feet, the use of the metal exterior stairs poses a safety hazard to both students and teachers during the winter months.

## Floor Space Limitations

The IPCS complex presently provides classroom space for shared grade levels, e.g., one classroom for grades 5 and 6, in light of the school's smaller enrollment. But, unfortunately there is no available space for a designated science lab, art work room, music room, school library, technology center, or gymnasium.

In view of these limitations, IPCS teachers take students on periodic walks to the Granby public library which is situated several blocks from IPCS. Music instruction associated with the IPCS Fine Arts Academy takes place in the multi-purpose room in the main building (Main Building) of the school. Science takes place, to the extent possible, within existing classrooms. Art



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

instruction occurs in the school kitchen. Application of computer technology to instruction and learning is limited to the location of a few computers in selected classrooms. Outdoor physical education takes place on an adjoining playfield at Middle Park High School; very limited indoor physical education takes place in the school multi-purpose room (Thurston, 2011). While adaptive to challenging conditions, the present approach constrains instructional options for teachers and diminishes learning opportunities for students.

A primary objective of IPCS is to provide independent classrooms for each grade level (Gallagher, 2011). In 2011-2012 school year, IPCS eliminated floor area previously used for a school library to provide an independent floor space for the 3rd grade level. This action was taken in anticipation of a growing enrollment for the combined 3rd and 4th grades.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

LETTERS OF SUPPORT ARE PROVIDED FROM PARENTS AND SCHOOL STAFF IN ADDITION TO THE LETTERS INCLUDED IN THE SUMMARY BOOK

**Health, Safety**                     
  **Overcrowding**                     
  **Technology**                     
  **Other**

**Importance:** M    **Urgency:** L    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** Multiple                      **Red Flag Explain:** Waiver Letter submitted and still outstanding questions pertaining to the empty school in Granby as a viable option for the Charter School

<b>Current Grant Request:</b>	\$5,255,166.82	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$14,967.18	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$5,270,134.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	51.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	12,988	<b>CDE Minimum Match Percent:</b>	34
<b>Cost Per Sq Ft:</b>	\$386.45	<b>Actual Match Provided by Applicant:</b>	0.284
<b>Cost Per Pupil:</b>	\$98,415.20	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	254.67	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	495.05	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	Charter School	<b>Inflation %:</b>	1.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	IPCS buildings will go to East Grand School District; EGSD owns land on which IPCS buildings are located.

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	29.10%
<b># of Fiscal Health Warning Indicators:</b>	3	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	Yes	<b>Bond Capacity Remaining</b>	NA

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Fiscal Health Watch:</b>	<b>Yes</b>	<b>Bond Capacity Remaining</b>	<b>NA</b>
<b>District FTE Count:</b>	55.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA



**Indian Peaks Charter School**

91 W. Diamond Avenue, PO Box 1819

Granby, CO 80446

970.887.3805

970.887.3829 (fax)

February 28, 2011

Colorado Department of Education  
Capital Construction Assistance Board  
1580 Logan Street, Suite 310  
Denver, CO 80203

Subject: Request for Waiver of Matching Funds

Indian Peaks Charter School (IPCS) is applying for full funding to replace its current facility. We respectfully request a waiver of the matching funds required for the Building Excellent Schools Today (BEST) Grant. Our required match is 34 percent, or \$1,706,520, of the overall \$5,019,175 project budget.

CDE's School Assessment Report for Indian Peaks Charter School, completed in 2009 and revised in 2011, states that \$1,591,100 should be budgeted to correct educational suitability deficiencies. Further, it states that replacement value of the facility is \$2,164,997. (See Attachment W-1) Building deficiencies in these temporary structures which are close to or have reached their useful "facility life" will continue to incur. To correct these safety and structural problems is not only cost prohibitive, but should be a less desirable choice when it would cost a little over \$5 million for a brand new facility.

However, IPCS will continue to expend funds toward current facility repairs in order to provide as safe and effective a learning environment as is possible under these circumstances. These potential outcomes threaten the short and long-term sustainability of IPCS.

Several attempts have been made since 1995 to secure a permanent building on a permanent site. For lack of funds and the high cost of land, these attempts failed. When IPCS purchased the third modular in 2008 from East Grand School District in lieu of being included in a bond election (See further explanation below in Number 1.), it felt it had made the right decision for its staff and parents. In retrospect, the temporary structures that house IPCS only addressed a short-term solution for facility needs.

IPCS needs a permanent site and facility where it can improve and expand its educational program, enhance levels of student academic achievement, and ensure the safety and security of our students and staff.

In the absence of a full or substantial waiver, IPCS believes it will be unable to replace its facility in the time period it would take to raise the necessary funds through normal fundraising and cost saving efforts.

Our request for a waiver is based on the following circumstances and realities that face the Governing Board, staff, and supporters of Indian Peaks Charter School.

## **1. Mill Levy/Bond Election Attempts**

In 2004, East Grand School District sought and received authorization for obtaining an \$18 million bond for the renovation and expansion of Fraser Elementary School and Granby Elementary School. IPCS was initially included in the bond, but EGSD was concerned with the bond's failure if a higher bond amount was sought. A former EGSD Superintendent at that time, Rob Rankin, was also concerned about a new school site in Tabernash that IPCS was considering to purchase. The purchase price for the Tabernash site was to be included in the bond. However, Mr. Rankin preferred IPCS to secure a site closer to Granby that would allow EGSD to continue providing bus transportation and food services to IPCS. As a result, EGSD made an agreement with IPCS to provide the school with \$400,000 in lieu of being included in the bond. IPCS utilized those funds for the purchase and installation of a third modular building and related improvements on its present site that is owned by EGSD.

The 2010 election included a mill levy vote toward supporting East Grand School District schools, including IPCS, due to budget shortfalls. The proposal failed. Because of this recent failure, it would not be realistic for IPCS to attempt a mill levy or bond election at this time.

## **2. There is a lack of adequate funding to support expenditures for a facility replacement.**

The IPCS Governing Board recently authorized the transfer of roughly \$21,000 out of capital reserve fund to the IPCS general fund. This authorization was made to help support rising operating costs. The IPCS Governing Board foresees the transfer of an additional \$25,000 for the same purpose later this school year. With the school continuing to experience a growing number of unanticipated facility repairs, the Governing Board is hesitant to authorize any funds toward the required matching fund amount that it may need to apply toward day-to-day operating costs.

## **3. Additional funding is needed to support educational program expenditures.**

With the approaching 2011-2012 school year, an additional teacher was hired by the Governing Board in order to provide separate classes for grades 3 and 4. This action was taken because the anticipated enrollment documented in 2011 was expected to exceed the maximum 15 student class size in the previously combined Grades 3 and 4 classroom. One 3/4 time paraprofessional was also hired to assist with the instruction of combined grades 7/8 which was also anticipated to be at the maximum level of 15 students. These actions and related payroll expenditures added over \$53,000 in unexpected payroll and benefit expenditures to the 2011-2012 school budget. Unfortunately, the anticipated enrollment, which was based on "intent to enroll" commitments signed by parents, and confirmed through letters, emails and phone calls, did not materialize. The uncertainty of the closures of Fraser and Grand Lake Elementary Schools during this time probably contributed to parents' indecision. Although Grand Lake Elementary School did close, IPCS did not gain large amounts of students from that closure as was expected.

## **4. IPCS has experienced considerable fluctuations in student enrollment.**

Since the opening of Indian Peaks Charter School in 2000, the school has experienced considerable fluctuations in student enrollment. Various factors have influenced the level of student enrollment. However, the lack of a more permanent school facility since 2005 has clearly been a significant factor. The consequence of fluctuating enrollment has generated significant swings in the level of Per Pupil Operating Revenues available for school operations.

Within two years of its opening in 2000, the student enrollment of Indian Peaks Charter School rose to 84 students. Between 2003 and 2007, student enrollment dropped 50 to 60 percent following some personnel issues with one teacher at IPCS. These issues in 2003 prompted some parents to transfer their children to other schools in the East Grand School District and no 7<sup>th</sup> and 8<sup>th</sup> graders enrolled (Gallagher, 2010). When school re-opened in 2004, only 6 students in Grade 7 and none enrolled in Grade 8, as compared to the 18 students enrolled prior to eliminating those grade levels in 2003.

In 2005, East Grand School District demolished the former East Grand Educational Complex to provide land area for a new recreational facility. Demolition of the former educational complex required a relocation of Indian Peaks Charter School to two modular buildings at its existing school site. A gymnasium or full service kitchen facility was also no longer available. With a significant reduction in both classroom and overall facility size, school enrollment dropped further to an all-time low of 32 students. In 2008 with the addition of a third modular building, the floor space was significantly less than the floor space previously available at the former East Grand Educational Complex.

Despite these facility limitations, the quality of instruction available at IPCS helped fuel a gradual increase in school enrollment which rose to 57 students in 2008. Since that time school enrollment has ranged between 50 and 53 students.

IPCS' anticipated enrollment list for the 2011-12 school year was expected to include about 73 students through the summer of 2011 and prior to the first day of school. The number of students in the combined Grades 3/4 and 7/8 were both going to be higher than the maximum 15 students per classroom allowed by IPCS' charter. In the midst of this was the closure of Grand Lake Elementary School. Attempts were made to confirm enrollment intentions weeks before the first day of school, but the anticipated count was still high enough to substantiate the classroom configurations and number of staff that had been established earlier.

However, the significant loss of jobs in the Grand County economy forced many families to relocate away from Grand County in search of other employment opportunities. Their prior intentions to enroll their children at IPCS were abruptly changed as economic realities impacted family lifestyle preferences.

Weeks after the first day of school in 2011, student enrollment was much less than anticipated. Instead of 73 students, the count of enrolled students was 20 students less than planned and budgeted for. On October 1, 2011, Indian Peaks Charter School provided instruction to 53 students. This enrollment represented almost five (5) percent of the overall K-8 enrollment in the East Grand School District.

#### **5. IPCS has experienced a growth in operating expenditures.**

Colorado School District Self Insurance Pool (CSDSIP) provides property insurance coverage to Indian Peaks Charter School. But when an insurance claim is made for an unanticipated facility repair, e.g., roof replacement, IPCS must still pay a policy deductible for each claim. IPCS has experienced two roof replacement claims in 2009-10 and 2010-11, which have resulted in \$2000 of unanticipated expenditures. In mid-February of 2012 with high winds again battering Granby, shingles are once more flying off the roof and causing further damage to Building A.

Since 2008, there has also been a gradual rise in insurance costs. For example, insurance costs from the 2010-2011 school year to the current school year rose \$155 in one year. Because of the recent roof damages to Building A, it is anticipated that property insurance costs will continue to climb.

Energy consumption rates via Mountain Parks Electric Inc. have risen by 4.8% since January 2012 (Attachment W-2). This amounts to approximately \$235 in additional expenses per year.

Beginning at the end of the 2011-12 school year, charter schools will be required to conduct its own independent financial audit. A proposal received recently from an accounting firm sets the fee for this service ranging between \$5,000 and \$7,650. This is an additional cost that has not been previously paid out by IPCS and will add a large expense item to its budget.

The IPCS Parent-Teacher Organization also spends countless hours working on fundraising, as well as organizing special events and activities. Their efforts contribute to a great cost-savings at IPCS. Volunteers worked 354 hours in the first half of 2011-12, 688 hours in 2010-11 and 600 hours in 2009-10. These recorded hours do not reflect many more hours that have not been recorded.

The donors, description, and value of in kind services and donations are reflected in Attachment W-3. In 2010-11, donated goods totaled \$1,370 while donated services totaled \$9,575. In the first half of the 2011-12 school year, IPCS received donated goods totaling \$1,940, while donated services total \$73,580. Of the \$73,580, pro bono services valued at \$71,000 were donated by four firms toward development of IPCS' BEST Grant Application and Facility Master Plan.

#### **6. IPCS has taken steps and continues to solicit community support, grants, and other funds**

Over the years, IPCS has written and received number of grants from local, state and national organizations. Attachment W-4 lists the recent attempts, successes and failures. In the absence of volunteers with grant writing or professional fundraising experience or funds to pay for a grant writer or Capital Campaign professional, the necessary work has not been accomplished at the desired level. However, it is strongly believed that should funds for a new facility be acquired, renewed energy and enthusiasm, as well as new players will spring forth to accomplish the goal of a new permanent facility for IPCS.

#### **7. IPCS does not receive forest reserve funds distributed to rural schools**

Attachment W-5 is a copy of a February 23, 2012 news article in a local Grand County newspaper, the Middle Park Times. The article provides a good explanation of Grand County's receipt and distribution of forest reserve funds. East Grand School District receives 25% of that funding based on per pupil enrollment. While the count includes IPCS students, IPCS does not now and has not ever received any of those funds since its inception. This year EGSD is receiving \$351,647. With approximately 4.39% of the student enrollment, IPCS could be receiving about \$15,441. However, EGSD has again chosen not to distribute those funds to IPCS, and the Grand County Commissioners have stated that it is EGSD's discretion as to how forest reserve funds are used within the school district.

#### **8. Efforts are still ongoing to solicit community support**

The Town of Fraser has written a letter of support for IPCS' effort to secure a new. However, as their letter (Attachment W-6) states, "... the Town of Fraser is facing its own challenges and we are unable to commit any funding toward an educational facility." This is the sentiment heard repeatedly in meetings with the Towns of Granby, Grand Lake, Hot Sulphur Springs, and Winter Park, as well as

before the Grand County Board of County Commissioners. The recent closure of Grand Lake Elementary School, EGSD's budget deficiencies, the county economy as a whole were remarks made by officials in these meetings. The Town of Hot Sulphur Springs has also stated their verbal support (no money), but IPCS has not yet received a written letter. There is a wait-and-see attitude by the rest of the Towns and the Grand County officials. While there may be an outpouring of support for the actual project should funding be received, at this juncture, it is not known if any monetary support will be offered. However, efforts are still ongoing to solicit funds and other support in other sectors of the Grand County community.

**Why IPCS should get BEST grant and 100% waiver?**

IPCS has a high number of students eligible for free and reduced school meals. This table reflects free and reduced participation in the last two school years. More than 45% of IPCS families are enduring economic hardships and qualify for receiving free and reduced meals.

IPCS has a high number of students that require special attention. Out of a current (on February 20, 2012) enrollment of 48 students, ten (10) are eligible for Title I and 18 receive Special Education (IEP) services. That is over 58% of the total student enrollment. Because of IPCS' low student to classroom ratio and IPCS staff's ability to provide more one-on-one attention to individual students, many parents have found the IPCS environment more conducive to their child's needs. Not all children will fit into the regular public school mold. As IPCS Learning Specialist Angela Burke, an eight (8) year staff member, wrote in her recent email EGSD Board members, "Students with special needs need a smaller environment, they crave social acceptance, and they require a completely different way of learning." Many parents have expressed their relief that an alternate school choice exists so that their child can receive a different kind of learning environment that was not available at their prior school.

IPCS' CSAP test results in 2010-11 reflected low scores. This may be attributed to the high number of at-risk students that have flocked to IPCS in recent years. The small student enrollment can also contribute to low testing results; one child not showing up to take the CSAP tests will negatively affect the class's overall score. This could also be attributed to the impact of dealing with mounting facility concerns and the more stressful educational environment it imposes. Take note, however, that in 2009-2010, IPCS was a recipient of the Governor's Distinguished Improvement Award (Attachment W-7), which gauges student growth in achievement.

IPCS' small teaching staff of ten (10) includes individuals who have stayed with the school for 11, 9, 8, 6, and 4 years. This, in spite of the fact that IPCS staff are paid a minimum of 20% less than other teaching staff in the school district. While IPCS also provides substantial health benefits, most staff, for various personal reasons, have opted not to participate.

Thank you for your consideration.

Sincerely,

/s/

/s/

Kim Hanna  
President, IPCS Governing Board

Sandy Pedersen  
Grants Coordinator, former IPCS Business Manager

Enclosed: Attachments referenced in this letter.

# East Grand Schools

P.O. Box 125 • 299 County Road 611 • Granby, Colorado 80446

Telephone (970) 887-2581 • FAX (970) 887-2635

Nancy L. Karas, Superintendent



March 6, 2012

BEST Grant Application Review Committee,

The East Grand School District Board of Education acknowledges Indian Peaks Charter School's (IPCS) request for BEST funds for the construction of a new school facility.

Since IPCS was formed over 10 years ago, efforts have been made by EGSD and IPCS to utilize funds, services, and resources at a level that would provide for all district students' educational needs. As a part of our district, IPCS has received numerous services above and beyond the charter contract.

In a proposal brought before the Board of Education, IPCS requested capital reserve funds to meet the 34 percent requirement of matching funds for a BEST grant. East Grand School District is not able to provide any funding for such an expenditure at this time, nor in the foreseeable future.

Over the past ten years, East Grand School District has provided various facility options for IPCS. When IPCS first opened, a vacant district school building was provided at no charge. Following the necessary demolition of that building, EGSD provided IPCS with a modular and school district property for the relocation of the school. Four years ago, EGSD purchased for IPCS an additional modular with three classrooms, handicapped accessible restrooms, a multi-room office space, a multi-purpose room, and school kitchen. The modular was purchased with money-in-lieu funds at a cost of \$400,000.

East Grand School District will continue to support IPCS by providing cost-of-living mill levy override funds on an annual PPR basis; by continuing to supply district transportation free of charge; by supporting special educational expenses at a rate of 110%; by supplying support through a school food service program, and parking lot snow removal. EGSD will also continue to provide professional instructional, medical, and administrative assistance as needed.

Indian Peaks Charter School has struggled with enrollment over the past ten years. With that said, IPCS does serve the needs of a group of students who benefit from a school of choice. IPCS' facilities do need attention in order to provide a level of education that is sought by our staff, students, and community alike. Like all schools in Colorado, East Grand School District must prioritize expenditures to protect assets that may be needed in the near future. The district is unable to provide any financial support for this project and acknowledges that IPCS is requesting a waiver of matching funds as part of the BEST application process.

If further information is needed, please contact superintendent Nancy Karas.

Sincerely,

A handwritten signature in black ink that reads "Tom Sifers". The signature is written in a cursive style.

Tom Sifers  
President, East Grand Board of Education





Attachment W-6

February 23, 2012

Kim C. Hanna  
President, Governing Board  
Indian Peaks Charter School  
91 W. Diamond Avenue, PO Box 1819  
Granby, CO 80446

Dear Mrs. Hanna:

I am writing on behalf of the Town of Fraser to express our support for your efforts toward educating Grand County children and the Colorado Department of Education BEST (Building Excellent Schools Today) grant application for a new charter school.

As you know, the Town of Fraser is facing its own challenges and we are unable to commit any funding toward an educational facility. However, we understand the importance of improving educational opportunities in Grand County and support your efforts.

Please keep us informed of your progress.

Sincerely,

Fran Cook  
Mayor

Town of Fraser  
PO Box 370, Fraser, CO 80442 office 970-726-5491 fax 970-726-5518  
[www.frasercolorado.com](http://www.frasercolorado.com)

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ARRIBA-FLAGLER C-20 - Flagler ES/MS/HS - HVAC Repairs and Upgrades - 1954

**School Name: Flagler ES/MS/HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	74,607
Replacement Value:	\$19,118,627
Condition Budget:	\$11,850,366
Total FCI:	61.98%
Energy Budget:	\$26,112
Suitability Budget:	\$1,442,200
Total RSLI:	18%
Total CFI:	69.7%
Condition Score: (60%)	3.64
Energy Score: (0%)	1.83
Suitability Score: (40%)	4.57
School Score:	4.01



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ARRIBA-FLAGLER C-20

Applicant Priority # 1

County: KIT CARSON

Cash Grant Rank: 1.3

Project Title: HVAC Repairs and Upgrades

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement            | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input checked="" type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      | Indoor air quality  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Flagler Public Schools are located in Flagler, CO on I-70 120 miles east of Denver. The Schools serve the rural communities of Arriba and Flagler. All schools are located in one building at 421 Julian Ave. in Flagler. The original facility was built in 1954. It was paid for with out bonds being issued. The local community provided the funds. Their drive was to move their children out of a wood frame school house, which was considered a fire trap, into a safer brick facility. It housed the elementary, Jr. High, and High Schools. In 1964 a bond issue was passed to significantly enlarge the building. During the early 1980's the district received an energy grant. Energy efficiency renovations were done in most of the building. In 1995 a computer lab was added to the building and the central office area was remodeled. In 1990 the district passed a bond issue to add four classrooms. All areas of the building have been maintained well and serve our student body as well as the community on almost a daily basis. The 1954 structure houses most of our high school, Jr. High and elementary classrooms. This section of the building is heated with a failing steam heat system. Several of the steam pipes have failed and some radiators have been removed. There are no functioning radiators in the hall ways. The boiler that serves this section of the building is failing. It leaks badly at times. Colorado Boiler has recommended that this boiler be replaced in a year or two. Their estimated cost of replacing the unit is approximately \$65,000.00. Replacing the boiler would not improve our ability to heat this section of our building. Also we have had to replace thermostats in the class rooms with manual pneumatic controls. This makes for an "all or none" heat situation in most rooms. The temperature ranges from unbearably hot to uncomfortably cold.

Our custodian on an almost daily basis is dealing with some problem related to this steam system. The debris in corroded piping causes steam valves to not function correctly. The valves have to be cleaned or replaced. This work can only be done when the boiler is not operating. Thus we have no heat on when these repairs are being made. Leaks in radiators have to be repaired often. These leaks create damp stains in our carpeting requiring that carpeting be replaced. When the boiler leaks, water has to be cleaned up so damage is not done to other equipment located in the basement. The constant attention that has to be given to this system prevents our building custodian from attending to his regular daily duties.

The 1964 section of the building is served by a hot water heat system. Like the 1954 this section of the building has no ventilation system. That hot water boiler also heats the water for our swimming pool. The system works fine for heating the areas it serves, but it is oversized and grossly inefficient. This past year we were forced to close our swimming pool as we could not afford the energy costs to operate it. Our high school computer lab is also located in this section of the building. It is uncomfortably hot in the lab most of the time as there is not ventilation. The twenty-five computers in that room create a great deal of heat. That climate is not good for our students or the equipment in that room.

Creating a more comfortable climate for our teachers and students to work in is one of our goals. We also believe we can create a healthier environment in our buildings. Each year we see an increase in student and teacher absenteeism. A large number of these absences are related to upper respiratory issues. Although we cannot provide scientific proof that these health issues are increased because of our building, it seems logical that insufficient heating, cooling, ventilation, and possible mold growing in areas of leaks could be root causes for these health issues.

## Deficiencies Associated with this Project:

The original 1954 and 1964 construction did not provide for mechanical ventilation or cooling, instead relying on operable windows. An energy efficiency grant in the early 1980's significantly reduced heat losses by reducing the window area. The original steam heating system is now over 60 years old and the steam heat piping and heaters are failing... creating an hot wet and humid environment for mold and mildew This leaky condition has and will create additional health and indoor air quality (IAQ) problems for students and staff. The incidence of absentees has been steadily increasing due to inadequate ventilation.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The level of carbon dioxide in many classrooms exceeds the 800 ppm set by building code; and the rooms are not being supplied with the 8-20 cubic feet per minute of fresh air required to provide adequate ventilation. Opening the windows to provide for fresh air is not possible with the wind and the cold. The “new” boiler installed in the mid 80’s is now 25 years old and leaking badly. The cost of replacing the boiler and piping has been bid at over a million dollars. The leaks cause water and water vapor to saturate carpets and heater surfaces providing an area for mold to grow and spread. The constant task of finding and treating these areas is a hit and miss practice and the mold has/will likely create additional health and indoor air quality problems for students and staff. The indoor air quality (IAQ) issues are exacerbated by the failed heaters in hallways where the temperature can be below 50 on cold days. The problem piping and lack of temperature controls and air flow result in many rooms overheating. During warm weather the lack of air and fresh air makes the room temperatures too warm and results in degraded student and staff performance. Past attempts to relieve the problems have been on a spot basis and grossly inadequate. Room air conditioners do not provide for ventilation air and are not big enough to overcome the heat generated by students and equipment.

The 1964 section is served by a hot water system that is in fair condition, but has no mechanical ventilation and the same conditions in classrooms as the 1954 area. The indoor air quality is the primary concern for the classrooms, cafeteria-multipurpose room, computer lab, and ag shop. The IAQ issues in these areas are due to the people occupancy loads, equipment, no ventilation or cooling, and the excess heat generated by the oversized and in-efficient boiler. People using these areas routinely complain about the stale air and lack of both fresh air and air movement as well as the uncomfortably high temperatures. The boiler is located in the center of the building and the heat generation directly feeds into the computer lab, the cafeteria, and the music room as well as the east-west corridor. The pool ventilation is non functional and is in critical need for replacement. The pool area is currently unusable during the heating season due to the failing condition of these systems. The boiler is oversized by a factor of 4 and is not an efficient heater. The pool area has been abandoned in the heating season due to the cost for heating and maintaining the systems. The combination of the 1954 area failing boiler and piping, the oversized 1964 area boiler and lack of adequate controls results in high heating costs for the district.

The electrical system and service at the school is 1954 & 1964 vintage single phase service and is not adequate to supply systems which are needed for mechanical ventilation and cooling. The system service entrance, main distribution system/gear, and feeds to subpanels are both old and inadequate to serve the needed HVAC equipment.

### **Proposed Solution to Address the Deficiencies Listed Above:**

The proposed solution addresses both the 1954 steam heat area and the 1964 hot water heat area.

In the 1954 section the approach is to address the indoor air quality issues directly and serve the classrooms and corridors and gym areas with high efficiency rooftop HVAC equipment and abandon the steam heating system. Make-up air rooftop type equipment for gyms and locker rooms and cafeteria will include gas fired heating and evaporative cooling. The new equipment will have electronic controls to ensure adequate ventilation to each classroom (demand controlled ventilation), and use fresh air for cooling for the majority of the time for both improved ventilation and lower air conditioning costs. The HVAC systems will provide for comfortable temperatures during the cooling season and for those areas, like computer rooms and studios, where the occupant and equipment loads require cooling throughout the year. In the gym, a natural gas fired infrared heating system will provide warmth for the majority of the time and the make-up air system will satisfy the ventilation and cooling requirements during the few periods of high occupancy times like assemblies, games, and graduations. The controls will allow for improved occupied and unoccupied temperature setting to optimize both comfort while occupied and savings while unoccupied. A narrative description of the systems and features is included at the end of this section.

In the 1964 area the rooms and spaces will be served by the same high efficiency HVAC package units specified in the 1954 building. This will provide for the fresh air, air distribution, and air conditioning needed for a healthy comfortable learning environment. Demand controlled ventilation will be used to assure the needed ventilation while not over ventilating when only a few people are present. The boiler will be replaced with a much smaller high efficiency condensing boiler system consisting of two units sized to meet the reduced and controlled loads of heating, pool heating, and pool space heating. The high efficiency boiler system will be used to provide adequate temperatures to rooms during unoccupied times. The new systems will be tailored to the functions and requirements of the diverse rooms and occupancies of the area including: cafeteria, kitchen, shop, pool, locker rooms classrooms and computer labs. Similar controls will be employed on the rooftop and make-up air systems. Air to air heat recovery systems will be used in the shop and the pool areas to reduce loads,

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

equipment sizes, and HVAC costs. Demand controlled ventilation is key to comfort, IAQ and efficiency. The new heating system pumps will feature variable speed drives to optimize matching heating loads with boiler performance and output.

Electrical upgrade- see narrative below

The HVAC, Electrical, and Plumbing upgrades to the existing Flagler K-12 School building will consist of the following approach and the associated drawing indicate the areas and systems to be used:

## 1.General

- a.All spaces included in the scope will be provided with ventilation air per ASHRAE 62.1-2010.
- b.In the 1954 construction (east portion of the building), the existing steam radiators will be abandoned in place. The steam boiler will be removed.
- c.In the 1964 construction (west portion of the building), the existing heating water system will largely remain. Supplemental heating, cooling, and ventilation systems will be added.
- d.The building electrical service will be upgraded.
  - i.A new estimated 1,200 amp, 460/230v-3phase electrical service will be brought into the building.
  - ii.New electrical switchgear, panel boards, and circuits will be installed to provide 3-phase power to the new HVAC equipment throughout the building.
  - iii.The existing 600 amp single phase electrical distribution system will remain in place and will be fed from the new 3-phase electrical system.
- e.All new HVAC equipment will comply with or exceed the energy efficiency requirements of ASHRAE 90.1-2010.

## 2.Classrooms, Library

- a.Abandon existing steam radiators in place.
- b.Install packaged gas/DX rooftop units, to provide heating and cooling, on roof above corridors to serve, on average, 2 classrooms per unit.
- c.Ductwork will generally be installed above the roof surface, with supply and return duct drops through the roof into the classrooms. This solution is proposed because of the low structure height indoors and the potentially high cost of core drilling or saw cutting existing structure inside the building for duct penetrations, and protecting the corridors with fire/smoke dampers.

## 3.Ag Shop

- a.Install gas fired infra-red radiant heaters overhead for comfort heating.
- b.Install an indirect gas fired make-up air unit with heat recovery air-to-air heat exchanger to provide ventilation air. Approximately 1,000 CFM.
- c.Cooling will not be provided.

## 4.Cafeteria

- a.Install an indirect gas fired make-up air unit with evaporative cooling to provide heating, cooling, and ventilation air to the space. This also provides make-up air for the existing kitchen exhaust systems. Approximately 5,500 CFM.
- b.Install building pressurization and CO2 monitoring controls to prevent building over/under pressurization and to limit the amount of outside air provided (and heated) during periods of low occupancy.

## 5.Gym

- a.Install gas fired infra-red radiant heaters overhead for comfort heating.
- b.Install an indirect gas fired make-up air unit to provide ventilation air. Approximately 5,000 CFM. Size is based upon large gathering occupancy for events.
- c.Existing evaporative coolers will be utilized for cooling, and integrated into the controls of the new equipment.
- d.Install CO2 based ventilation demand controls to limit the amount of outside air provided during periods of low occupancy.
- e.Existing exhaust fans will be replaced and tied into the MAU controls

## 6.Locker Rooms:

- a.Install gas fired unit heaters for heat.
- b.Install exhaust fans for code required exhaust. Ventilation air will be comprised of transfer air from adjacent spaces.

## 7.Restrooms:

- a.Install exhaust fans for code required exhaust. Ventilation air will be comprised of transfer air from adjacent spaces (heated and cooled).
- b.Install electric baseboards to provide supplemental heat when transfer air cannot maintain space temperature in cold weather.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## 8.1964 Building Boiler system

- a. Demolish existing boiler/could be salvaged and re-purposed.
- b. Install modular condensing boiler plant, consisting of two (2) 800 mbh boilers, pumps, and required trim and accessories.
- c. Variable Frequency Drives and controls

## 9.1964 Building Domestic Water Heater

- a. Demolish existing water heater.
- b. Install high efficiency condensing tank-type domestic water heater. System serves kitchen, showers, and restroom uses in the 1964 construction.

## 10. Alternate: Pool AHU

- a. Demolish two (2) existing pool area air handling units and associated air-to-air heat recovery units.
- b. Install new pool air handling unit with hot water heating coil and air-to-air heat recovery unit. Size at approximately 4,000 CFM.
- c. Install revised ductwork as needed to provide good air circulation of the space.
- d. Install new temperature and humidity control system.

## RTUs Basis for Design

### Lennox LGA Series or Equal

- AC efficiency: 13 to 17 SEER
- Gas efficiency: 80%
- Two stage heat capacities where available
- Economizers
- Demand controlled Ventilation
- Smart thermostat-communicating
- Aluminized or Stainless Steel heat exchangers
- Power exhaust
- Service valves
- Hail guards
- Smart controls with BACnet or Lonworks interface

## How Urgent is this Project:

The needed upgrades are critical due to the both the continuing failure of steam heating system components like heaters, pipe, the boiler, and controls and the continuing indoor air quality and mold control issues. The continuing leaks are being dealt with on a spot basis, the boiler is failing and has been patched several times and new gaskets and seals have been installed. The damage to the boiler from the metal in the deteriorating pipes continues to get worse and the boiler will have been surveyed by our service contractors and placed on a critical replacement watch list. Based on operating and maintaining the boiler for the last 25 years, we anticipate that it has only 2 years of service remaining. We do not want to replace this unit/system for two reasons. First, the piping will need to be replaced at a significant cost and effort and without replacing it the piping will also damage any new boiler. Second, as the school needs the mechanical ventilation and cooling, replacing this boiler/system does not fit with an air based system and will result in extra expense for installation, operation and maintenance.

The current grant cycle will provide just the needed time frame to allow the school to design, bid and install new systems before the old boiler system fails. Further delay will like result in the expense of replacing a boiler in a failing system that will also need to be replaced and still not provide the required ventilation, fresh air and cooling.

The mold control will be meticulously continued on a spot basis; however, it is just a matter of time when a colony will form and grow without being noticed. This can result in serious environmental issues student/staff health and costs for mitigation.

## How Does this Project Conform with the Construction Guidelines:

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The project intent is to bring the two major sections of the building up to code and health standards by upgrading the existing heating systems and required electrical systems to provide code required ventilation for reliable indoor air quality, and environmental comfort for a proper learning environment. These two major areas of the building are served by steam and hot water baseboard heaters with no mechanical ventilation systems and inadequate window area for code required ventilation. The existing steam boiler and piping distribution system is failing and the cost of replacement is greater than the cost of installing systems which will provide required standards for heating, ventilation, and air conditioning. The rooms and spaces served by the two heating boiler systems have no mechanical ventilation systems and lack adequate window area for proper ventilation and cooling. The existing systems are not able to maintain indoor environmental conditions as set forth in ASHRAE Standard 55. All room overheat, have inadequate substandard ventilation, and no source of cooling. Classrooms overheat in the heating season and also in the cooling season as there are no air conditioning systems. Indoor air quality is a major concern due to a lack of mechanical ventilation systems and the leaky steam radiator system which provides a exceptional medium for the growth and propagation of mold and mildew.

The intent of this project is to provide proper heating, ventilation, and air conditioning systems to serve all rooms and satisfy the varying loads of each room/area in an energy efficient and cost effective manner. The intent is to conform to construction guidelines 3.11 and 3.12 addressing temperature control, ventilation, and proper indoor air quality. Currently, the areas (steam and hot water heating systems) addressed in this application have no air moving or mechanical ventilation systems and inadequate window areas for proper ventilation.

The program addresses the Construction Guidelines Section 5 by utilizing high efficiency HVAC systems, occupancy controls, demand controlled ventilation and Direct Digital control (DDC) systems for scheduling and efficient operation. Installing and operating these new systems will reduce heating fuel use, manage air conditioning operation, and provide for proper ventilation. The Direct Digital controls will provide a maintenance interface that indicates the need/timing of periodic maintenance and service requirements. The systems will be commissioned by a third party to ensure they are properly installed and operating to provide for optimal performance. The program will also incorporate a district wide preventative maintenance program and a district wide energy management plan. A building kiosk with provide information to students, staff and visitors about the sustainability and energy efficiency features of the renovated systems; this will serve as a learning tool for both the school and the community in energy efficient and sustainable practices.

### **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Flagler Schools has done an excellent job of maintaining the facility and systems. The facility is in excellent condition for its age. The maintenance of the steam system, boilers, piping, and baseboard heat has been the biggest issue. This is due to the nature of steam systems and corrosion of condensate return piping and the supply pressures required. The maintenance staff do an excellent job of servicing the systems and equipment. The maintenance plan going forward from this construction project will commence with training on operating and maintaining the new systems.

The commissioning agent will compile a "Systems Manual" as a reference for each mechanical and electrical system. The Systems Manual serves as a guide and reference for operation and maintenance. It supports the contractor provided O&M manuals by giving the operational perspective on the equipment and how they operate as a system. A computer based maintenance management system will be included in this program that will provide for daily, weekly, monthly, quarterly, and annual maintenance schedules and procedures for all major pieces of equipment and systems. This will be based on a software system like Maintain It Pro or equal. The maintenance management software will work with the Building Automation System control software to develop and establish periodic maintenance times and intervals. These two systems working in tandem will provide for the most effective scheduling of filter changes, lubrication, sensor calibration, boiler and RTU maintenance, etc. The BAS also provides alarm indicators for both trouble and maintenance requirements. Staff training on the equipment and systems is one key. The second key is a supporting contractor for both periodic maintenance and emergency service. The periodic maintenance that is above and beyond staff capabilities will be performed by service contractors. These requirements will be developed during design and construction. An annual service program will be developed as required. The third key is funding. The maintenance budget will be developed to include funds for the service contractor, staff training and re-training, and supplies based on the systems and equipment installed. The budget for the service contractor will be based on equipment and systems needs; however, these contracts typically run between \$.10 and \$.25 per square foot per year.

If this application is for the construction of a new public school facility or for the major renovation of an existing public school

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

facility the applicant is required to establish a capital renewal reserve fund for the specific purpose of replacing major facility systems with projected life cycles. Examples of these are roofs, interior finishes, electrical systems, heating, ventilation, and air conditioning systems.

Based on an analysis of anticipated equipment install, its life expectancy from ASHRAE tables, and current installed costs, the District needs to establish an HVAC replacement fund in the amount of \$25,000 per year. This amounts to an annual per pupil cost of \$180 based on 140 pupils. The current contribution per pupil capital reserve contribution has been averaging \$150. So the district is committed to increasing the annual fund to cover some of the difference. The district does not anticipate that in the next 20 years, a major facility renovation will be required including a bond issue. This will coincide with the expected useful life of much of the equipment which ranges from 15 to 25 years. A spreadsheet with the current and future costs of the major equipment is included to support these figures. (Budget Schedule included in hard copies)

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The original section of the Flagler School was built in 1954 and is a substantial one-story structure of concrete with a brick façade and with large areas of windows in classroom. The 1964 area includes a cafeteria, shop, music room, classrooms, and swimming pool. It is constructed of concrete block and twin T concrete roof. A 2000 classroom addition provided four more classrooms. The entire facility is structurally sound and was well built and quite functional at the time of construction. An energy efficiency grant in the early to mid 80s allowed the District to reduce heating costs by filling in the window area with brick and install much smaller high efficiency windows. This work has contributed to the indoor air quality issues since the old leaky windows provided most of the ventilation that the building was designed for and required at that time. The facility has been well cared for and continues to provide the functional space and elements needed for the community. The swimming pool has had to be closed during the heating season due to the high heating cost. It is re-opened in the summer. No major functional or programmatic changes or modifications to the facilities are planned.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

Health, Safety       Overcrowding       Technology       Other

**Importance:** H    **Urgency:** M    **Planning:** No Plan    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$557,675.52	<input type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$313,692.48	<input type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$871,368.00	<input type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match
<b>Affected Pupils:</b>	167.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	55,182	<b>CDE Minimum Match Percent:</b> 36
<b>Cost Per Sq Ft:</b>	\$14.36	<b>Actual Match Provided by Applicant:</b> 36
<b>Cost Per Pupil:</b>	\$4,743.43	<b>Historical Significance:</b> Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	330.43	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	147.60	<b>If Match is a Bond Election Date:</b>
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b> 3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b> NA

**Explain Existing Financing:**



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	58.50%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	16754
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	2526023.33
<b>District FTE Count:</b>	143.00	<b>Existing Bond Mill Levy</b>	7.8
<b>Assessed Valuation</b>	18105116.65	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	126609.20734	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	1157715.96	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	1095000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	3621023.33	<b>Bond Capacity Remaining</b>	2526023.33
		<b>Percent Bonding Capacity Used</b>	0.30240070284

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HI PLAINS R-23 - Hi-Plains ES - Replace ES & HS With New PK-12 School - 1917

### School Name: Hi-Plains ES

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	28,391
Replacement Value:	\$6,676,427
Condition Budget:	\$4,781,201
Total FCI:	71.61%
Energy Budget:	\$0
Suitability Budget:	\$897,400
Total RSLI:	5%
Total CFI:	85.1%
Condition Score: (60%)	2.62
Energy Score: (0%)	2.19
Suitability Score: (40%)	3.71
School Score:	3.05



## HI PLAINS R-23 - Hi-Plains HS - Replace ES & HS With New PK-12 School - 1955

### School Name: Hi-Plains HS

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	40,521
Replacement Value:	\$12,038,274
Condition Budget:	\$9,266,415
Total FCI:	76.97%
Energy Budget:	\$0
Suitability Budget:	\$478,400
Total RSLI:	6%
Total CFI:	80.9%
Condition Score: (60%)	2.94
Energy Score: (0%)	1.77
Suitability Score: (40%)	4.35
School Score:	3.51



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: HI PLAINS R-23

Applicant Priority # 1

County: KIT CARSON

Cash Grant Rank: N/A

Project Title: Replace ES & HS With New PK-12 School

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input checked="" type="checkbox"/> New School |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Hi-Plains School District R-23 serves students in grades Pre-K through 12th grade, in the communities of Seibert and Vona along the I-70 corridor, 120 miles east of Denver. Hi-Plains is characterized as a rural, friendly school district, providing a high-quality education for postsecondary options and workforce readiness.

The District currently has 74,924 square feet of educational facilities. Student enrollment over the past thirty years has been stable, with approximately 127 students on average. Enrollment in the fall of 2011 was 135 students in Pre-K through 12th Grade. The current average square feet per/student is 555.

Hi-Plains was consolidated from Seibert School District and Vona School District, which had operated separately until a fire closed a portion of Seibert's school in 1972. After the fire, the two communities joined forces to share resources and provide greater opportunities for all students in the area. Throughout the District's history, equity of services between the two communities has been very important. Facilities in the town of Vona include the PK-6 Elementary School and the High School football field. Facilities in Seibert are the Jr/Sr High School, a bus barn/maintenance building, and baseball field. District administration, staff, students and community members are accustomed to utilizing facilities in both towns.

All of the District's facilities have significant issues with building systems that affect the safety and health of students, staff and visitors. This includes building security, structural concerns, and many building system components that are well past their expected life and do not meet current building code. As of the date of this application, the Elementary School's FCI is 71.34%. Jr/Sr High School's FCI is 76.38%.

In the fall of 2012 Hi-Plains School District embarked on a process to engage their community in determining the best course of action for school facilities going forward. The process involved numerous meetings with District's staff, a community based core group, and community wide meetings. The District retained the assistance of master planning experts from Adolfsen & Peterson Construction and Wold Architects and Engineers.

The Master Plan process included:

- Independent assessment of facility condition and adequacy
- Analysis of energy, maintenance, and transportation costs, enrollment, building utilization and capacity
- Development of Criteria to guide the planning process, establish goals and evaluate options
- Development of options for consideration
- Participation by a Core Planning Group, representing School Board, students, teachers, administrators, alumni, parents and community members
- Engagement of the larger community through a series of community meetings held in Vona and Seibert, typically with over 60 community members attending

A core tenet of the discussions with the community has been the strong commitment that Hi-Plains is a community school district. Renovating the existing buildings would require a huge investment, perpetuate the "two town" facility history, and result in school buildings that are less efficient and more costly for the District in the long run.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

During the course of this process, after consideration of several options, the School Board and community have determined that the preferred course of action is to replace the existing facilities with one new PK-12 facility located between Seibert and Vona. Because of the history, first as two separate districts, then as one district with facilities in each town, the process has involved considerable discussion and debate. However, the community considers this solution the appropriate next step of the decades-long process of consolidation: to come together in one school.

## **Deficiencies Associated with this Project:**

Both school buildings in Hi Plains have significant deficiencies. These deficiencies are primarily due to the age of the facilities and include entire building systems that would need to be replaced in order to address the prevailing problems.

Compared with the Public School Facility Construction Guidelines, the building and educational adequacy deficiencies are as follows:

3.1 The Jr/Sr High School presents concerning structural problems recently remedied by permanently shoring of the beams in the cafeteria. The heavy timber beams have moved laterally from heavy winds and caused the masonry to spall. Also, the structural wood deck construction shows signs of deterioration due to water infiltration in approximately 25% of the wood roof area.

Exterior load and non-load bearing walls display masonry cracks, spalls and mortar joint deterioration indicating probable vertical and horizontal movement.

3.2 The Jr/Sr High School spray foam roof system (covering older roofing membranes) does not allow for proper drainage and is not weather tight. The Vocational Agriculture building has a metal roofing system with a history of failures indicated by multiple areas of water damage to wood rafters. The Elementary School has a combination of spray foam system and asphalt shingles, which are in poor condition. Signs of water infiltration were observed throughout both schools.

3.3 Neither building is code compliant. They both exceed the allowable area, do not have rated corridors and area separations are not present. A fire suppression system is not present.

3.6 ACM's are present throughout. Most prevalent are floor tiles and adhesives and ceiling tiles. Insulation of the older hot water and steam piping systems are expected to contain asbestos as well.

3.7 The buildings do not have a security system. No closed circuit video or keycard building access is present.

3.8 The Public Annunciation system is not appropriately designed and is obsolete. It is not reliable in some areas and is missing components.

3.9 The buildings are not secured. The main entrances are located near the office but visitors cannot be directly monitored. All other exterior entrances are not monitored or locked and therefore difficult to control access.

3.10 Electrical systems are original and past their expected life. There isn't enough capacity to meet current educational needs. Extension cords and power strips are in use throughout both buildings. Lighting in the High School is provided by inefficient T-12, 40-watt fluorescent fixtures that do not meet Department Of Energy criteria. Exit lighting is also outdated and inefficient.

3.11 The Elementary School is heated with a boiler which was originally installed in 1917 as a wood furnace. It was later converted to a coal steam boiler and recently converted to a natural gas-fired boiler. It is operating inefficiently, well past its expected life. Steam radiators have condensate leaks collected by coffee cans, and the uninsulated piping to these radiators throughout the building is at the end of its useful life. The cafeteria's steam heating units and piping are at the end of their useful life and have steam/condensate leaks that are collected by coffee cans hanging from the ceiling above the cafeteria occupants. The Jr/Sr High School HVAC systems consist of a boiler and piping that is original to the 1955/1973 building, minimal controls, and no central air conditioning. Only three of the nine classrooms have heating-only air handling units

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

(ventilation) which are operating at the end of their useful life. In all facilities, residential air-conditioning units are the only source of cooling.

3.12 At the Jr/Sr High School, exhaust fans are inoperable and abandoned, covered completely by roofing. At the Elementary, the gymnasium has no operational exhaust system. Ventilation is poor and high carbon dioxide levels are a concern in both schools.

3.13 At the Elementary, the kitchen exhaust hood does not have the code-required fire suppression system. The Jr/Sr High School kitchen does not have the code-required duct grease collection and the unit is not fire sprinklered (per code). At both facilities, there is no ventilation, makeup air or additional exhaust serving the kitchens and the temperatures become extremely uncomfortable.

3.15 Chemicals are stored in a separate room but without proper ventilation and fire separation.

3.16 Dedicated space for sick students is provided in the Elementary school but is hard to supervise and does not have a dedicated bathroom. At the high school, a cot is located in the staff break-room.

3.17 ADA compliance is a problem throughout both schools. In Vona, There are multiple floor levels, without any ramps. In both schools, toilets, hardware and accessible routes do not meet the ADA or code requirements. Parking lots and sidewalks are also non compliant for accessibility. The District would have great difficulty providing service to physically disabled students.

3.18 Multiple site deficiencies exist in both Vona and Seibert as described in the CDE Assessment. Paved surfacing is minimal and existing sidewalks are deteriorated. Traffic is not separated for safety as described in the guidelines.

4.10.2 Both Preschool and Kindergarten classrooms are small compared to guidelines. Preschool does not have a dedicated bathroom.

4.13.2 Classroom size is inconsistent. Some classrooms in Vona are under the required minimum of 600sf and multiple classrooms in Seibert provide over 100sf per student at 1,200sf.

4.13.3 There are only two smartboards in the district. Existing computer labs are not centrally located, and there is only sporadic Wireless Internet capabilities.

4.13.4 The Special Education room in Vona is small, it serves only as an office, not as educational space.

4.13.5 The distance learning lab equipment is in a regular classroom. It lacks the acoustical treatment suggested in the guidelines.

4.13.8 and 4.13.9 Music rooms in both schools are small and lack storage space. Acoustical separation of these spaces from the rest of the building is not adequate. The music room in Vona is right next to the preschool classroom.

4.13.9.1 Neither school facility has an Art classroom. Hi-Plains does not currently offer Art, due to budget constraints/lack of space.

4.13.11 The Vocational Agriculture program facility is separate from the main Jr/Sr High School Building. This poses a security concern, as students travel back and forth between the two buildings during the course of the school day. Doors remain uncontrolled throughout the day for this function.

4.13.12 Both Libraries / Media Centers are in converted classrooms. They have reduced window area providing minimum natural light due to obstructed window mounted AC units. Artificial lighting is poor. Equipment and fixtures are functioning, but are in fair to poor condition.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

4.13.13 Kitchens have outdated fixtures with scattered storage not adjacent to kitchen area. The loading and receiving of kitchen/food supplies in Vona is challenging due to the kitchen/cafeteria location approximately 5'-0" below grade

4.13.14 The cafeteria at the Elementary School is located in the basement, not accessible, with minimum natural light and very low ceilings. Artificial lighting is also poor. The Jr/Sr High School cafeteria has adequate space volume but lacks natural light.

4.13.15 Adequately sized gymnasiums are present in each school. Athletic equipment is obsolete and fixed seating inhibits the multipurpose capabilities of both spaces.

4.13.16 The weight room in the high school is in a converted classroom in the academic wing. It is remote for the gym and lockers, lacks cooling, exhaust and acoustic separation from academic spaces.

4.13.19 Both schools lack conferencing space in the administrative areas or anywhere.

Both schools also lack sufficient dedicated storage. Records storage is a challenge in the high school due to the lack of a dedicated space.

The Vona administration areas are small and lack the appropriate adjacencies. They are split in different levels.

## **Proposed Solution to Address the Deficiencies Listed Above:**

As a self-reliant community comprised by two towns, it was important for the Hi Plains Core Planning Group to review every available option to address their aging facilities. A detailed explanation of the discussed options can be found in the Master Plan. Throughout the process, there was intense community participation and broad based ownership of planning criteria was accomplished.

A number of options were considered, from doing nothing, to repairing deficiencies at each facility, to building a new school (see Master Plan for all options considered). Understanding the cost to replace failing building systems and the potential to reduce operating expenses by reducing district square footage, were two primary reasons the Core Planning Group recommends a new consolidated school solution.

The selected option proposes to build a new PK-12 school between the towns of Seibert and Vona. The community believes this is the last step in the district's consolidation process and is excited to finally take that step as one community. The goals and details of this solution are summarized as follows:

- Provide high-performance educational facilities to meet the mission of Hi-Plains School District.
- Provide safe and secure building and grounds, including parking, student drop-off areas (separate for car and bus traffic), play areas, and circulation.
- Reduce the district-wide educational square footage from 74,924 SF (555 SF/Student) to 51,268 SF (380 SF/Student) for improved efficiency, in alignment with peer districts.
- Replace the existing playfield, currently located at the Vona site.
- Continue to serve as the center of the Hi-Plains community, hosting regional academic, athletic and community events.
- Divest of the existing educational facilities in Vona and Seibert.

The consolidated school will reduce the total district facility square footage by approximately 32%. This efficiency will come from the consolidation of all the shared spaces like gymnasiums, kitchens, cafeterias, libraries, music rooms, etc. With the construction of a high performance school including the square footage reduction, it is estimated the district will save approximately \$25,000 per year in energy costs.

The proposed new school will comply with the Public School Facility Construction Guidelines both in building construction and educational adequacy. Unique solutions based on specific school district requirements and educational programming, are anticipated.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The proposed new school will comply with the Public School Facility Construction Guidelines both in building construction and educational adequacy. Unique solutions based on specific school district requirements and educational programming, are anticipated.

## **How Urgent is this Project:**

Based on the findings throughout the assessment period of the master planning process, we can ascertain that both school facilities are near the end of their useful life. Without a major investment in the near future to address the most pressing needs, the building's integrity and the safety of its occupants could be seriously compromised.

While it's hard to predict when building systems will fail, it is clear that the heating plant in both locations is in need of urgent investment. The old steam system and the coal-to-gas boiler conversion in Vona pose a special concern.

The structural issues in the Seibert school are also concerning. It appears that strong winds have adversely affected the building's structural integrity over the years. The temporary shoring has become a permanent fixture in the cafeteria where visible structural damage is a reminder of a structure in disrepair.

As it is typical in small rural school districts throughout the State with small budgets, a band-aid approach will continue to be the norm until catastrophic failure occurs. As noted by one resident at one of the community meetings, if a major failure were to occur at either of the buildings, the District's bonding capacity would not be adequate to rebuild, so a BEST grant is the only viable solution.

Recognizing the opportunity the BEST program represents for the Hi Plains community, the proposed project will address these serious facility problems and will allow the school district maximize their time, energy and resources for what's very important; preparing their students for the challenges of the 21st Century.

## **How Does this Project Conform with the Construction Guidelines:**

Compared with the Public School Facility Construction Guidelines, the building and educational adequacy solutions are as follows:

- 3.1 By building a new school, the structural life-safety concerns in the high school will be solved. The current plan is to demolish the old buildings upon completion of the new school.
- 3.2 A weather tight roofing system as mentioned in the construction guidelines will be specified.
- 3.3 A code compliant building for allowable area and a protected path of egress for students is considered. A fire protection system is also in the budget of the proposed new school.
- 3.6 Proper abatement of ACM's prior of building demolition has been budgeted as an allowance. The new building will be free of Asbestos Containing Materials.
- 3.7 A security system including monitoring cameras and card access system will secure the school. If the school is built in between the two towns, a duress alarm system may need to be specified.
- 3.8 A new Public Annunciation system is included in the proposed solution.
- 3.9 The main entrance will include a secure vestibule. Visitors will have to go through the main office in order to check in and enter the school during school hours.
- 3.10 A new electrical service will provide sufficient power for all of the modern school equipment and technology. Energy efficient lighting to provide proper artificial illumination will also be specified.
- 3.11 The mechanical systems under consideration include a geothermal field with zone heat pumps. Testing for geothermal conductivity will be necessary to determine if this system is appropriate. Natural gas is also readily available, so a gas fired

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

high efficiency boiler system is also an option for the heating plant.

3.12 The air distribution system will consider appropriate outside air ventilation with the starting point being the minimum required by code.

3.13 A new kitchen equipped to meet all current requirements, including the appropriate dry storage, freezer and cooler is considered.

3.15 Appropriate chemical storage with an eye-wash station and proper ventilation is included in the new building.

3.16 A dedicated space for sick students with proper supervision sightlines will be provided. A dedicated bathroom and lockable medicine storage is also included.

3.17 The consolidated new school will comply with all Americans with Disabilities Act requirements.

3.18 A clear site layout with proper traffic separation and paved surfacing as required by the guidelines is considered.

4.10.2 Pre-K and Kindergarten classrooms are being sized as determined by the guidelines including dedicated bathrooms.

4.13.2 A consistent classroom size of 600sf with 9'-0" ceilings is being proposed.

4.13.3 High speed internet access and updated equipment is included.

4.13.4 Adequate special education space for the district is being proposed in the new school.

4.13.5 The distance learning lab is an important tool of the Hi Plains educational program. A dedicated space for this function is programmed.

4.13.8 and 4.13.9 The musical program has traditionally been very important in Hi Plains. An adequate music room with sufficient instrument storage and practice areas is included. Acoustical separation from instruction areas will also be an important consideration.

4.13.9.1 The opportunity for an art classroom is considered in the architectural program.

4.13.11 The Vocational Agriculture shop will be integrated into the new school. All necessary shop equipment will be included.

4.13.12 A well-lit library/media center will be located at the core of the new facility for easy student and community access. High ceilings with clerestory windows are envisioned. The space will be adequately sized to serve the current student population.

4.13.13 A professionally laid-out kitchen with updated equipment is being considered.

4.13.14 Plenty of natural light will be provided in the cafeteria through and projected/clear windows. A higher volume is envisioned and the space will be adequately sized to serve the current student population.

4.13.15 A multipurpose gymnasium with retractable seating is being planned. The space will include a main game gymnasium setup and an additional set-up of two courts the other direction for practices and Physical Education.

4.13.16 A weight room with the appropriate wainscoting, mirrors, rubber flooring and equipment is being planned.

4.13.19 An administrative area with adequate office space, nursing area, bathrooms, conference space, etc. to accommodate the educational program is included in the proposed building.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Currently Hi Plains school district operates on reactionary mode when it comes to facility issues. With the amount of excessive space and the nature of their aging facility problems, the district operates annually under an "as needed" approach to facility needs. Whenever the system starts failing is when repairs are made.

The district retains a full time custodian and a ¾ time maintenance staff in order to maintain the buildings, clean the schools and typical operational duties. The district is planning to reduce the need for maintenance with the new building and is expecting savings in their maintenance budget. Over the last couple of years the annual maintenance budget has been at an average of \$126,000.

Maintenance and upkeep of their facilities is something the district takes seriously. This commitment is evident in the fact that many of the original buildings' systems are still functional, though they are aged beyond their expected life. The school district understands that building repairs will only start to get more and more expensive in the coming years, that's why they are ready to commit to a \$60,000 annual contribution to a Capital Renewal Fund.

## If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:

Hi Plains is a rural school district in the eastern plains serving the towns of Seibert and Vona. Even though the district consolidated in the mid 80's, the district still utilizes two school facilities, one in each town.

Both facilities have significant deficiencies that require investment greater than Hi Plains is able to provide with local tax resources. As of this application, the FCI in both schools is over 70%, with the majority of building systems beyond their life expectancy.

The original Vona School, currently serving grades PK-6 was built in 1917. An addition of a gymnasium and locker rooms was built in 1964. The Seibert School, now serving grades 7-12 was constructed in 1953 with an addition in 1973. Both schools were built to meet the construction and educational standards of the time in which they were constructed.

Today, the Hi Plains community is seeking help from the BEST program to execute what is seen as the last phase of their consolidation efforts; building a 21st Century consolidated school that will allow them to funnel more resources to education of their students, not facility issues.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

60,000

## CDE COMMENTS:

PROJECT BUDGET AS SUBMITTED INCLUDES SITE DEVELOPMENT ALLOWANCES SUBJECT TO FINAL SITE SELECTION

Health, Safety

Overcrowding

Technology

Other

Importance: M    Urgency: L    Planning: Up To Date    Ability: Not Able    Previous BEST Grants: 0

### Red Flags:

### Red Flag Explain:

Current Grant Request: \$14,170,935.00

Current Applicant Match: \$2,851,230.00

Total Project Cost: \$17,022,165.00

Previous Grant Awards: \$0.00

Previous Matches: \$0.00

Affected Pupils: 129.00

Affected Sq Ft: 51,268

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

Waiver Letter Included: Statutory

CDE Minimum Match Percent: 58

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Cost Per Sq Ft:</b>	\$316.21	<b>Actual Match Provided by Applicant:</b>	16.750102
<b>Cost Per Pupil:</b>	\$125,671.21	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	397.43	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	444	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	4.00%
<b>Does the Facility have existing Financing:</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	54.90%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	19590
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	2948243.782
<b>District FTE Count:</b>	98.50	<b>Existing Bond Mill Levy</b>	0
<b>Assessed Valuation</b>	14741218.91	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	149657.04477	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	981256.51	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	0	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	2948243.782	<b>Bond Capacity Remaining</b>	2948243.782
		<b>Percent Bonding Capacity Used</b>	0

## Statutory Waiver for BEST Grant District Match

A partial full (circle one) district match waiver is requested due to:

22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.

A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$ 9,402,718.88

B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 2,851,230.00

C. New proposed bonded indebtedness if the grant is awarded: \$ 2,851,230.00

D. Current outstanding bonded indebtedness: \$ 0.00

E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 2,851,230.00

School District: Hi-Plains R-23 School District

Project: PK-12 School Replacement

Date: March 1, 2012

Signed by Superintendent:



Printed Name: Steve McCracken

Signed by School Board Officer:



Printed Name: Cheryl Burian  
Title: School Board President

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LAKE R-1 - Westpark ES - ES Mechanical Repairs - 1962

**School Name: Westpark ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	41,019
Replacement Value:	\$9,465,548
Condition Budget:	\$5,550,011
Total FCI:	58.63%
Energy Budget:	\$14,357
Suitability Budget:	\$448,500
Total RSLI:	9%
Total CFI:	63.5%
Condition Score: (60%)	3.11
Energy Score: (0%)	1.92
Suitability Score: (40%)	4.51
School Score:	3.67



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: LAKE R-1

Applicant Priority # 1

County: LAKE

Cash Grant Rank: 1.3

Project Title: ES Mechanical Repairs

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof                     | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement       | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security                 | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework        | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input checked="" type="checkbox"/> Water Systems | NA   |

## General Background Information and Reasons for Pursuing a BEST Grant:

West Park Elementary is currently utilized as a grade 1-4 elementary school and includes core curriculum, music, physical education, special education and technology programs. The master plan recommended renovation of the elementary school per the state assessment to address health and safety needs, and repurposing the school as a kindergarten school and administration offices. However, the school is suffering from an emergency situation with the water and heating systems. Prior to any repurposing, the building will have continued use as an elementary grades 1-4 school with 394 students attending. The heating and water systems are failing and the district will need funds to make this major repair first.

Our district has had a recent mechanical evaluation of the facility that confirms the urgent/emergency situation at West Park for the heating, water and unit ventilators in the classrooms. The district has included the full report as an attachment and updated the state assessment report.

The repair will be one stage of a multi staged renovation that will happen over the next 3 years. During this time the school must stay open!! This stage is immediate.

Our board has moved one million dollars from our fund balance into the general fund and created a resolution to use these dollars just for matching money to a grant. This was a decision that was critical. It was also difficult as our district has been cutting so much from our instructional budget over the past two years.

## Deficiencies Associated with this Project:

1. The heating system pipes are currently experiencing serious leaks and the building is in an emergency situation. The systems are beginning to fail. Over the summer, a major leak caused the heat to be shut down. A current mechanical assessment confirms the critical need.

The boiler was replaced in 2000. Currently the HVAC piping is routed within the concrete foundations, thus in-place replacement is impossible. This system needs to be replaced—urgent.

2. The original piping for domestic water and sanitary system is in place; however, it is currently leaking water and difficult to know exactly where the leaks occur as the pipes are embedded in concrete. As per the mechanical report, breaks in the domestic water piping below slab may lead to contaminants being introduced into the water.

The building does not have a backflow preventer.

3. The distribution pumps for the heating water system are original to the school. There is evidence of leaking and they are not up to current efficiency standards.

4. The unit ventilators in all the classroom spaces and hallways are in poor condition. Some have failed and are not functional. The parts are no longer available because of the age of the system.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Listed Above:

1. The piping needs and the infrastructure will be replaced so a major breakdown does not happen over the winter months when heating is essential. We are concerned and each day check to assure there are no leaks.
2. The main water and sewer lines serving the building will be upgraded to accommodate the proposed improvements. The domestic water lines will be replaced and routed overhead and then to fixtures. The quality and size of these lines will be improved in order to service the building. A backflow preventer will be installed on the domestic water entry.
3. The distribution pumps for the heating system will be replaced.
4. The unit ventilators throughout the school will be replaced to more efficient and updated systems.

## How Urgent is this Project:

The school had a failure in the heating system over the past summer. The building continues to have leaks in various areas of the pipes. Our local water company notified the school district about a 12,000 gallon increase in water usage recently. This means the water loss is increasing and yet we are unable to find some of the leaks because the pipes are embedded in the foundation or go in and out of concrete areas.

The piping needs to be replaced and the infrastructure replaced so a major breakdown does not happen over the winter months when heating is essential. We must keep the school open for almost 400 students---there is nowhere else to schedule classes in the district.

## How Does this Project Conform with the Construction Guidelines:

The West Park renovation will conform with the Public Schools Construction Guidelines that will include the replacement of the heating units and the repair of the plumbing and fixtures. They will all conform to the guidelines.

Guidelines 1.2.1 include health and safety issues mentioned in the deficiencies.

3.6 Managed hazardous materials

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Our school district sets aside approximately \$250,000 per year for capital projects. The district will continue to put dollars aside for projects and repairs. The funds are used for maintenance as well as replacing portions of this project as needed over time.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Currently, the facility is in poor condition as a result of a failing heating system and water pipes. Otherwise the condition is fair and useable. The electrical system also needs renovation but is not as critical as the current emergency in the water/heating system.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

NA

## CDE COMMENTS:

STATE REPRESENTATIVE WROTE A LETTER OF SUPPORT

Health, Safety

Overcrowding

Technology

Other

**Importance:** H    **Urgency:** H    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 2 - \$656,939

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

**Current Grant Request:** \$1,977,781.00

Charter School Authorizer Letter

**Current Applicant Match:** \$0.00

Charter School Three Month Notification

**Total Project Cost:** \$1,977,781.00

Charter School Chartered For Five Years

**Previous Grant Awards:** \$0.00

MasterPlanComplete

**Previous Matches:** \$0.00

Did Applicant Meet the Minimum Required Match

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	394.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	41,019	<b>CDE Minimum Match Percent:</b>	43
<b>Cost Per Sq Ft:</b>	\$43.83	<b>Actual Match Provided by Applicant:</b>	0
<b>Cost Per Pupil:</b>	\$4,563.41	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	104.11	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	10.00	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	71.64%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	18524
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	19695327.376
<b>District FTE Count:</b>	1,008.50	<b>Existing Bond Mill Levy</b>	1.62
<b>Assessed Valuation</b>	101126636.88	<b>Bonded Debt Approved</b>	2000000
<b>PPAV:</b>	100274.30529	<b>Year Bond Approved</b>	03
<b>Unreserved General Fund FY0910</b>	2269349.74	<b>Bonded Debt Failed:</b>	18000000
<b>Bonded Debt:</b>	530000	<b>Year Bond Failed:</b>	08,11
<b>Total Bonding Capacity</b>	20225327.376	<b>Bond Capacity Remaining</b>	19695327.376
		<b>Percent Bonding Capacity Used</b>	0.026204767426



## Lake County School District R-1

Superintendent  
DR. BETTE KOKENES

Administrative Assistant  
NOREEN FLORES

April 27, 2012

To the BEST Board:

I am respectfully requesting a waiver consideration of matching dollars to our application for emergency repairs to West Park Elementary in Leadville, Colorado. This is a project that cannot wait or depend on a bond request to our voters because of the urgency.

Our heating and water system is failing. We experience leaks in both the heating and water system at this elementary school. Our classroom unit ventilators are old and do not always function properly. We are hoping to make it through the final months of school; but cannot gamble on another winter hoping our systems hold up. We must have a school, and are faced with an emergency.

We do not have the capabilities to pay for these repairs. First, our fund balance is at a level that maintains our cash flow throughout the year. It is less than 15% of the total general fund. Should we have to use the reserve or capital projects dollars, it would affect our ability to maintain our buildings or respond to any monthly need. If we did not have to use school district funds to fix this emergency, the district would be able to supply our children and teachers with the classroom supplies, text materials and furniture that we desperately need and have needed for many, many years.

We have built the balance through cuts to our district and have been able to weather the financial storm we are all experiencing. Now we have a building with an emergency situation and we don't have a choice--- we are forced to use dollars to repair the building so we have a building to house our children.

Not only does our elementary school have immediate needs, the current mechanical and electrical reviews of our high school show a building in just as fragile condition that has not had the leaks apparent at West Park. The systems are the same age as the systems at West Park with similar issues: corroding pipes, old unit ventilators in classrooms, an electrical system that is loaded to the maximum and cannot accommodate the machinery and technology currently in the building. Maintaining some of our reserves is necessary to repair any emergencies at this building as well.

If we had to use dollars to match a BEST grant for the emergency at West Park, our educational program and district will be substantially affected in the following ways:

- Unable to update text materials that haven't had necessary reviews in many, many years,  
(Cost estimate for the materials would reach over \$250,000)
- Inability to replace classroom furniture that has been in our buildings since the '70's and is in horrible condition,  
(Cost estimate for furniture would be well over \$250,000)

107 Spruce St. ♦ Leadville, CO 80461 ♦ Phone (719) 486-6800 ♦ Fax (719) 486-2048



- Inability to support teachers and students with the supplies lacking in every classroom that all kids deserve to have when they come to school,  
(Cost estimate for all classrooms--\$100,000)
- Inability to support technology in all schools,  
(Conservative cost estimate for technology upgrades \$150,000)
- And, a risk of not having the capability to do ongoing, high cost repairs in our district.

It is one thing if we have had to reduce staff and not give salary increases, but not to have the basics to do the job is not acceptable. We are committed to fixing the building and will do what is necessary; it is not an option. Without a school we have no need for the supplies. Please consider a waiver so that our district is not left without any possibility to provide for some of the necessary classrooms needs and on-going maintenance of our facilities.

Sincerely,



Bette Kokenes  
Superintendent

State Representative  
MILLIE HAMNER  
Colorado State Capitol  
200 East Colfax Avenue, Room 271  
Denver, Colorado 80203  
Capitol: 303-856-2952  
Home: 970-389-4542  
E-mail: millie.hamner.house@state.co.us



Member:  
Education Committee  
Transportation Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
STATE CAPITOL  
DENVER  
80203

Colorado Department of Education, BEST Board  
1580 Logan St. Suite 310  
Denver, CO 80203  
ATTN: Ted Hughes & BEST Board

Subject: BEST Grant Application for Lake County School District R-1

Dear Mr. Hughes & BEST Board,

I am writing today to urge you to consider the BEST grant application submitted by Lake County School District R-1. For years, Lake County Schools have struggled to keep up with other districts in terms of providing safety and health improvements, and as their schools have grown more crowded, the district has been unable to expand. Having taught in Eagle County and having served as the Superintendent of Summit County District, I have been keenly aware of the disparities between our districts' abilities to raise revenues for capital construction. The problems in Lake County Schools have been further evidenced by the decisions of some parents to drive their kids to school in Summit County.

The proposals to repair the failing water and heating systems would help to make sure the kids in Lake County have adequate facilities that provide the kinds of educational opportunities these kids need and deserve. This plan has been designed for efficiency, making the most of the existing structures and meeting the needs of the community. This grant would be providing basic repairs to facilities that are desperately in need of them.

Please support Lake County's grant request to make sure that rural schools kids have the ability to provide facilities conducive to safety and achievement.

Sincerely,

Dr. Millie Hamner  
State Representative  
Colorado House District 56

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LAKE R-1 - Lake County HS - HS Renovation and Addition - 1962

**School Name: Lake County HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	87,324
Replacement Value:	\$26,539,672
Condition Budget:	\$13,885,902
Total FCI:	52.32%
Energy Budget:	\$30,563
Suitability Budget:	\$4,065,600
Total RSLI:	13%
Total CFI:	67.8%
Condition Score: (60%)	2.98
Energy Score: (0%)	1.73
Suitability Score: (40%)	4.17
School Score:	3.46



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: LAKE R-1  
County: LAKE  
Project Title: HS Renovation and Addition

Applicant Priority # 2  
Cash Grant Rank: N/A

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | NA   |

## General Background Information and Reasons for Pursuing a BEST Grant:

The master plan and current mechanical and electrical engineering reports (January 2012) the facility has useful life; however, there are deficiencies and needs for maintenance and modernization. Much is immediate. Although renovating the existing school facilities will be a challenge, the end result will save time and money and still offer students a 21st century learning environment. For this reason, the district's request for BEST funds is presented in three applications for three different phases of the project. All are essential to fund this cycle; but are most easily understood in three applications.

Both the high school and West Park have urgent issues that will be noted in the first two priority applications. The only reason that West Park mechanical is ranked priority #1 is that there is a current emergency situation; however, the high school could fail at any point as well. The condition is serious as noted in the attached mechanical and electrical engineering reports from January 2012. The plan utilizes the existing facilities, addressing health and safety issues as top priorities.

The project at the high school includes:

The Master plan recommends renovation and modernization of the existing building per the state assessment of immediate needs. The deficiencies are listed below. An updated report has also been attached to the state assessment of the buildings. Included in the master plan is the expansion of the high school to provide adequate facilities for the 7th and 8th grade. Currently the 7th and 8th grade classrooms do not have lab facilities.

The program for our high school has been negatively affected by the condition of the building. Gas lines have been closed off because of leaks preventing our science rooms from fully functioning, heating is insufficient affecting the classroom environment and the electrical capacity is limited--therefore, preventing technology and vocational upgrades or any addition of needed machinery for the classes.

## Deficiencies Associated with this Project:

1. The boilers were replaced in 2006. However, the Unit Ventilators and pumps are original to the building, beyond their life expectancy and starting to fail frequently. Currently the school district does not run glycol thru any of the boiler systems. If the equipment fails, there is a high risk of a major system failure.
2. The original piping for domestic water system is in place but needs to be replaced. The pipes are currently corroded and cannot be repaired in the condition they are in.
3. The south end of the building (industrial technology area) has the original wiring and transformers that are at the end of their useful life and should be replaced. Additional plug loads on the overall system will require additional power to the facility, panel boards, etc. for future utility usage.

Electrical service to portions of the existing building have been maximized and are outdated for current codes.

2

4. Sprinkler Systems: The stage area in the auditorium is the only portion of the building that is sprinklered and that system has been abandoned. This is a serious life and safety issue.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Fire Systems: Fire systems and alarms need upgrading with proper horn/strobe that fully address the school.

5. Lake County High School is no longer able to offer full lab sciences such as biology or chemistry as the gas lines to the labs have proven unfit for use and the fume hood is inoperable at this time. Science labs do not have access to gas for the instructional program. The hood was inspected by the health department and a motor was repaired; however, the unit needs to be replaced.

The gas line has a large crack in it on the lower level and gas is no longer available for science labs.

Currently, the middle school classrooms are not designed for science lab work. Our science program needs to have the upgrades to accommodate the middle school science rooms that will be added to the facility.

6. All exterior doors and hardware are in need of replacement. All window openings need to be replaced.

7. The thermal envelope (exterior walls) needs to be tuck pointed, new sealants at gaps, joints, and openings need to be done.

8. The food service equipment is original to the building. Some pieces have been repaired over the years; however, parts for some of the FS equipment are no longer available making repairs costly and sometimes impossible. FS equipment failures are frequent. ☒

9. Pedestrian traffic typically arrives on the east side of the site/building. There is pedestrian flow between the high school and middle school. There is student pedestrian flow between the school building to the fields to the south and west. There are significant grade changes between the school to access these fields. The roads are snow packed; no lights are available or clear signage for crosswalks.

Sidewalks around the building are in need of replacement. Future sidewalk design should consider location and proper ADA features. The city sidewalk system leading to the site is antiquated and inconsistent. In the winter sidewalks are often impassable. New sidewalks should be wide enough to accommodate frequent mini snow plow use.

10. Asphalt areas (north parking lot, east parking lot, and driveways) are in need of replacement. Due to the freeze and thaw nature of the local environment, exterior paving has a short life expectancy. Frequent plowing and ice thawing chemicals have impacted the surface of the pavement.

11. The circulation pattern for the school bus drop-off and pick-up need further evaluation. A bus area should be provided separate from parent, car drop-off, pick-up areas.

12. Security Cameras/systems: Within the past 5 years an intrusion detection system has been installed. However, there is a need for cameras and monitoring systems throughout the building as none exist.

Site Lighting The existing site lighting is average in terms of quantity and providing safe illumination levels to and from the parking lot. Future improvements should consider the use of high efficiency lighting (poles, pedestrian and building wall packs) with the design reviewed with school administration and district security personnel

13. Specialty Equipment Auditorium: Main curtain is 6 years old, and the rest of the curtains and hardware are original to the building and need to be replaced. In addition to wear, modern rigging and safety attachment need to be provided. Auditorium seating is in need of upgrade or replacement.

14. The slab on grade at the 2 story classroom building has some cracking and minor heaving. It is believed that this building movement has stopped and occurred early in the life of the original building. Any major renovation work in this area should include a more detailed investigation and analysis, followed up by leveling the slabs for cosmetic purposes or other remediation.

15. Site Drainage The area immediately west of the existing 2 story classroom wing collects a large amount of snow during the winter. This is an appropriate area for snow staging but underground drainage of this area should be provided to ensure no water infiltration to the building or impacts on the existing foundations. The north parking lot generally slopes towards the building.

16. Most of the HVAC piping and joints contain ACM's A portion of the electrical wiring has ACMs. The soundproofing

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

material at the auditorium ceiling is ACM; it has been painted over a few times.

17. The district technology plan cannot be implemented because the school requires additional outlets and increased plug loads.

18. Students from the middle school take high school classes and have a dangerous crossing. The middle school does not have a facility to handle experiential and vocational classes for our middle school students. State standards are not met adequately without proper labs for the 7th and 8th grades. Our elementary is overcrowded and space at the middle school is needed to move some classrooms.

## **Proposed Solution to Address the Deficiencies Listed Above:**

1. A major part of the project concerning the heating system is to replace the unit ventilators throughout the building.

2. Existing Utility Infrastructure--It is expected that the main water and sewer lines serving the building will need to be upgraded to accommodate the proposed improvements. The age/quality and size of these lines will need to be improved in order to serve the building.

3. Electrical power will need to be upgraded to accommodate the proposed improvements and building additions--it is essential to current codes.

4. The high school does not have a sprinkler system and the one in the auditorium is not in operation. This is a major safety issue and will need to be incorporated into the master plan.

A sprinkler system will be installed as a part of the project.

The fire alarm system will be upgraded.

5. The gas line will be repaired and new lines will be run along with access to science rooms that do not have this capability. The middle school science rooms that will be added will also give lab capabilities.

6. The exterior doors and hardware will be replaced. Currently the old hardware causes the doors to remain slightly open as they do not close based on the age and type of hardware. This is another security issue.

7. For Lake County High School, the proposed improvements include the upgrade of the thermal envelope of the classroom wing. This will increase R-values of the existing building in those areas, thus lowering the impact on the utility usage. Due to the high performance design expectations, the high school building is expected to operate more efficiently and lower operational costs. The proposed building renovations and systems upgrades will allow for more efficient systems with the goal to lower operational costs of the facility.

8. Food Service equipment will be replaced to avoid continued failures.

9. Replace pavements and walks to address ADA compliance.

10. Repair/replace parking lot surface.

11. Replace sidewalks as needed for safety. Create a safe bus dropoff area.

12. Security Issues:

Re-positioning the administration area at the high school allow for better security, supervision and an enlarged student commons to accommodate a variety of high occupancy activities. Most important is the visibility of the entrance and the ability of security to the entrance of the school.

Improve site lighting for security and safety around the facility and the parking lots.

Install upgraded security systems with cameras.

13. Replace auditorium seating, rigging, curtain, and other hardware.

14. Level concrete slabs and complete a detailed investigation. Include any remediation based on the investigation.

15. Correct the site drainage and assure that the parking lots slope away from the building

16. Abatement: Asbestos abatement at the high school will be complex but completed prior to beginning the project the abatement will include ACMs contained within the heating system, walls, and the electrical system/wiring.

17. Technology—increased plug loads and additional outlets will be included in the project to assure the at the district technology plan could be implemented.

18. The project will add 7th and 8th grade classrooms to the high school and provide the needed labs and space for the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

middle school program needs. The classrooms are a part of the overall comprehensive plan for the district and creates efficient use of middle school and high school facilities.

## How Urgent is this Project:

Safety and security issues.

The high school safety and security issues are clearly identified in the deficiencies noted. A school without comprehensive security systems, upgraded fire alarms, absent sprinkler system, aging infrastructure—water, gas lines, univents in classrooms, electrical capacity for career programs and technology—is a risk. In addition, the paving and walkways that are not adequate or lighted cause a major ADA issue. The bonding capabilities and the impact on a low income/high poverty community is a factor in funding all the repairs/renovations that are needed. The support through a grant makes this a possibility.

Safety and health issues are the number one priority of our district and all educational institutions. BEST dollars would help us address these issues within the upcoming year. Repairs and renovations will prevent other problems in the very near future.

Middle school classrooms will provide a safe method of accessing classes at the high school and also provide the necessary room for the elementary student overcrowding.

Technology upgrade—Our schools cannot hold the current load on our electrical systems and yet we desperately need to upgrade technology implementation. We cannot move forward on any plan to increase usage without re-doing the facilities to match the load. This is not acceptable and places our students and staff at a disadvantage for the current 21st Century needs and requirements in our state standards.

The situation at the high school should also be a priority #1. This is not allowed in how the projects are ranked. The heating, water and electrical systems at the high school are fragile and may develop the same types of leaks as West Park at any time. They may happen at any time in the near future because of the condition and age of the building.

## How Does this Project Conform with the Construction Guidelines:

The project will conform to the Public Schools Constructon Guidelines for the addition of the 7th and 8th grade wing as well as the other items listed in the dolution section. They will all conform to the guidelines. The items will include upgraded heating and ventilation, security systems in place, sidewalks replaced and made compliant and safe.

Guidelines 1.2.1 include health and safety issues mentions in the deficiencieis

3.3--Continuous and unobstruction path of egress. Doors with proper hardware.

3.5--Fire alram system

3.6 managed hazardous materials

3.9--Secured facilities including a video systems andmain entrance with visible monitoring

3.17 Compliance with ADA

3.18 Separate pedestrian and vehicular traffic

3.18 Dedicated bus staging

3.185 maintained sidewalks

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Annually, our district has set aside approximately \$250,000 for capital projects. We continue to have a reserve to help maintain the buildings and mazimize the life of the project. In order to comply with the renewal fund, the district will keep increasing the funds as needed.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

Lake County High School is a 1962 structure that houses grades 9-12 and offers a full complement of educational programming, vocational shops, a gymnasium andatorium 87,325 SF.

Many site components are beyond their useful life, missing or damaged.

Much of the building condition deficiencies show a need for deferred maintenance and modernization, but not many are beyond their life.

The building is missing a fire sprinkler syste and does not meet current codes.

The infrastructure of the high school is currently fragile. The HVAC has univents that cannot be replaced. The electrical system cannot handle any additional load--no new machinery can be "plugged" in--no additional circuits. The phone systems is old and unreliable. The water pipes are corroded and fragile. The school lacks an adequate security system. The gas lines into the science labs are currently shut off as there are leaks that are not accessible because of the lines being embedded in

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

concrete. Science rooms are not up to standard.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$100,000

**CDE COMMENTS:**

THIS PROJECT WAS RECOMMENDED AS A BACK-UP PROJECT LAST YEAR. DISTRICT HAD AN UNSUCCESSFUL MATCHING MONEY BOND ELECTION. STATE REPRESENTATIVE WROTE A LETTER OF SUPPORT

**Health, Safety**                       **Overcrowding**                       **Technology**                       **Other**

**Importance:** L    **Urgency:** M    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 2 - \$656,939

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$15,107,623.71

**Current Applicant Match:** \$11,396,979.29

**Total Project Cost:** \$26,504,603.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 423.00

**Affected Sq Ft:** 130,224

**Cost Per Sq Ft:** \$185.03

**Cost Per Pupil:** \$56,962.40

**Sq Ft Per Pupil:** 307.86

**Per Pupil Allocation to Cap Reserve:** 10.00

**Who Owns the Facility:** District

**Does the Facility have existing Financing** No

**Explain Existing Financing:**

**Charter School Authorizer Letter**

**Charter School Three Month Notification**

**Charter School Chartered For Five Years**

**MasterPlanComplete**

**Did Applicant Meet the Minimum Required Match**

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 43

**Actual Match Provided by Applicant:** 43

**Historical Significance:** Yes-Granted Exempt

**Does this Qualify for HPCP:** Required

**If Match is a Bond Election Date:** 2012

**Inflation %:** 3.00%

**Who will the Facility Revert to:** NA

**State Financial Watch:** No

**# of Fiscal Health Warning Indicators:** 0

**Fiscal Health Watch:** No

**District FTE Count:** 1,008.50

**Assessed Valuation** 101126636.88

**PPAV:** 100274.30529

**Unreserved General Fund FY0910** 2269349.74

**Bonded Debt:** 530000

**Total Bonding Capacity** 20225327.376

**Free Reduced Lunch %:** 71.64%

**Median Household Income** 18524

**Bond Capacity Remaining** 19695327.376

**Existing Bond Mill Levy** 1.62

**Bonded Debt Approved** 2000000

**Year Bond Approved** 03

**Bonded Debt Failed:** 18000000

**Year Bond Failed:** 08,11

**Bond Capacity Remaining** 19695327.376

**Percent Bonding Capacity Used** 0.026204767426



State Representative  
MILLIE HAMNER  
Colorado State Capitol  
200 East Colfax Avenue, Room 271  
Denver, Colorado 80203  
Capitol: 303-856-2952  
Home: 970-389-4542  
E-mail: millie.hamner.house@state.co.us

Member:  
Education Committee  
Transportation Committee



**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
STATE CAPITOL  
DENVER  
80203

Colorado Department of Education, BEST Board  
1580 Logan St. Suite 310  
Denver, CO 80203  
ATTN: Ted Hughes & BEST Board

Subject: BEST Grant Application for Lake County School District R-1

Dear Mr. Hughes & BEST Board,

I am writing today to urge you to consider the BEST grant application submitted by Lake County School District R-1. For years, Lake County Schools have struggled to keep up with other districts in terms of providing safety and health improvements, and as their schools have grown more crowded, the district has been unable to expand. Having taught in Eagle County and having served as the Superintendent of Summit County District, I have been keenly aware of the disparities between our districts' abilities to raise revenues for capital construction. The problems in Lake County Schools have been further evidenced by the decisions of some parents to drive their kids to school in Summit County.

The proposals to repair the failing water and heating systems would help to make sure the kids in Lake County have adequate facilities that provide the kinds of educational opportunities these kids need and deserve. This plan has been designed for efficiency, making the most of the existing structures and meeting the needs of the community. This grant would be providing basic repairs to facilities that are desperately in need of them.

Please support Lake County's grant request to make sure that rural schools kids have the ability to provide facilities conducive to safety and achievement.

Sincerely,

A handwritten signature in cursive script that reads "Millie Hamner".

Dr. Millie Hamner  
State Representative  
Colorado House District 56

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LAKE R-1 - Westpark ES - ES Renovation - 1962

**School Name: Westpark ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	41,019
Replacement Value:	\$9,465,548
Condition Budget:	\$5,550,011
Total FCI:	58.63%
Energy Budget:	\$14,357
Suitability Budget:	\$448,500
Total RSLI:	9%
Total CFI:	63.5%
Condition Score: (60%)	3.11
Energy Score: (0%)	1.92
Suitability Score: (40%)	4.51
School Score:	3.67



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: LAKE R-1  
County: LAKE  
Project Title: ES Renovation

Applicant Priority # 3

Cash Grant Rank: 1.9

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | N/A  |

## General Background Information and Reasons for Pursuing a BEST Grant:

West Park is a grade 1-4 elementary. The school provides a comprehensive curriculum including the core subjects plus music, physical education, technology, special education and services for gifted and talented.

The first phase of renovation for West Park is an emergency repair of the building for the water and heating systems. This is applied for in a separate grant application. Although not urgent, another critical step is completing the renovation and upgrades to the building to accommodate for classrooms and the administration offices. The school currently has small group and classes meeting in the hallways and storage areas. Once middle school classrooms are provided for at the high school, some space will be freed up for some elementary classrooms at another site as a part of the master plan and three phase project.

At West Park the site needs improvement, the electrical systems upgraded and the phone system replaced. The school does not have a fire sprinkler system. This grant completes the third phase of a multistage master plan to fix our aging buildings and give them an additional 50 year life span.

## Deficiencies Associated with this Project:

1. The extension of the school in the form of a hallway and two classrooms is inefficient in heating, with poor classroom structure and organization. The classes are often cold and the unheated area leading to them is inefficient in terms of energy.
2. Much of the building condition deficiencies show at least a need for deferred maintenance and modernization, but many are beyond their life. The electrical system is old and has caused a fire in the book room last spring. This wiring needs to be replaced. Additional plug loads on the overall system will require additional power to the facility, panel boards, etc.
3. Student playground safety is a concern and the surface of the playground needs upgrading.
4. Portions of exterior concrete walks are crumbling and damaged and need replacement. Asphalt areas are in need of replacement. Due to the freeze and thaw nature of the local environment, exterior paving has a short life expectancy. Frequent plowing and ice thawing chemicals have impacted the surface of the pavement. The city sidewalk system leading to the site is antiquated and inconsistent. In the winter sidewalks are often impassable.
5. Roof drainage is not away from the building and may cause damage.
6. No portions of this building have a fire sprinkler system.
7. The existing site lighting is average in terms of quantity and providing safe illumination levels.
8. Vehicle drop off and pick up loops need improvement. There is much congestion in front of the school. The fire lane is used frequently as a drop off parents also cross the road to bring their students to the school walking between cars. This is a

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

dangerous situation and needs constant monitoring.

9. The administration office building is in a serious state. It was built as a temporary facility in the 70's and is still used as the district offices. The heating system is failing, the slab is sinking and cracking, the windows and roof need repair. Most recently, the building has a major sewer back up and was forced to close.

The heating system malfunctions and there are gaps in the windows where wind/cold air blows into the office spaces.

## **Proposed Solution to Address the Deficiencies Listed Above:**

1. The extension on the building will be demolished. The classrooms will be renovated and the administration offices moved to the school site. This is the third stage of district projects.

2. This phase will include upgraded electrical system. Electrical power will need to be upgraded to accommodate the proposed improvements. The expected implementation of the district technology plan will require additional outlets/increased plug loads.

3. The school district will place a rubber surface on the playground for student safety.☐

4. Future sidewalk design will improve with location and proper ADA features. New sidewalks will be wide enough to accommodate frequent mini snow plow use.

5. Drainage will be corrected and routed away from the building.

6. A fire sprinkler system will be installed.

7.Future improvements will use high efficiency lighting (poles, pedestrian and building wall packs) with the design reviewed with school administration and district security personnel.

8. Vehicles drop off and pick up along the southern side of the school adjacent to the main entry. As part of the project, improvements to the vehicle loop are proposed to both improve and re-pave the loop.

8. Bus Patterns School buses drop off and pick up are along the northwest side of the school. This area is adjacent to the loading dock. As part of the building improvements, the bus loop drop off will remain in the same general area but access the school at the hallway on the south side of the gym. With the demolition of the round building and hallway connector, this is a positive improvement. This would eliminate the current situation of the student access from buses interfering with the loading dock area.

9. Incorporate the district offices into the elementary school facility.

## **How Urgent is this Project:**

The electrical systems needs to be upgraded. This project's urgency is related to the failing systems at the administration building as well as the need to move some elementary into the middle school. Overcrowding is a major issue at the elementary.

The repairs of the heating and water systems are an emergency; however, the electrical, phone, technology and security systems are an urgent situation.

## **How Does this Project Conform with the Construction Guidelines:**

West Park Renovation will conform with the Public Schools Construction guidelines that will include site work, the renovation of classrooms, the demolition of a portion of the unusable building, the upgrade of the heating units from the first grant. Also the items will include security systems in place, sidewalkds replaced and made compliant and safe.

Guidelines 1.2.1 include health and safety issues mentioned in the deficieneies

3.3 Continuous and unobtructed path of egress. Doors with proper hardware.

3.5 Fire alarm system

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Our school district sets aside approximately \$250,000 per year for capital projects.e district will continue to put dollars aside for projects and repairs. The funds are used for maintenance as well as replacing portions of this project as needed over time.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:

West Park Elementary was buildt in 1962. It is currently used as a grades 1-4 facility. The building needs renovation to meet the safety needs of our assessments. Also, classroom space and conditions are not adequate. Once the district renovates the high school, most of our elementary classrooms will move to the middle school site. The administrative offices will also move to the site and the administrative temporary structure will be converted to a storage area. This second phase of renovation will happen after other parts of the master plan have been completed.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

THIS PROJECT WAS APPLIED FOR LAST YEAR AND NOT RECOMMENDED. STATE REPRESENTATIVE WROTE A LETTER OF SUPPORT

**Health, Safety**                       **Overcrowding**                       **Technology**                       **Other**

**Importance:** M    **Urgency:** L    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 2 - \$656,939

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$1,515,470.97	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$1,143,250.03	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$2,658,721.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	394.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	41,019	<b>CDE Minimum Match Percent:</b>	43
<b>Cost Per Sq Ft:</b>	\$58.92	<b>Actual Match Provided by Applicant:</b>	43
<b>Cost Per Pupil:</b>	\$6,134.57	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	104.11	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	10.00	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>	N/A		
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	71.64%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	18524
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	19695327.376
<b>District FTE Count:</b>	1,008.50	<b>Existing Bond Mill Levy</b>	1.62

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	101126636.88	<b>Bonded Debt Approved</b>	2000000
<b>PPAV:</b>	100274.30529	<b>Year Bond Approved</b>	03
<b>Unreserved General Fund FY0910</b>	2269349.74	<b>Bonded Debt Failed:</b>	18000000
<b>Bonded Debt:</b>	530000	<b>Year Bond Failed:</b>	08,11
<b>Total Bonding Capacity</b>	20225327.376	<b>Bond Capacity Remaining</b>	19695327.376
		<b>Percent Bonding Capacity Used</b>	0.026204767426

State Representative  
MILLIE HAMNER  
Colorado State Capitol  
200 East Colfax Avenue, Room 271  
Denver, Colorado 80203  
Capitol: 303-856-2952  
Home: 970-389-4542  
E-mail: millie.hamner.house@state.co.us



Member:  
Education Committee  
Transportation Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
STATE CAPITOL  
DENVER  
80203

Colorado Department of Education, BEST Board  
1580 Logan St. Suite 310  
Denver, CO 80203  
ATTN: Ted Hughes & BEST Board

Subject: BEST Grant Application for Lake County School District R-1

Dear Mr. Hughes & BEST Board,

I am writing today to urge you to consider the BEST grant application submitted by Lake County School District R-1. For years, Lake County Schools have struggled to keep up with other districts in terms of providing safety and health improvements, and as their schools have grown more crowded, the district has been unable to expand. Having taught in Eagle County and having served as the Superintendent of Summit County District, I have been keenly aware of the disparities between our districts' abilities to raise revenues for capital construction. The problems in Lake County Schools have been further evidenced by the decisions of some parents to drive their kids to school in Summit County.

The proposals to repair the failing water and heating systems would help to make sure the kids in Lake County have adequate facilities that provide the kinds of educational opportunities these kids need and deserve. This plan has been designed for efficiency, making the most of the existing structures and meeting the needs of the community. This grant would be providing basic repairs to facilities that are desperately in need of them.

Please support Lake County's grant request to make sure that rural schools kids have the ability to provide facilities conducive to safety and achievement.

Sincerely,

Dr. Millie Hamner  
State Representative  
Colorado House District 56

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## POUDRE R-1 - Poudre HS - HS Shop Renovation - 1962

### School Name: Poudre HS

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	274,071
Replacement Value:	\$79,212,835
Condition Budget:	\$42,945,336
Total FCI:	54.22%
Energy Budget:	\$95,925
Suitability Budget:	\$14,550,500
Total RSLI:	10%
Total CFI:	72.7%
Condition Score: (60%)	3.27
Energy Score: (0%)	2.50
Suitability Score: (40%)	4.43
School Score:	3.73





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: POUFRE R-1

Applicant Priority # 1

County: LARIMER

Cash Grant Rank: 2.2

Project Title: HS Shop Renovation

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement            | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings                | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Moving dust collection system,<br>enlarging door          |

## General Background Information and Reasons for Pursuing a BEST Grant:

Poudre High School (PHS) is one of four large comprehensive high schools in Poudre School District, housing 1804 9th-12th grade students. In addition to Advanced Placement classes and extensive services for English Language Learners, Poudre is home to the International Baccalaureate Program (IB), a four-year accelerated honors curriculum and two-year Diploma Program. The school recently became one of only 3 high schools in the country offering the IBCC (International Baccalaureate Career Related Certificate Program), a vocational-skills based program specializing in specific school-to-life skills. The IBCC is designed to equip students with skills for either higher education or entry into a career, including an "academy" that will focus on Clean Energy content. The school district believes that the timing is right to attract more students into clean energy careers by building on existing collaborations with Front Range Community College, Colorado State University, local industry, and energy providers. The Poudre High School Clean Energy Academy, as one example, will be a three-year academy consisting of Technical Education courses, IB Diploma Program courses in "Design Technology" and "Environmental Systems and Societies," math and technical writing requirements, and a design project.

The biggest barrier to building strong, integrated, high school career education programs at Poudre High School is the facility where technical education courses are offered. As the pictures included with this proposal show, the current technical education area is housed in two very overcrowded spaces. Room 504 is a classroom of 1709 sq. feet that currently serves as a class setting, has computers for students, houses the cubicles/teacher desks, and is filled with robotics projects and other student materials that make it nearly impossible to walk through. Room 505 is the current Metals and Woods "shop" (2709 sq. feet) where the project-based learning takes place, with very limited storage space, work space, and table space. The combined spaces serve between 35-42 students per class period, but more often there are 45-60 students in the space working on projects. The overcrowding causes increased competition for limited resources, leading to many instances of teenage conflict and unnecessary distractions in a population not known for their great ability to focus and stay on task. With two major technical classes in the current "shop" working on different projects, there is an almost irresistible need to "see what the other group is up to," leading to a dramatic increase in socializing and more off-task behavior. More importantly, the space negatively impacts instructional efficiency; whenever teachers need to provide a demonstration or deliver instruction in the shop environment, instructors must coordinate to ensure the tech lab remains quiet enough to do so. One group has to stand idle while the other receives instruction, or it requires one group walking back and forth between the lab and the classroom. These transitions eat up valuable class-time and reduce student opportunities for learning. The over-crowding creates an almost exponential increase in noise pollution with the end-result being that students and instructors are forced to speak in an elevated register simply to be heard. The noise levels are also unsafe due to the difficulty hearing students and equipment from multiple classes operating in one common space. The noise level often surpasses the ability to discern between "normal" and "dangerous" sounds. Many student injuries and accidents would be avoided due to early intervention by instructors hearing something out of the norm.

## Deficiencies Associated with this Project:

According to the Capital Construction Assistance Public Schools Facility Construction Guidelines, Poudre High School's technical education shop area is non-conforming. In the Metals/Woods laboratory (currently a space of 2709 sq. ft.), 45-60

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

students use space designed for 25-30. This over-crowding directly impacts safety. The nature of the two different courses, one that involves working with wood and power tools, and the other that requires welding and use of torches, are directly in conflict with each other. Add in the addition of more bodies than the space should safely hold and sound and air quality concerns means that behavior must be observed and monitored with increased vigilance, impacting the quality of instruction that can be delivered. Due to a shortage of building funds that can be allocated to classroom changes, this project will be delivered in three phases, eventually resulting in a fully functional career and technical education area that can support new 21st Century curriculum.

## **Proposed Solution to Address the Deficiencies Listed Above:**

To solve the deficiencies listed in the previous two questions, Poudre School District will fully remodel classroom 504, separating it from classroom 505, creating two distinct learning areas that are more safe areas for students and less crowded for instructional purposes.

To solve the issues addressed in the previous two questions, this project will be delivered in three phases. The Phase 1 project included in this proposal is the major need and will include the remodel of classroom 504 into the Woods Lab, with new electrical and a dust collection system to support that instruction. The construction will involve swinging the power supply from from Room 505 to Room 504, providing new wiring for the various woods equipment that will be relocated to Room 504. A double-door entry will be created between the two classrooms so that it is easier to move large student projects from one areas to the next.

Room 505 will become the Metals lab and in future phases it will be updated for Clean Energy instruction as well. This project will separate Woods and Metals classes that occur during the same period into two areas, creating more centralized classrooms with focused areas for specific instruction.

## **How Urgent is this Project:**

To create a safe and efficient student environment and eventually grow the IBCC Clean Energy program, the Phase 1 remodel needs to occur during the 2012-13 school year and during the summer months June 2013-August 2013. The project will coincide with other bond-funded projects planned for Poudre High School.

## **How Does this Project Conform with the Construction Guidelines:**

This project will allow Poudre High School to conform with several of the Public School Construction guidelines as follows:

- 1.2.6--increasing the capacity of existing and planned public school facilities for the expansion of services and programs;
- 3.10--safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal Codes;
- 3.11--a safe and efficient mechanical system that provides proper ventilation;
- 4.12--High schools (grades 9-12) shall provide an environment that prepares students for higher education admittance or the workplace;
- 4.12.13--Career and technical education (CTE) classroom that supports desired educational programs.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The new classroom remodel and the other existing technical education facilities will be maintained by the custodial staff at Poudre High School on a daily basis. The staff follow daily and weekly guidelines that represent general cleaning procedures followed by custodial staff. These guidelines are in support of Poudre School District Policy EC, Property Management. Facility Services coordinates PSD's facilities maintenance program and is comprised of Building Maintenance, Utilities, and Resource Management. Facility Services provides a safe and healthy environment for staff and students. All modifications, additions, and/or improvements to district buildings or grounds are performed by district/operational services department approved persons, or licensed contractors. This includes, but is not limited to, painting, plumbing, electrical work, flooring, carpentry work, installation of athletic equipment, climbing walls, signage, or buildings and grounds modifications/improvements of any kind.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

Poudre High School was built in 1963 and the original building was 142,000 square feet and had 43 classrooms. Over the years

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

the building increased in size to 170,000 square feet after several additions. In 1993, a bond passed for the remodeling of Poudre, which was completed in 1995 and the campus now consists of 275,000 square feet (90% remodeled).

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

Health, Safety       Overcrowding       Technology       Other

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 1 - \$579,553

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$22,770.00	<input type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$26,730.00	<input type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$49,500.00	<input type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match
<b>Affected Pupils:</b>	1,804.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	1,709	<b>CDE Minimum Match Percent:</b> 54
<b>Cost Per Sq Ft:</b>	\$26.33	<b>Actual Match Provided by Applicant:</b> 54
<b>Cost Per Pupil:</b>	\$24.94	<b>Historical Significance:</b> N/A
<b>Sq Ft Per Pupil:</b>	0.94	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	112.47	<b>If Match is a Bond Election Date:</b>
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b> 0.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b> NA

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	27.57%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	23146
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	252035945.04
<b>District FTE Count:</b>	25,398.00	<b>Existing Bond Mill Levy</b>	12.119
<b>Assessed Valuation</b>	2301752055.2	<b>Bonded Debt Approved</b>	120000000
<b>PPAV:</b>	90627.295662	<b>Year Bond Approved</b>	10
<b>Unreserved General Fund FY0910</b>		<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	208314466	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	460350411.04	<b>Bond Capacity Remaining</b>	252035945.04
		<b>Percent Bonding Capacity Used</b>	0.45251282719

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## THOMPSON R-2J - Thompson Valley HS - Orchestra Pit Infill - 1976

**School Name: Thompson Valley HS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	239,065
Replacement Value:	\$71,148,631
Condition Budget:	\$34,512,653
Total FCI:	48.51%
Energy Budget:	\$83,673
Suitability Budget:	\$15,435,600
Total RSLI:	18%
Total CFI:	70.3%
Condition Score: (60%)	3.14
Energy Score: (0%)	1.92
Suitability Score: (40%)	4.38
School Score:	3.64



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: THOMPSON R-2J

Applicant Priority # 1

County: LARIMER

Cash Grant Rank: 1.9

Project Title: Orchestra Pit Infill

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | safety cover over openorchestra<br>pit in auditorium      |

## General Background Information and Reasons for Pursuing a BEST Grant:

Thompson Valley High School is located on 36 acres in Loveland, Colorado with 217,995 sq. feet. The current enrollment is 1,314 students. The Roberta Price Auditorium offers seating capacity of 1,100 and was part of the original building built in 1976. The auditorium is used for traditional activities such as the drama and music departments of the high school, but is also used by community performance groups, elementary school student musical performances and more recently by severe needs special education students in drama classes.

In addition to 3-4 classes using the stage every school day, 120 groups used the stage/auditorium in 2010 and 200 in 2011. These figures include community and district events.

The stage is well equipped in terms of lighting and curtains but there is a precarious void between the edge of the stage and the audience. The space is an orchestra pit with an initial 7'4" ft. drop and then a 5'11" ft drop with a hard metal edge.

It is the use by elementary students and special education students that has accelerated safety concerns with an open, multi-level orchestra pit. The nature of performances by community groups and drama students on stage means there is a lot of activity encouraged, such as dancing and moving of equipment. Teachers report that the students that have fallen off the stage in the past few years were not horsing around but moving stage sets or misjudging the edge of the open stage while they delivered lines.

A netting was considered but the auditorium technician feels those are more effective with college age students. There space between the lip of the stage and the net where an elementary student could fall and high school students do not all have the capacity to resist bouncing off the netting.

The auditorium is used by 9 elementary schools for winter concerts as well as student awards ceremonies and 6 elementary student performances in the spring. All these events involve students moving up one set of stairs on stage left and across the stage and then down another set of stairs stage right. Once students reach the top of the stage stairs, the railing is only 2 feet long (both sides) which means 56 feet of unprotected space for students to travel across. Strong, theatre lighting also impairs the vision of anyone on the stage. Although the school staff and parents feel the opportunity to perform in a real auditorium is a valuable part of student experience, the auditorium technician reports that the staff watch with great concern at every performance because there is significant risk each time he observes students performing or moving across the stage.

## Deficiencies Associated with this Project:

Orchestra pits typically have provision to be covered when not in use by musicians. The stage at Thompson Valley High School is only used 10 percent of the year with an orchestra, leaving 90 % of the time when students—and adults are at risk of falling over the edge of the stage. There is 56 ft. of unprotected edge with a drop off a stage used by high school and elementary students who are dancing or under direction to move without pausing. Furthermore, there are two drops; the first is 7 down and used to store set scenes. The second level is a 5 foot drop but the edge is metal. A student falling on either level risks a second injury from bouncing off the higher level of orchestra pit flooring into the lower level or rolling into the upper tier.

The orchestra, band and drama teachers also feel there is a curricular deficiency from the space between the edge of the stage and the audience. Not being able to be close to the audience means they cannot use the space for smaller ensembles.

Adding to the risk assessment, each semester, 11 or more special education students with severe needs participate in a class in beginning acting. However, the nature of some of their disorders makes it difficult for them to understand why they have to limit their actions on stage. Another student has a difficult time with balance so operating on a stage with a drop off

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

is perilous.

## Proposed Solution to Address the Deficiencies Listed Above:

To improve the safety of the auditorium and stage, we propose to build a orchestra pit filler in the space between the edge of the stage and the audience. The cover would be fabricated to conform to the pit opening; support the weight of human bodies and extend to the lip of the stage so there is no space for a foot to get caught or trip. When an orchestra is using the space the performers have a visual warning marker that the flooring changes. The orchestra pit filler would consist of 24 decks; 11 main beams, 20 intermediate beams; 25 columns 71 diagonal braces and unit and column beam carts. The filler would be in position 90% of the year. Once built, the cover can be removed by a small crew, stored and reassembled. The platform/cover has provision to be rolled away while the pit is in use. Because it is custom built, it would provide an integrated surface during classes and stage performances.

## How Urgent is this Project:

Teachers and facility staff consider the space a constant risk. Two students have fallen in the past few years during rehearsals. In addition to performances, the space is necessary for the drama class with inclusion of special education students. The class has been very successful in terms of giving special education students space outside the classroom and had a positive impact on classroom management so it will continue to be offered, but there is no alternative space for this class. The auditorium and stage are also rented on a consistent basis by a church and fine arts groups. Although, one regional orchestra declined to perform there because they considered the pit to be a risk. During the month of May there is almost no evening with the stage is not in use for awards ceremonies or elementary choral groups. Protection against falling is a proactive approach so that the students can concentrate on performing.

## How Does this Project Conform with the Construction Guidelines:

The project conforms under the following specific guidelines:

- 1.2.1 Health and Safety issues
- 4.12.15 Support school and community use
- 4.12.16 Auditorium and community wide productions
- 5.1.7 Joint use facilities

Permitted project with CDPS; compliant under the 2006 IBC  
Health and safety issues addressed by removing potential fall hazard  
updated technology in stage floor for school and community programs  
Expanding functionality of stage floor for school and community programs, services & productions.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The capital renewal budget is set at 10% of the material cost of \$30,822. In addition, a portion of the revenue from rental of the auditorium is designated for upgrades and maintenance. For example, the cost of inspecting the theatre rigging (\$3,000) is collected through rental fees. The auditorium technician will inspect quarterly and if needs are identified they will be entered in the work order system.

Maintenance steps will also be dictated by the terms of the warranty. In addition, the district will make provision for maintenance materials through the General Fund.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The facility was in good condition when new.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 1 - \$496,650

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$20,837.08  
**Current Applicant Match:** \$26,519.92  
**Total Project Cost:** \$47,357.00  
**Previous Grant Awards:** \$0.00  
**Previous Matches:** \$0.00  
**Affected Pupils:** 1,328.00  
**Affected Sq Ft:** 710  
**Cost Per Sq Ft:** \$60.64  
**Cost Per Pupil:** \$32.42  
**Sq Ft Per Pupil:** 0.53  
**Per Pupil Allocation to Cap Reserve:** 234  
**Who Owns the Facility:** District  
**Does the Facility have existing Financing** No  
**Explain Existing Financing:**

**Charter School Authorizer Letter**  
 **Charter School Three Month Notification**  
 **Charter School Chartered For Five Years**  
 **MasterPlanComplete**  
 **Did Applicant Meet the Minimum Required Match**  
**Waiver Letter Included:** Meets  
**CDE Minimum Match Percent:** 56  
**Actual Match Provided by Applicant:** 56  
**Historical Significance:** N/A  
**Does this Qualify for HPCP:** Not Required  
**If Match is a Bond Election Date:**  
**Inflation %:** 0.00%  
**Who will the Facility Revert to:** N/A

**State Financial Watch:** No  
**# of Fiscal Health Warning Indicators:** 0  
**Fiscal Health Watch:** No  
**District FTE Count:** 14,203.00  
**Assessed Valuation** 1354395562.9  
**PPAV:** 95359.822778  
**Unreserved General Fund FY0910** 20355965.89  
**Bonded Debt:** 122829737  
**Total Bonding Capacity** 270879112.58

**Free Reduced Lunch %:** 32.17%  
**Median Household Income** 23661  
**Bond Capacity Remaining** 148049375.58  
**Existing Bond Mill Levy** 9.156  
**Bonded Debt Approved** 89215000  
**Year Bond Approved** 05  
**Bonded Debt Failed:**  
**Year Bond Failed:**  
**Bond Capacity Remaining** 148049375.58  
**Percent Bonding Capacity Used** 0.45344853588

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## KIM 88 - Kim ES - K-12 School Renovations - 1939

### School Name: Kim ES

Number of Buildings:	3
All or Portion built by WPA:	Yes
Gross Area (SF):	14,393
Replacement Value:	\$4,294,591
Condition Budget:	\$3,155,138
Total FCI:	73.47%
Energy Budget:	\$0
Suitability Budget:	\$428,700
Total RSLI:	24%
Total CFI:	83.5%
Condition Score: (60%)	3.15
Energy Score: (0%)	2.31
Suitability Score: (40%)	3.68
School Score:	3.36



## KIM 88 - Kim Jr/Sr HS - K-12 School Renovations - 1939

### School Name: Kim Jr/Sr HS

Number of Buildings:	4
All or Portion built by WPA:	Yes
Gross Area (SF):	30,419
Replacement Value:	\$8,295,375
Condition Budget:	\$5,778,097
Total FCI:	69.65%
Energy Budget:	\$0
Suitability Budget:	\$1,867,400
Total RSLI:	18%
Total CFI:	92.2%
Condition Score: (60%)	3.02
Energy Score: (0%)	2.40
Suitability Score: (40%)	3.21
School Score:	3.09





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: KIM 88

Applicant Priority # 1

County: LAS ANIMAS

Cash Grant Rank: N/A

Project Title: K-12 School Renovations

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Renovation and Addition                                   |

## General Background Information and Reasons for Pursuing a BEST Grant:

Structural deficiencies with the potential for roof collapse, leaking roofs, flooded basements, no fire detection or fire suppression systems, no fresh air system, all housed in beautiful WPA funded school buildings. These alarming conditions have mobilized the Kim Community into action to determine how to save the school and continue the quality education they have enjoyed for the past 95 years. Facility assessments have provided an overview of the existing conditions and program needs, identifying major health and safety problems including asbestos, no fire sprinklers, poor entry and site security, site flooding and energy inefficient structures and systems. The school district maintains current financial resources without debt, yet the health and safety deficiencies exceed the District's bonding capability to remedy. Without substantial funding assistance from the BEST Grant process, the District cannot meet minimum health, life safety and academic standards.

The Kim master plan assessment and programming process identified needs for critical life safety upgrades. Based on a contractor's estimate, the funds needed to correct the deficiencies total \$10,949,529.00. The current bonding capacity of the Kim School District RE-88 is 2,885,617.00, roughly 1/4 of the required funding. Without the BEST Grant, the Kim School District will not be in the financial position to correct the life safety issues identified by the design team and CDE assessments, nor would they be able to make the upgrades necessary to extend the useful life of the facilities.

The recommended solution contained in the Kim School District RE-88 Facilities Master Plan, endorsed by the design advisory group and community members, is the basis for the Kim BEST Grant application. School facilities, totaling approximately 44,000 gross SF, include 3 historic buildings built in the 1930's as a part of the Federal New Deal programs: the Elementary School (PK-6), Activity Center, and an undivided High School. There are two non-historic educational buildings: the Gymnasium/Cafeteria (1972), and Vocational Agriculture Building (1967).

☒

The Activity Center is currently not in use as it was deemed structurally unsuitable for occupancy in 2010. Originally a gymnasium and cafeteria, it has been used for distance learning, an auxiliary gymnasium, school gatherings and community gatherings in more recent years. The structure is located in the center of the campus posing a safety risk.

Administration is located in the high school with limited oversight of the campus. The lack of a single controlled entry, combined with an antiquated fire alarm and communication systems, results in significant security risks throughout the campus. The administration area has no ability to oversee PK-6 functions and is undersized relative to teacher support functions (i.e. storage, conference rooms, workrooms and planning rooms). Adjacencies to enable instructional efficiencies are not in place. There are limited or no facilities to support I.T., distance learning, science prep, family services, music, art, adequate athletic storage, adequate weight training, and there are no dedicated adult restrooms. VoAg is taught in a pre-engineered non-insulated steel building with a classroom area 50% the required size and lacks adequate restrooms.

There are significant drainage issues; outdated mechanical, plumbing, sanitary and electrical systems; and poor energy performance of the buildings. The proposed renovation will not only improve the life safety conditions at the facilities, but it will also make the facilities less expensive to operate and maintain.

The goal of this process was to find a balanced solution that provides lasting value. The members of this conservative community understand the importance of spending wisely and after much discussion and review, believe that the proposed

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

recommendations accomplishes this goal while being the most responsible investment of construction funds.

## Deficiencies Associated with this Project:

### Buildings

There are numerous health and life safety issues of critical concern at the Kim School District. The School District is housed in five structures ranging in age from 40 years to 75 years old with systems that are past their life expectancy. All five buildings are missing essential health and life safety improvements including the absence of fire suppression, fire detection, fire alarm, emergency communication systems, unsecured/unmonitored entries, a mechanically controlled fresh air system (resulting in poor indoor air quality), water infiltration in some areas causing a concern for bacterial and mold growth, and serious structural deficiencies. Compounding the problem, Kim is over an hour from fire, police and medical emergency services. The Kim community does have a volunteer fire department equipped with a spreader truck to fight grass fires only – all other services are 50 to 70 miles away.

In the event of a fire, none of the buildings are sprinklered or equipped with a rated corridor system to enable safe egress. Given the extended response time for first responders, loss of life is a real threat and irrevocable loss of property is predictable. "At grade" exitways are limited and in some buildings non-existent, which is both an egress and ADA concern.

Per a structural engineer's assessment in 2010, the historic Activity Center (former Gym and original school building), which sits in the middle of the campus, is at risk of structural failure. The Activity Center's roof trusses have buckled up to 6 inches. Per the recommendation of two independent engineers, the building should not be occupied until the condition has been remedied. The building, if not repaired, is a potential hazard to the surrounding school grounds (including a pre-K playground immediately to the north) and the adjacent elementary and high schools both located within fifty five feet of the structure. Structural repairs are also required at the elementary and high school. The floor bridging at the elementary school has become dislodged and both the high school and elementary school have crawl space foundation walls that have been compromised with excessive plumbing and mechanical openings.

The buildings do not have fresh air/outside makeup air included in their mechanical systems resulting in poor indoor air quality. According to the Kim School District Superintendent, the poor indoor air quality contributed to having to close the school in 2010 due to a flu epidemic. There are three historic structures on the site and none are handicapped accessible. Windows are single pane clear glass with no thermal break. The exterior walls of the high school and elementary school have limited insulation with only 1 inch of rigid insulation applied to the interior face of the stone bearing walls and limited insulation at the roof. The Activity Center walls have a full 6 inches of batt insulation. The exterior walls of the Gymnasium/Cafeteria building are not insulated. The windows at the Gym/Cafeteria are clear single pane and the frames do not have a thermal break. The buildings finishes and telecommunication systems are all past their expected life and need to be replaced.

### Site

Access to all three historic structures is not handicapped accessible. There is limited storm runoff capability on the site and after even a brief rain shower, water ponds around the elementary school, Activity Center and the high school. The lack of runoff has resulted in deterioration of the buildings stone facades, surrounding sidewalks and frequent basement/crawl space flooding. The sanitary and waterlines are all past their useful life and need to be replaced.

### In Summary:

1. Structural hazards: The roof over the historic Activity Center is in danger of collapse. A recommendation in 2010 to close the building to occupancy (until repair – estimated at about \$350,000) is supported by two independent structural engineers' assessment. According to structural engineer Dan Cooke of JVA, who did the initial evaluation, "if the building were to fail, it would do so without warning" posing a significant risk to anyone in the area and to the adjacent elementary and high school buildings. The floor bridging at the elementary school has become dislodged and bearing walls compromised with large openings for piping and mechanical penetrations.
2. The electrical load centers and fused disconnects located in the Activity Center and VoAg building are missing, or have broken protective covers, the panels pose a significant risk of Arc Flash.
3. Moisture intrusion: The basement at the Kim High School floods during rainstorms and the water runs over electrical panels and outlets. The site floods during even small rainstorms causing building facades to deteriorate.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

4. ☐ Roof leaks - There is an ongoing roof leak problem at the Activity Center, damaging interior finishes including the original wood floor, walls and ceilings.
5. ☐ Chemical storage at the science room is not within a secured science preparation room.
6. ☐ Fire alarms and fire sprinklers: Code required fire sprinklers are not installed at any of the school facilities and especially needed given the remoteness of the school from emergency fire services. With the exception of a toggle switch in the hallway of the high school and elementary school, which is tied to wall mounted horn, there is no integrated fire alarm system. There is no smoke detection system in place
7. ☐ Exterior lighting at egress doors is not Code compliant and does not have the required emergency power/battery backup.
8. ☐ Interior egress lighting does not meet the minimum recommended Code level of 1 footcandle.
9. ☐ Exterior door monitoring: The main entry for the school is at the high school adjacent to the single administration office. Entry cameras were installed in 2011 at the high school and elementary school main entries but have turned out to be difficult to monitor. Given the current campus layout, full visual surveillance from the main office to the entry doors and parking areas is not possible. There is no centralized, or building specific (such as a cardreader), means of locking and unlocking doors. Due to the dispersed nature of the campus and lack of electronic door controls, at least one door of each building remains unlocked for student access throughout the day leaving the campus unsecured.
10. ☐ Without signage and traffic markings, the parking area to the south of the gym/cafeteria building creates a safety issue for pedestrians during athletic events with up to hundred cars and several buses operating without clear traffic controls. According to anecdotal information, there have been numerous close calls of cars and buses almost hitting pedestrians. The area should be paved, and or, clearly marked to better direct vehicles and pedestrians.
11. ☐ Freestanding propane tanks are scattered throughout the site and are not secured with fencing.
12. ☐ There is no emergency communication system such as fire annunciators or campus wide intercom system.
13. ☐ Air conditioning - other than the administration office, the school is not air conditioned and has created difficult teaching conditions in the transition seasons at the beginning and end of the school year. This has been compounded by the fact that Kim is subject to frequent high winds and without proper landscaping there is much air borne dirt making it impossible to open windows on many days.
14. ☐ The buildings do not have fresh air/outside makeup air included in their mechanical systems resulting in poor indoor air quality. According to the Kim School District Superintendent, the poor indoor air quality contributed to having to close the school in 2010 due to a flu epidemic.
15. ☐ The High School and Elementary School do not have health clinics that comply with State regulations. The Elementary School currently has a cot in an unsupervised storage room. The High School does not have a designated area for sick students.
16. ☐ The site and buildings are not designed or equipped to be ADA accessibility.
17. ☐ Windows are single pane and prone to letting in dirt from the frequent high winds. The antiquated and inexpensive aluminum windows from the 1970's are poor energy performers and contribute to the already poor indoor air quality. The original window openings were filled in with smaller windows in the 1970's and have reduced the effectiveness of daylight harvesting and have increased the demand for electric lighting.
18. ☐ Hazardous materials – according to the last AHERA report from the early 1990's, there is non-friable asbestos in the 1970's gym/cafeteria building and High School, and extensive non-friable asbestos flooring at the elementary school. Given the age of the buildings, they should be tested for lead based or lead containing paint. Water quality should also be tested.
19. ☐ With the exception of the 1970's gym/cafeteria building, all the buildings are lacking in air tight entry vestibules and wind driven snow and dirt frequent makes it into the interior hallways.
20. ☐ The lack of runoff has resulted in deterioration of the buildings stone facades, surrounding sidewalks and frequent basement/crawl space flooding.
21. ☐ The existing classroom lighting is surface mounted prismatic fixtures without dimming or other controls to minimize electric lighting demand when there is sufficient daylight or when the room is not occupied.
22. ☐ The lighting in the gymnasium is of a very poor quality and does not provide adequate lighting for athletic events. The lighting at the bleacher area no longer functions. Lighting control in some areas is per the circuit breaker and does not meet code.
23. ☐ The gymnasium/cafeteria building does not have a working ventilation or exhaust system.
24. ☐ Building thermal envelope performance: the high school and elementary school have only 1 inch of rigid wall insulation with limited roof insulation. The VoAg building and 1970's Gym/Cafeteria buildings are not insulated. An energy model should be developed to determine solutions for improving the buildings thermal performance. Based on common practice, improving the building envelope with increased insulation and high performance windows combined with a high efficiency mechanical/electrical system will greatly reduce the school Districts operating and maintenance costs.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

25. Plumbing fixtures are not ADA compliant, in some cases do not meet Code required flow rates and are not water saving devices. Galvanized water supply piping is corroding at various locations. The galvanized water supply at the high school is located within five feet of the sanitary services exit, which is not permitted by code.

## Proposed Solution to Address the Deficiencies Listed Above:

First and foremost, the solution concentrates on addressing all the critical health and life safety concerns outlined above. Given the historic designation of 3 of the 5 primary educational buildings, and the strength of their architectural character, the solution focuses primarily on renovation with an addition located on the West end of the Activity Center. The addition will house a new gymnasium and support spaces and will be adjacent to the Activity Center to provide the important adjacency of gymnasium and cafeteria to support the numerous athletic after hours events. The Activity Center is repurposed from an assembly space to central administration and cafetorium. For efficiency, the existing auditorium (located in the high school) will be repurposed for primary educational space and the cafeteria and auditorium will be combined into one space to be housed on the main floor of the activity center. The lower level of the Activity Center is not slated for educational use and will be used for a new central mechanical system to serve the campus.

Programming indicated the need for 34,000 net square feet of educational space. They currently have approximately 29,000 net square feet of educational space (excluding the space available within the Activity Center). The recommended increased square footage is primarily in the areas of teacher support spaces (work rooms, supply rooms, conference rooms), science preparation and storage (for safety), and, special education rooms and two multi-purpose rooms to accommodate art, music and family consumer sciences.

## Buildings

A complete fire suppression system and detection system will be incorporated into the solution with modern controls and annunciators. Finishes and doors will be upgraded. Energy efficient mechanical, electrical and plumbing systems will be included. Walls will be reconfigured in the high school and elementary school to comply with the program requirements.

## Site

The site utilities will be replaced and the site re-graded to alleviate ponding and ongoing building degradation. Ramps will be used to accomplish handicapped accessibility at the three historic structures.

The preferred master plan includes construction dollars to:

1. Make needed structural repairs to the Activity Center, Elementary School and Undivided High School
2. Upgrade electrical systems
3. Repair water migration issues at each of the historic buildings
4. Provide a science preparation area for safe storage of chemicals
5. Improve building life safety by adding a fire sprinkler system and smoke detection and alarm components all linked to a central master fire control panel
6. Provide Code compliant exterior lighting
7. Provide emergency backup power and emergency egress lighting
8. Address campus security (centralized administration functions along with technology upgrades) with new systems to monitor and establish better entry control
9. Provide new telecommunications systems throughout the campus
10. Abate hazardous materials
11. Centralize fuel and mechanical systems and locate in a secured area
12. Reduce ongoing operating costs by upgrading the structures to be more energy efficient (windows and building envelope improvements) and by installing energy efficient MEP systems - mechanical, electrical and plumbing. Install air-conditioning for transitional seasons. Install low flow plumbing devices
13. Provide outside air within the mechanical system to improve indoor air quality
14. Provide a centralized code compliant clinic
15. Enhanced safety features and equipment at playground areas
16. Improve accessibility by providing at least one accessible entry / exit at each of the existing buildings, provide ADA compliant restrooms and locker room facilities, and create accessible routes throughout classroom and general facility components. Newly constructed areas will be designed per current Code with full accessibility. Accessibility to the main

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

occupied floor of the Activity Center is accomplished via a ramp on the West end.

17. Re-grade the area surrounding the primary campus buildings to remedy the serious storm drainage issues
18. Replace sanitary and water lines at the site
19. Repair cracks in stone masonry and repoint as required
20. Create vestibules and provide new entry doors
21. Provide new interior doors to accommodate accessibility
22. Refinish select existing wood flooring/provide new flooring material and ceiling finishes
23. Improve wayfinding and parking designations at parking areas to increase pedestrian safety
24. Facilitate daylight harvesting, creating an enhanced learning environment along with providing the needed electric lighting controls to reduce energy consumption
25. New windows to eliminate the current dirt/dust migration that occurs in the classrooms while improving the building energy performance
26. Provide new program components such as teacher support areas (that will enhance the teachers' ability to work more efficiently), science preparation area for improved student safety, multi-purpose rooms to offer programs that they cannot effectively offer in the general classroom such as art and special education and a dedicated distance learning area

## How Urgent is this Project:

There exists within the Kim School District a serious concern about the life safety deficiencies that have been identified with our current buildings. The Kim community is concerned about the condition of the facilities in the District. The health, safety and welfare of the students and faculty are of highest priority and we support investing in making corrections necessary to remedy unsafe conditions and to correct the deficiencies identified in the CDE assessment as well as other assessments. Due to the quantity of deficiencies, however, the associated costs will exceed the District's bonding capacity to fix the situation. The BEST Grant funding is critical for this District to make the necessary improvements to the facilities and correct the security, life safety, structural and health deficiencies present today.

The Activity Center requires structural repairs to the roof to eliminate the potential collapse and threat to surrounding areas. Site safety issues need to be corrected with Code compliant site lighting, building exit lighting and pedestrian/traffic circulation improvements. Fire suppression systems and fire alarm improvements are not only required by Code, but a necessity to help protect life and property. System deficiencies should be corrected as soon as possible. Security of entry doors is not adequate and the entire facility needs to be updated with new systems to monitor and establish better entry control.

Introduction of fresh air via the mechanical system is needed as soon as possible. The only existing natural ventilation system within the school buildings is provided by operable windows, but due to frequent wind driven sand conditions and cold temperatures, windows are frequently left closed. It is recommended by building code to have fresh air changes within the classroom to promote indoor air quality. Systems identified in the assessments as past their life expectancy need to be replaced. Failure of these systems is unpredictable but would result in hardship or temporary closure during repairs as they include sanitary and water, both necessary for daily operations and emergency repairs/replacements are costly. Structural repairs and site grading at the High School and Elementary School are not as urgent as some of the other safety and security threats, but necessary to protect the facilities from further damage and prevent water infiltration which is becoming an increasing problem.

The Master Plan team identified \$10,949,529 worth of corrections to remedy facility deficiencies, yet the maximum bonding capacity is \$2,885,617. With the BEST grant funding the District will be in the position to provide a safe, secure, healthy school environment with the high quality education valued as a necessity in the State of Colorado. Without the additional funding, the District will allocate available capital construction funds for the most crucial repairs and installations to the extent possible, but unfortunately it will not be enough to solve all of the urgent issues at this time and other deficiencies will continue to grow as repairs are deferred.

## How Does this Project Conform with the Construction Guidelines:

Compared with the "Capital Construction Assistance Public Schools Facility Construction Guidelines", the building deficiencies are as follows:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- 3.1. The historic buildings all have multiple cracks and general water damage. Repair and selective repointing of the masonry is required. Water is leaking into the basement and crawl spaces of the elementary and high school buildings due to poor site drainage conditions and as a result of the mechanical feeds from the exterior freestanding mechanical buildings.
- 3.2. The Activity Center has experienced roof leaks along with the gymnasium and cafeteria buildings. The elementary and high school roofs are performing.
- 3.3. The corridors are not fire rated.
- 3.5. The facilities are missing code compliant fire alarm systems and with the exception of the gymnasium/cafeteria building there are no fire alarm pull stations.
- 3.6. Per the schools 1990 AHERA report the elementary school and gymnasium/cafeteria contain asbestos material. There are no reports available on lead based paint.
- 3.7. The school does not have a comprehensive security system other than the recently installed security cameras located at the high school and elementary school entries which have limited monitoring due to limited staff. Keypad entries are not in place.
- 3.8 An Event Alerting and Notification System suitable for emergency management is not installed.
- 3.9. There are a minimum of five unsecured entry points into the five school facility buildings and with the administration office located in the high school, it is difficult to maintain a secured campus. This entry also is not conducive to administrative control as it is lacking a secured entry point (such as a secure entry vestibule) and visual surveillance of the parking area is limited. With multiple campus buildings and a single administrative area, each building should be locked with an intercom and camera system with controlled access monitored from the main office. Keypad or keycard entries should be added at each building.
- 3.10. Emergency egress lighting is not compliant with the minimum required egress lighting.
- 3.11. The mechanical systems do not meet current code. Other than some operable windows, there is no ventilation provided through the mechanical system.
- 3.12. Due to the lack of filtered outside air, indoor air quality is reportedly poor. In 2010 the school was forced to close due to a flu outbreak.
- 3.13. Restrooms do not comply with current code.
- 3.15. The science room is lacking a separated science prep room.
- 3.16. Other than a cot in the elementary school, there is no facility in the high school or elementary school to care for sick children
- 3.17. None of the five campus buildings comply with ADA accessibility requirements
- 3.18. The main event parking area adjacent to the cafeteria/gymnasium is not paved or marked with traffic lanes – numerous problems have been reported relating to pedestrian and vehicular conflicts as a result. Site lighting is also not adequate for security or pedestrian safety. There are conflicts with buses that are bringing students to athletic events as a result of not having clear bus lane markings next to the gymnasium
- 3.18.5 Sidewalks are eroded and in some areas settled due to drainage problems
- 3.18.8 Fire lanes are not marked
- 3.19.1 The site is open with no perimeter fencing presenting potential security issues
- 3.19.3 Propane tanks are not fenced and utilities come in close contact to the elementary school playground
- 3.19.5 Site lighting is inadequate for the frequent evening use of the campus
- 3.19.6 Playgrounds are not compliant with ADA
- 4.2 - 4.4 (Reference Section VIII, 8.1 Facility Adequacy)
- 4.5 The Alpine Achievement data warehouse system is used by the educator staff. Parents will have access to student information via the SDS.
- 4.6 Emergency power is not provided and there tend to be frequent power outages
- 4.10.2 Preschool and Kindergarten classrooms do not have dedicated bathrooms
- 4.10.3 Special education currently does not have a dedicated area. The programming effort identified a need for a special education room
- 4.13.1 Shaded outdoor areas for outdoor learning and appropriately landscaped areas for gathering do not exist on the campus. The science and language arts classes use the immediate outdoor spaces for learning weather permitting, but given the lack of seating and shade areas, it has been infrequent. The undeveloped landscape results in dirt migration into the classrooms due to frequent winds and infiltration prone windows. The playfields to the north have utility poles/power lines running through the middle with a plowed perimeter running track that is not regulation length. The school does field a track team that competes at the state level.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- 4.13.5 The school relies on distance learning (through BOCES) for their foreign language requirements and a dedicated space is needed. In the past, distance learning has been set up in a temporary configuration either in a classroom or the computer lab; neither has been effective in providing the right conditions for this technology
- 4.13.6 The science lab is not equipped with a secured science prep area
- 4.13.7 Identified as a program need, the high school does not have facilities for family consumer sciences (programmed to be part of a multi-purpose classroom)
- 4.13.8/4.13.9 Facilities to accommodate band and vocal music do not currently exist. It is an identified need
- 4.13.9.1 There is no dedicated Art classroom. Art instruction has occurred in the language arts classroom in the past with issues due to the very different functional needs and lack of storage.
- 4.13.10 The auditorium stage located in the high school is not adequate for conducting certain plays and is not large enough to accommodate set design or construction
- 4.13.14 At 1,650 square feet, the cafeteria is right-sized for food service but is undersized for school and community gatherings. In the past these events were accommodated effectively in the second floor of the Activity Center with about 3,800 square feet. Combing the auditorium and cafeteria into a cafetorium will provide the school with a single space (with increased utilization) that will accommodate the full complement of programmed assembly needs.
- 4.13.15 Currently there is one gymnasium with two main backstops - a second gymnasium or a main gymnasium with cross courts has been identified as a program need to support their competitive basketball program and provide more flexibility for teaching PE
- 4.13.16 The weight training area is below grade and below the bleachers with headroom issues and limited space for equipment
- 4.13.17 The locker rooms are sufficient in size but plumbing fixtures do not work properly and there is no exhaust air
- 4.13.18 Visiting Locker areas are located below the main floor level and directly below the bleachers. There are ramps at each locker area but do not comply with ADA
- 4.13.19 The current administration area is significantly undersized and lacks a clinic/nursing area, teacher work area, adult bathrooms and conference room

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The Kim School District RE-88 plans to establish a capital renewal reserve fund for the specific purpose of replacing major facility systems with projected life cycles (i.e. roofs, interior finishes, electrical systems, heating, ventilation, and air conditioning systems). The goal for this fund is to accumulate approximately \$110,000 dollars, which is 1% of the BEST Grant funding sought with this application for the work. The funds are to be set aside to be used in maintaining the capital construction improvements upon completion of the grant.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

There are five primary buildings utilized by the Kim School District for educational purposes. All five buildings were newly constructed for the District at different dates between 1936 and 1972.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

\$5,000 / yr

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

Importance: M    Urgency: H    Planning: Up To Date    Ability: Not Able    Previous BEST Grants: 0

Red Flags: Multiple    Red Flag Explain: High Cost per SF, High SF/Pupil

Current Grant Request: \$9,158,865.00

Charter School Authorizer Letter

Current Applicant Match: \$2,885,617.00

Charter School Three Month Notification

Total Project Cost: \$12,044,482.00

Charter School Chartered For Five Years

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	57.00	<b>Waiver Letter Included:</b>	Statutory
<b>Affected Sq Ft:</b>	38,892	<b>CDE Minimum Match Percent:</b>	65
<b>Cost Per Sq Ft:</b>	\$281.54	<b>Actual Match Provided by Applicant:</b>	23.958
<b>Cost Per Pupil:</b>	\$192,097.00	<b>Historical Significance:</b>	Yes-Deemed Signific
<b>Sq Ft Per Pupil:</b>	682.32	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1991	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	66.07%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	25582
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	3324604.0504
<b>District FTE Count:</b>	56.00	<b>Existing Bond Mill Levy</b>	0
<b>Assessed Valuation</b>	16623020.252	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	296839.64736	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	744258.88	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	0	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	3324604.0504	<b>Bond Capacity Remaining</b>	3324604.0504
		<b>Percent Bonding Capacity Used</b>	0



## Statutory Waiver for BEST Grant District Match

A partial/full (circle one) district match waiver is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* N from grant application): \$ 7,828,913.00
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 2,885,617.00
- C. New proposed bonded indebtedness if the grant is awarded: \$ 2,885,617.00
- D. Current outstanding bonded indebtedness: \$ -0-
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 2,885,617.00

School District: Kim RE-88

Project: Kim RE-88

Date: February 28, 2012

Signed by Superintendent:



Printed Name: Monica K. Johnson

Signed by School Board Officer:



Printed Name: Ricke Feemster

Title: BOE President

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## GENOA-HUGO C113 - Genoa-Hugo ES/MS/HS - PK-12 Addition and Renovation - 1967

**School Name: Genoa-Hugo ES/MS/HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	63,987
Replacement Value:	\$18,512,884
Condition Budget:	\$12,749,953
Total FCI:	68.87%
Energy Budget:	\$0
Suitability Budget:	\$699,400
Total RSLI:	18%
Total CFI:	72.6%
Condition Score: (60%)	2.84
Energy Score: (0%)	2.40
Suitability Score: (40%)	4.60
School Score:	3.54



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: GENOA-HUGO C113  
 County: LINCOLN  
 Project Title: PK-12 Addition and Renovation

Applicant Priority # 1  
 Cash Grant Rank: N/A

- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof               | <input checked="" type="checkbox"/> Window Replacement    |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input checked="" type="checkbox"/> Boiler Replacement | <input checked="" type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Water Systems      | Fire Sprinkler System                                     |

## General Background Information and Reasons for Pursuing a BEST Grant:

The District has realized that their facilities are aging and that aging was apparent in the State Wide Facility Assessment findings. Maintenance concerns are being deferred and they are unable to deliver educational programming in the manner consistent with State Guidelines and District desires. For these reasons the District decided to undertake the planning process and work on a long-term facility Master Plan. Knowing that the state of Colorado had recently completed the State-Wide Facility Assessment and was offering the Building Excellent Schools Today or BEST program made it a perfect time to engage in such an effort.

It is important to note that the FCI score of 65.7% applies to the entire site, including the original building and the 1999 addition. The original 1967 building, which this application targets most heavily, has an FCI score of 76.5. Numerous assessment criteria scores were analyzed by the architect and structural engineer and comments were submitted to the CDE likely to increasing the FCI score of the 1967 building.

The most urgent deficiencies of the building are structural, life safety, and indoor air quality:

- ☒The original 1967 building suffers from failing foundations, slabs and load bearing walls.
- ☒The entire campus lacks a fire sprinkler system.
- ☒The campus layout, location of admin, failing exterior door hardware and an inadequate security system prohibits effective campus security.(Security is a major concern for this district since a student killed his great-grandparents in March 2011 then returned to school for several days before being apprehended.)
- ☒The majority of the air handling units throughout the campus are residential type units that are past their 7-10 year life expectancy. Worse yet, repair parts are no longer available for these units.
- ☒There are no air handling units serving the gymnasium. No air changes. No conditioning.
- ☒The kitchen lacks an Ansul system for the grease hood and lacks fireproof duct. There are also numerous open citations from the DFS regarding the fire detection & notification system.

In addition to the urgent deficiencies, many of the building systems are exhibiting conditions beyond their useful life and have been indicated for replacement:

- ☒All roofs other than the 1999 addition and one section of the elementary wing have leaks and have exceeded their expected life spans.
- ☒The 1967 building has some specific conditions:
  - ☒The exterior walls are suffering from foundation settling issues and are severely cracked in many areas.
  - ☒Slabs on grade have settled along with the foundations.
  - ☒Doors and hardware are old, do not provide adequate security, do not meet code, and do not seal out the elements.
  - ☒Windows are single pane and do not seal out the elements.
  - ☒Due to the above conditions, the building envelope as a complete integrated system is drastically failing.
- ☒Floor finishes, wall finishes, ceiling finishes, furniture and equipment are all dilapidated and failing. The suspended grid ceilings are sagging from insulation in places. The computer lab is comprised of old hand-me-down computers from a prison that got to upgrade their inmate computer lab.
- ☒Plumbing fixtures are original to the 1967 construction; inefficient and maintenance intensive. Fixture counts are also inadequate for the student population.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- ❑Technology infrastructure outdated and inadequate.

The Genoa-Hugo School District is committed to maintaining their existing facilities, and it is apparent when you view the facilities. All of the problems mentioned above do not stem from lack of maintenance; they stem from original structural design flaws and material aging. Additionally, the evolution of teaching theories and practices has rendered the original school inadequate for effective 21st century learning environments.

The School district needs a BEST grant to correct these life safety and educational deficiencies so they may provide their students with the quality education that they deserve.

## Deficiencies Associated with this Project:

The most urgent life safety and educational environment deficiencies are:

- ❑Structural failure of 1967 building.
- ❑Lack of fire suppression system.
- ❑Lack of effective security and visitor access.
- ❑Failure prone residential air handling units that leave learning environments without proper ventilation.
- ❑Lack of proper ventilation in gymnasium.
- ❑Vocational classroom is inadequate and not ADA accessible.

Some of the other deficiencies that would be corrected with the BEST grant are:

- ❑Finishes in restrooms do not comply with CDPHE standards.
- ❑Lack of ADA accessible parking.
- ❑Original plumbing fixtures inefficient and non-ADA compliant.
- ❑Interior piping is original and past its useful life.
- ❑Most of the exterior doors and windows are original and are not effectively serving the purpose of securing the building and/or keeping weather out.
- ❑Interior doors are original and visibly worn, with original hardware.
- ❑Original casework.
- ❑Lack of landscaping.
- ❑Poor site runoff and subsequent erosion and continuing foundation damage.
- ❑Poorly coordinated parking, drop off & visitor entry.
- ❑Inefficient kitchen equipment. Walk-in freezer/cooler has water cooled condensing units that utilize domestic water flowing over the coils and down the drain 24/7.
- ❑Proper thermostat zoning. Current zoning doesn't take exterior exposure into account and results in large differences in temperature between rooms on the same T-stat.
- ❑Lack of daylighting.

## Proposed Solution to Address the Deficiencies Listed Above:

The north wing of the building continues to fail with no signs of stopping. The layout of the north wing in conjunction with the rest of the school is un-conducive to a modern learning environment. The campus lacks a proper entry and security suffers because of this. For these reasons, the School District believes that the best course of action is to replace this wing. After studying the layout of the campus and discussing all the options with school and district staff, the design team has determined the best course of action is to build a new wing to the east of the 1999 addition. The new east wing would be approximately 4000 square feet larger than the existing north wing in order to accommodate current recommended classroom sizes.

The replacement wing would solve the classroom inadequacy issues by being built to current academic standards. It would also remedy the security situation surrounding the layout and location of the administration area by creating a well defined entry with an up-front admin area which will have full visibility and control of all incoming visitors.

Once the new east wing is occupied, the north wing would be demolished to make room for parking that will be eliminated by the east wing's location. Entry, exit, drives and parking will be reconfigured to separate static parking from drop-off & pick-up activities. Site will be landscaped and re-graded to remedy the various runoff erosion issues.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Original single pane windows that aren't demoed with the north wing will be replaced with new high efficiency windows. Original doors and hardware will be replaced with ADA compliant doors & hardware that will provide proper security and weatherization.

A fire sprinkler system would be installed throughout the campus. The fire alarm system would be updated to interact with the sprinkler system and be expanded to provide coverage in the new east wing.

All of the dated residential air handling equipment would be replaced with proper commercial equipment that is intended for this purpose.

The kitchen would get a complete overhaul in order to comply with current health codes as well as fire and safety standards.

The vocational classroom would get a complete overhaul to comply with ADA requirements and provide a proper learning environment.

## **How Urgent is this Project:**

There are a plethora of life safety hazards and risks present that need to be fixed immediately. The lack of a fire sprinkler system and the condition of the kitchen grease hood pose dangerous situations that should be remedied as soon as possible. The north wing structure has been slowly failing for years and it's only a matter of time before a wall collapses; hopefully after hours so no children are present. The air handling systems pose an unhealthy and substandard learning environment.

Some of the non-urgent deficiencies, such as site drainage, could be postponed. However, every year that this problem goes untreated adds to the degradation of the site and possibility of continued water damage to building foundations which could lead to much more urgent problems.

## **How Does this Project Conform with the Construction Guidelines:**

### SECTION ONE

Project will comply with all criteria except:

3.8 – May comply with EAN intercom/phone system if budget allows.

3.10.1 – The 1999 addition will be left as is. New addition will comply. Rest of campus may be addressed if budget allows.

3.11 – All mechanical systems will be addressed in design. Budget will dictate how much of the design will be accomplished.

### SECTION TWO

Project will comply with all criteria except:

4.6 – Emergency power backup and redundant A/C for data centers will be designed but will be priced as optional alternates.

4.10, 4.11 & 4.12 are not applicable.

4.13.7 – Design will attempt to accommodate a Family Consumer Science lab but is not a priority for the school.

### SECTION THREE

Project will comply with all criteria except:

5.1.4 – Footprint will grow by approximately 4000 square feet to accommodate current recommended classroom sizes.

5.1.9.4 – Green roofs are not recommended in this circumstance. Light colored roofing will be pursued.

5.1.17 – Mechanical systems in 1999 addition may not be replaced.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The Genoa-Hugo School District strongly believes in preventative maintenance. A comprehensive maintenance plan will be written based on the maintenance recommendations and requirements as described in the Operations & Maintenance manuals that will be turned over to the district upon completion of the project. Currently, the school district budgets \$40,000 per year for preventive maintenance which would be used for the new project. A preliminary preventative maintenance and capital renewal budget is attached illustrating the amount that will be budgeted every year to plan for maintenance and capital renewal projects. This budget will be updated along with the project design to ensure that the building's life will be maximized, and systems can be renewed when necessary.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:

The original school was built new in 1967 by the District. The school was expanded in 1999 with an addition to the original building. The 1999 addition which comprises a third of their classrooms is in good shape overall but needs new air handling units and a fire sprinkler system. The original 1967 main buildings are in poor condition; classroom sizes are substandard, no fire sprinkler system throughout and the elementary, high school and admin wing is structurally unstable.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$40,000

**CDE COMMENTS:**

Health, Safety       Overcrowding       Technology       Other

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$9,809,052.12	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Applicant Match:</b>	\$6,609,572.88	<input type="checkbox"/> Charter School Three Month Notification	
<b>Total Project Cost:</b>	\$16,418,625.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	185.00	<b>Waiver Letter Included:</b>	Statutory
<b>Affected Sq Ft:</b>	62,651	<b>CDE Minimum Match Percent:</b>	49
<b>Cost Per Sq Ft:</b>	\$238.24	<b>Actual Match Provided by Applicant:</b>	40.25655546
<b>Cost Per Pupil:</b>	\$80,681.21	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	338.65	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	10	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	4.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	48.05%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	16098
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	5362836.196
<b>District FTE Count:</b>	145.50	<b>Existing Bond Mill Levy</b>	5.135
<b>Assessed Valuation</b>	31739180.98	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	218138.70089	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	1410421.37	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	985000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	6347836.196	<b>Bond Capacity Remaining</b>	5362836.196
		<b>Percent Bonding Capacity Used</b>	0.15517098576

## Statutory Waiver for BEST Grant District Match

A partial/full (circle one) district match waiver is requested due to:  
*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A * N from grant application):	<u>\$8,215,972</u>
B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FV2010/11AVx 20%):	<u>\$7,367,448</u>
C. New proposed bonded indebtedness if the grant is awarded:	<u>\$6,609,573</u>
D. Current outstanding bonded indebtedness:	<u>\$757,875</u>
E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D):	<u>\$7,367,448</u>

School District: Genoa-Hugo School District C-113

Project: PK-12 Addition/Renovation/Replacement

Date: March 1, 2012

Signed by Superintendent:

Printed Name: Dr. Pat Cullen



Signed by School Board Officer:

Printed Name: Jim Capraro



Title: School Board President

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LIMON RE-4J - Limon K-12 - PK-12 Major Renovation - 1923

**School Name: Limon K-12**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	136,614
Replacement Value:	\$39,357,641
Condition Budget:	\$17,612,265
Total FCI:	44.75%
Energy Budget:	\$0
Suitability Budget:	\$2,034,700
Total RSLI:	26%
Total CFI:	49.9%
Condition Score: (60%)	2.82
Energy Score: (0%)	2.60
Suitability Score: (40%)	3.67
School Score:	3.16





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: LIMON RE-4J

Applicant Priority # 1

County: LINCOLN

Cash Grant Rank: N/A

Project Title: PK-12 Major Renovation

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof              | <input checked="" type="checkbox"/> Window Replacement    |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement            | <input checked="" type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security          | <input type="checkbox"/> Land Purchase                    |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework | <input checked="" type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Water Systems     | Replace existing high school portion of K-12              |

## General Background Information and Reasons for Pursuing a BEST Grant:

A diligent master plan process had led Limon School District to propose maintaining portions of the existing building that serve the district well, remodel and renovate those areas that can be adapted to 21st century educational facility standards, and replace those areas that were not flexible enough to be updated. The District has determined that the best solution is to remodel the elementary and middle school portions of the facility and replace the existing high school portion of the building. This solution is based on the concerns and ideas voiced by stakeholders within the community as well as the facility assessment and evaluation of education suitability. In the master planning process, we reviewed many options to improve the existing facilities and feel that the high school portion of our building cannot be repaired. We are linking the serviceable existing spaces together to create a cohesive and simplified K-12 school facility.

The high school area has a disproportionate amount of the deficiencies, identified by the State Facilities Assessment (SFA). If repaired, 57% of the correction cost would be spent on 28% of the required program area.

Repair of the HS requires the expenditure of \$4.4M, based on the SFA. The repairs would fail to address the root causes of the problems in the high school. Corridors are literally a maze and confusing to navigate for daily use and emergency egress. The inflexible honeycomb floor plan and multiple additions compound many of the major safety concerns for this portion of the building. Repair of the existing HVAC deficiencies in the High School is restricted by 8'-0" ceilings which have no plenum space for ductwork; ceiling finishes are attached directly to the roof structure.

Replacement cost of the HS is ~\$6.5M, and resolves all these issues and reduces overall building area by 15,000 sf. The proposed solution infills areas between existing MS, ES and Gym buildings centralizing shared resources and creating a compact and highly functional facility plan meeting the programmatic and academic goals of Limon Schools. The proposed facility plan resolves all current deficiencies related to poor site drainage including water intrusion inside the building and decaying building materials.

In the middle and elementary school portions of our facility, we plan complete renovation work including mold mitigation, mechanical system improvements, and ADA compliance upgrades.

Our concern for students' health and safety will continue to be a problem as long as they are in our current school and the district's assessed value limits funding of the needed corrective actions. We believe this proposal to be the most responsible expenditure of construction funds to support the educational goals and effective operation of the District. BEST funding is the only viable means for Limon School District to provide a high quality education for its students in a safe, healthy, and secure environment.

## Deficiencies Associated with this Project:

The Limon public school is a poorly organized sprawling K-12 facility composed of 13 additions constructed over 89 years. The high school area has a disproportionate amount of the deficiencies, identified by the State Facilities Assessment. If repaired, 57% of the correction cost would be spent on 28% of the required program area. The repairs would fail to address the root causes of the problems in the high school.

The Elementary School is plagued by drainage issues which have created erosion of exterior wall foundations, repeated flooding to the basement area, standing water resulting in mold and fungus in the crawl space. Vermin access the school through openings in the roof, classrooms are significantly undersized, and entries are not secure.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

General deficiencies applicable to ES, MS and HS include poor sight lines, lack of fire separations or fire suppression, poor indoor air quality, lack of ventilation and thermal comfort.

## Indoor Air Quality/HVAC Deficiencies:

CO2 levels are significantly elevated in the high school and middle school portions of the building, with recorded levels reaching three times higher than acceptable levels. CO2 levels in this range are documented to create lethargy and aching muscles which is clearly counteractive to learning. Severe winter temperatures compromise thermal comfort as a result of a poorly insulated exterior envelope and insufficient mechanical systems.

Repair of the existing HVAC deficiencies in the High School is restricted by low ceilings of 8'-0" which have no plenum space for ductwork; ceiling finishes are attached directly to the structural roof deck. The compromised air quality of the High School cannot be mediated without duct work located above the roof or increasing the number of small roof top mechanical units for this area which creates additional deficiencies of energy loss, frequent and difficult maintenance, hail and wind damage, and higher install and operational cost.

Fungus and mold have been documented in the ES crawlspace as well as ceiling tiles in the HS. Exposure to fungus and mold spores lead to compromised respiratory health. The High School and Elementary School have ongoing roof leaks which damage building materials.

Safety and code compliance concerns in the wood and metal shop include poor air exhaust and dust filtration systems, clogged/corroded eye wash station, no HVAC in the wood shop classroom, no make-up air unit in the metal shop, and no carbon monoxide detector for the cars that are pulled in the shop.

Building Security and School Grounds Supervision: Limon High School is literally a maze and confusing to navigate for daily use and emergency egress. The inflexible honeycomb floor plan and multiple additions compound many of the major safety concerns for this portion of the building. The corridors are so confusing that the Limon police SWAT team hold training sessions in this area because of the numerous nooks where people can hide in the winding halls. All existing locks are manually operated which make it impossible to know that the 71 exterior doors are secure during an emergency situation.

No visual security of the front entrance or corridors exists. The front office is not visible from the main entry, visitors need to travel more than 50 feet to reach the office with unfettered access to the rest of the school.

The wood and metal shops are separated from the school which challenges supervision and puts students at risk due to unlocked access doors and travel through a parking lot. The elementary school classes are situated in a U shape that impedes supervision and security. All age groups travel outside to access the gym through unlocked exterior doors. Regularly used sidewalks ice in the winter because of deep shadows and poor drainage.

Site Issues: Lack of adequate drainage is a major safety and maintenance problem for the site. Ponding occurs adjacent to the building resulting in exterior wall and walk decay, basement flooding and standing water in the ES crawl space. Fungus and mold have been documented in the ES crawlspace as well as ceiling tiles in the HS. The basement of the Elementary school is vulnerable to flooding and a sump-pump operates continuously. The north exterior wall of the Elementary school lists dramatically, several inches out of plane, due to improper drainage at the courtyard. There are several examples of failing concrete where storm water has collected and freeze-thaw cycles have ruined the surface.

70% of students live in town and can walk to school; students are not served by clear and separate pedestrian routes on site. Congested vehicular and pedestrian routes converge at the main entry poorly functioning as parent drop off and visitor parking; putting students on foot at risk.

ADA Accessibility: The school district is currently involved in a legal proceeding for not complying with ADA guidelines and ANSI requirements. There has been an effort on the school's part to update the facility to meet the needs of any physically challenged students it might have, but several ADA compliant improvements are still needed for door access, compliant door hardware, toilet facilities (only two facilities have ADA access to stalls). Ramps and stairs are missing hand/guardrails. The

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

current Severe Needs toilet is simply separated from the classroom by a movable curtain. The playground is not wheelchair accessible.

**Fire Safety:** The high school and elementary school lack fire separation walls, sprinklers, and protected corridor openings. Exterior emergency egress lighting is entirely lacking and the wood and metal shops are not equipped with any fire alarm. Emergency egress is a significant life safety hazard in the high school portion of the facility because there is no clear egress route. Internal large classrooms that previously exited directly to the exterior are no longer code compliant due to additions to the high school which now force students to exit through existing nonrated corridors.

**Structural Deficiency:** Roof trusses at the 1923 ES are overloaded at the rooftop units.

**Plumbing Deficiencies:** The plumbing fixtures are outdated and in poor condition, especially those in the high school, they have excessive corrosion and mineral build up due to an inoperable water treatment system. The distribution and sanitary sewer lines are corroded and nearly blocked. Just last year portions of the sanitary sewer required replacement. Many drinking fountains are non-functioning.

**Educational Inadequacies:** The educational suitability of the trapezoidal high school classrooms is inadequate and they consume much more square footage per student than would be necessary in a more rectangular space. All surfaces of the classrooms are hard, nonabsorbent surfaces, creating reverberation calculated to be 40% above recommended levels. Continuous glazing in demising walls fail to isolate noise between every classroom and from the corridors. The wall between the music room and the band room does not provide the needed acoustic separation causing disruption when band and vocal are scheduled at the same time. When the band room is in use, the last three periods of every day, music is heard in all the HS classrooms.

Instruction spaces have limited day lighting and views; in 21st century schools daylight and views are highly valued as they have been shown to improve students' test scores on standardized tests. Lighting controls at the classrooms are either off or on, paired with open or shut blinds. There is no opportunity to vary the light levels of the lighting fixtures for different teaching needs.

There is no clinic, nurse's office, or clinic restroom to house sick students until their parents can retrieve them. There is no waiting area for visitors other than standing in the main hallway

**Technology Issues:** The Main Electrical Distribution panel is well beyond its anticipated life expectancy and lacks sufficient capacity to support 21st century educational power requirements. Additional outlets are difficult to add because they overload circuits. Data Cabling is exposed below the ceiling throughout the High School building and could be easily vandalized. Technology in the classrooms is severely lacking; wireless access is limited and the signal is blocked by numerous bearing walls. Many teachers don't have interactive white boards or any other network-connected means of presentation.

## **Proposed Solution to Address the Deficiencies Listed Above:**

A diligent master plan process had led the Limon School District to propose maintaining portions of the existing building that serve the district well, remodel and renovate those areas that can be adapted to 21st century educational facility standards, and replace those areas that were not flexible enough to be updated. Maintaining the gymnasiums and associated spaces is a wise fiscal choice since the spaces are well-cared for and serve current and anticipated needs. Remodeling the original elementary school building so that rooms are right-sized and technology-ready for enrollment now and in the future allows the district to preserve its heritage while meeting its educational needs. Renovating the middle school wing and moving the high school classrooms into the second floor is a more efficient use of existing space and reuses facilities funded by the community in 2000.

Demolishing the high school portion of the building resolves all health and safety issues of this structure. The present building fails to support a cost effective and improved solution. Moving shared spaces like the kitchen/cafeteria, library and administration area to the center of the school will improve overall space efficiency, student access, and flexibility of these rooms. The proposed solution addresses all security concerns by making all student use spaces, such as the industrial arts shops and gymnasiums, accessible from inside the building and moving the administrative area in order to monitor the main

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

entrance.

Furthermore, the proposed solution reduces the existing building area by approximately 15,000 sq. ft., allows significant improvements to site grading and storm water drainage, and creates more efficient and flexible teaching spaces that will be used for years to come. Detailed descriptions of the proposed solution are listed below.

**Indoor Air Quality/HVAC Improvements:** New energy-efficient, commercial grade mechanical systems will be installed in the new and remodeled classroom wings. This will improve distribution of fresh air ventilation and conditioned air. CO2 levels will be within acceptable ranges and all parts of the classrooms will be thermally comfortable. The elementary school crawl space will be properly ventilated and the causes of moisture intrusion will be eliminated. Mold and fungus growth will be removed and sterilized

New wood and metal shops will have new high performance HVAC system and life safety components such as dust filtration, caustic fume exhaust, eye wash and safety shower.

The AHERA report for asbestos has been reviewed and the cost to remove asbestos from all affected areas, including demolished materials from the HS, has been included in this proposal.

**Building Security and School Grounds Supervision:** The inflexible honeycomb floor plan at the high school will be demolished. The confusing corridors and numerous nooks will be eliminated. The proposed school is clearly organized with separation of age groups (ES/MS/HS) for instruction and centralized shared resources. The administrative offices will be consolidated to one location adjacent to the main entrance. Visitors who arrive during the school day will not be able to gain access to the school without checking in at the main office. Additionally, administrative services can be streamlined with all administrative staff co-located in one area. The number of exterior doors will be reduced from 71 in the existing building to 20 in the proposed solution – all of which can be locked during the school day since students will no longer need to exit the building to access industrial arts or gym classes.

**Site Issues:** Demolishing the high school and the 1953 and 1978 Elementary School additions and infilling shared resources between the existing gymnasiums, elementary school and middle school wings allows opportunities to greatly improve grading and storm water drainage on site.

Improved grading at parking lots and sidewalks will eliminate ponding that is causing building elements to decay and horizontal paved surfaces to fail.

Vehicular and pedestrian circulation paths have been separated. A dedicated bus loop will travel a path separate from parents and deliveries. Parent drop off has been located adjacent to the new centrally located main entry and has grown in size to reduce congestion. Students enter vehicles stacked in a single file eliminating the need to walk between moving vehicles.

**ADA Accessibility Improvements:** All new and renovated areas of the school will meet ADA/ANSI requirements – restrooms will be wheelchair accessible, grade changes will have handrails where required, door knobs will be lever-type. The playground fall protection material will support wheelchair travel to equipment. Limon Schools will not be vulnerable to future ADA related complaints.

**Fire Safety Improvements:** Emergency egress will be greatly improved due to changes to the corridor layout and the addition of exterior emergency egress lighting. Fire separation walls will be installed to meet code requirements and fire sprinklers will be added to remodeled areas that are not currently sprinklered. All new additions will have a complete fire sprinkler and smoke detection system. All parts of the building will have a code compliant fire alarm.

**Structural Improvements:** The overstressing of the existing roof trusses at the 1923 ES will be eliminated.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

**Plumbing Improvements:** Plumbing fixtures will be replaced with new water conserving fixtures and a water softening system will be provided. Domestic water and sanitary lines will be replaced at the ES, MS and HS.

**Educational Suitability Improvements:** New and remodeled classrooms will be acoustically separated from the adjacent corridor and classrooms. They will be rectangular in shape and the aspect ratio will be between 1:1 and 1.33:1. The shape and aspect ratio will allow for a more efficient building layout resulting in an overall reduction of approximately 15,000 sq. ft. compared to the existing school facility. The new rectangular high school classrooms can be smaller than the existing trapezoidal rooms and house the same number of students.

Moreover, improvements to the exterior insulation, mechanical system and distribution, technology infrastructure, lighting controls, and day lighting will decrease distraction due to lack of thermal comfort and glare therefore increasing educational efficacy. The band and vocal rooms will move near the stage and will be acoustically separated from each other. This will remove acoustical distraction during class times, create more opportunities for student performances on the stage and facilitate access to fields.

A nurse's office with wheelchair accessible restroom will be provided in the main office for sick students until their parents can take them home. A waiting area for visitors will be provided in the administrative area.

**Technology Improvements:** A new main electrical distribution panel will be provided. This panel will be installed to improve capacity on circuits throughout the building. Rooms will have adequate outlets and data jacks to provide power to 21st century technology. Additionally, an adequate number of Wi-Fi antennas will be installed to allow wireless connectivity anywhere in the school. Cabling will be concealed in the walls and plenum spaces to prevent vandalism. Interactive white boards will improve how teachers are able to present material and expand curriculum.

**Construction Phasing:** The District and Master Plan team have created a construction phasing plan which eliminates the need for modulars and minimizes disruption for students during construction.

## **How Urgent is this Project:**

The urgency for Limon School District is based on the immediate need to correct deficiencies that were identified in field observations during the Master Plan Process and mostly not noted in the CDE's School Assessment Report.

Urgent issues to be addressed in less than 1 year

Elevated CO2 levels in MS and HS classrooms tested at up to three times higher than acceptable levels. CO2 levels in this range are documented to create lethargy and aching muscles which is clearly counteractive to learning. The mechanical system cannot be repaired at the high school because of low ceilings and lack of plenum space.

Fungus and mold have been confirmed due to standing water in ES crawlspace. Exposure to mold and fungus spores contribute to respiratory health issues.

ADA non-compliance is typically not an urgent issue; however in the case of Limon School District, it is urgent as they are currently involved in a legal proceeding for ADA/ANSI non-compliance.

There is no fire alarm in the wood and metal shop building. These spaces are most susceptible to fire and occupied daily by students.

The 1923 roof trusses need to be strengthened to accommodate the added rooftop units which currently cause overloading in structural members.

Urgent issues to be addressed in less than 2 years

The front office has no ability to supervise the main entry. There are 71 exterior doors that are manually locked and impossible to monitor in a lock down event. Many doors are left unlocked to provide required access for all students to the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

gym, wood and metal shops as well as visitor access to the ES and MS.

The structural integrity of the north exterior wall of the 1978 Elementary School addition lists dramatically, several inches out of plane, due to improper drainage at the courtyard.

Continuous water intrusion into the basement of the 1953 ES addition, due to poor site drainage, is the cause of rusting structural members, and decaying building materials.

Urgent issues to be addressed in less than 5 years

Daylight is visible through the ES roof, birds, vermin and water enter the building causing damage to building materials and health concerns. Ongoing roof leaks are observed in HS ceiling tiles.

Clinic facilities to serve the K-12 do not exist.

Congested vehicular and pedestrian routes converge at the main entry which functions poorly as parent drop off and visitor parking and exposes students on foot to risk.

## Summary

The proposed solution economically corrects the all issues in the K-12, creating a valuable, long-term solution that is cost effective and is 15,000 square feet smaller than the existing facility. The building will be easier to supervise and maintain, while improving the educational suitability, and reducing operational costs. The costs cannot be met by the school district's maximum bonding capacity. It is not wise to pass a bond to only correct the symptoms and not the root cause of these problems. The BEST program was established to "provide financial assistance to school districts, boards of cooperative services, and charter schools throughout the state that have difficulty financing new capital construction projects and renovating and maintaining existing facilities." BEST funding is the only viable means for Limon School District to provide a high quality education for its students in a safe, healthy, and secure environment.

## How Does this Project Conform with the Construction Guidelines:

The proposed K-12 building shall conform to all CCAB Public Schools Construction Guidelines without exception.

Specific existing deficiencies that will be addressed include:

3.3. A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis.

3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements.

3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access. Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.

3.10. Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. The electrical system shall provide artificial lighting in compliance with The Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00. Emergency lighting shall be available when normal lighting systems fail and in locations necessary for orderly egress from the building in an emergency situation as required by electrical code.

3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.

3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

3.16. A separate emergency care room or emergency care area shall be provided. This room shall have a dedicated bathroom, and shall be used in providing care for persons who are ill, infested with parasites, or suspected of having communicable diseases. Every emergency care room or area shall be provided with at least one cot for each 400 students, or part thereof, and be equipped with a locking cabinet for prescriptions and first aid supplies.

3.17. A facility that complies with the American Disabilities Act (ADA) providing accessibility to physically disabled persons.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other.

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted.

4.13.2. Classrooms should accommodate a maximum of up to 25 students and provide 32-35 square feet/student with a minimum classroom size of 600 square feet. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program.

4.13.3. Computer lab with technology embedded in classroom to support interactive whiteboards, utilizing wireless internet access whenever possible. Computer labs should be located centrally in the school.

4.13.6. Science lab should be located centrally in the school, and provided with teaching demonstration table, emergency shower/eyewash, demonstration hood and student work stations with water and gas receptacles. The lab should be equipped with adequate instrumentation.

4.13.8. Band classroom with conducting podium, instrument storage room and acoustic practice room. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas.

4.13.9. Vocal classroom with conducting podium and acoustic wall panels. Vocal classrooms shall be physically separated from other classrooms to prevent sound transmission between areas.

4.13.11. Career and technical education (CTA) classroom that supports desired educational programs.

4.13.12. Library/multimedia center (LMC) should be the heart of the school, providing a flexible space for students, staff, and parents to read, write and draw. The space should be designed with high ceilings, exposed structure and building materials. The space should have abundant natural light as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;

The proposed K-12 will be designed for compliance with the High Performance Certification Program and to achieve LEED-Certification with a ultimate target of LEED-Gold. The design will focus on Optimizing Energy Performance, Water Efficiency and Indoor Environmental Quality credits which provide the greatest long-term benefits for the school, while minimizing the up front cost impact to CDE and the district.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Limon School District is committed to every aspect of education, including its facilities. Our current facilities are clean. However, the portions of the facilities are in need of major renovation.

## FY09 Maintenance Expenditures:

- Salaries 167,175
- Benefits 52,698
- Purch Service 73,891
- Supplies 169,896
- Capital 0
- Total 463,660

## FY10 Maintenance Expenditures:

- Salaries 177,725
- Benefits 57,984
- Purch Service 67,103
- Supplies 166,739
- Capital 1,796
- Total 471,347

## FY11 Maintenance Expenditures:

- Salaries 166,608
- Benefits 58,932
- Purch Service 66,635
- Supplies 126,235
- Capital 0
- Total 418,480

## Capital Reserve Expenditures:

- 2007 547,649
- 2008 218,159
- 2009 87,840
- 2010 167,490
- 2011 533,777

We used to allocate approximately \$120,000 a year to the Capital Reserve Fund. Our board still feels it is appropriate to contribute to this fund. However, with the new legislation in response to the poor economy, recent contributions have been greatly reduced.

It is our goal to continue contributing to the Capital Reserve Fund and increase the contribution with the savings from utilities and the decrease of higher immediate maintenance due to older buildings. Our goal will be to build up a reserve to be able to pay for major maintenance expenditures and for new buildings over the long term.

Limon School District will provide for maintenance and upkeep of all the projects proposed within this application as per BEST regulations. When the economy turns around and funding returns to pre-rescission levels we anticipate restoring allocations to the Capital Reserve Fund. At a minimum \$25,000 will be added annually to a line item called Capital Renewal Fund in the Capital Reserve Budget to build a savings of a minimum of \$500,000. This reserve will insure that we have the resources to do maintenance and replacement of BEST-funded facilities and equipment. Once the building systems are installed and operational, an appropriate scheduled maintenance plan will be developed and followed in order to ensure proper operation and increased longevity of all systems. This fund will continue to build in order to replace our existing building in the distant future.

We currently have a bond obligation of approximately \$1,700,000 for major renovations that were completed in 2000.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

With a successful BEST grant application and bond election the school district will renovate and build new areas for a K-12 school with less square footage than the current building. This new building will utilize space much more efficiently than our current high school and other daisy chained additions. Our new school will allow the district to channel its resources away from the immediate health and safety needs that we lack the resources to fully fund. The annual utilities savings due primarily to energy efficient systems will allow for our maintenance budget to decrease with new HVAC systems, new plumbing and updated electrical systems, etcetera. These savings will allow for the additional \$15,000 to be placed in the new line item mentioned above.

We currently have 2 full-time custodians and 3 part-time custodians. We feel confident that these five people will be able to handle the maintenance and custodial needs in a new school. We will be able to better utilize the staff because all personnel will be working in one building.

Our 2 full-time custodians have worked for the district for numerous years and have many years left to serve our community. They bring a wealth of knowledge and experience as well as commitment to our district and its facilities.

The district will maintain its philosophy of holding in reserve funds to replace equipment and make necessary repairs. The current annual maintenance budget in addition to potential savings through efficiencies will meet the annual costs while providing a reserve for eventual repairs, replacements, and improvements. The board supports the necessity for the continual building of a maintenance reserve as a top priority.

Limon School District is committed to the community, students, staff, and BEST guidelines, and we pledge to maintain these capital construction projects.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The facility was originally built for the school district and has been occupied by the school district since construction completion.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

50000

**CDE COMMENTS:**

WORK FROM 2 PRIOR CASH GRANTS WILL BE PARTIALLY AFFECTED AND SUBJECT TO RECAPTURE PROVISIONS

**Health, Safety**       **Overcrowding**       **Technology**       **Other**

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 2 - \$134,792

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$14,507,707.00

**Current Applicant Match:** \$6,338,448.00

**Total Project Cost:** \$20,846,155.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 451.00

**Affected Sq Ft:** 115,401

**Cost Per Sq Ft:** \$164.22

**Cost Per Pupil:** \$42,020.07

**Charter School Authorizer Letter**

**Charter School Three Month Notification**

**Charter School Chartered For Five Years**

**MasterPlanComplete**

**Did Applicant Meet the Minimum Required Match**

**Waiver Letter Included:** Statutory

**CDE Minimum Match Percent:** 39

**Actual Match Provided by Applicant:** 30.40583743141

**Historical Significance:** Yes-Deemed Significant

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Sq Ft Per Pupil:</b>	255.88	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	195	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	1.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	45.52%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	14859
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	5900706.1208
<b>District FTE Count:</b>	415.00	<b>Existing Bond Mill Levy</b>	5.508
<b>Assessed Valuation</b>	41078530.604	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	98984.411094	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	991557.46	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	2315000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	8215706.1208	<b>Bond Capacity Remaining</b>	5900706.1208
		<b>Percent Bonding Capacity Used</b>	0.28177736228

## Statutory Waiver for BEST Grant District Match

A partial/full (circle one) district match waiver is requested due to:

22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* N from grant application): \$ 8,130,000
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2011/12 AV x 20%): \$ 8,038,448
- C. New proposed bonded indebtedness if the grant is awarded: \$ 6,338,448
- D. Current outstanding bonded indebtedness: \$ 1,700,000
- E. Total bonded indebtedness if grant is awarded with a successful 2012 election (Line C+D): \$ 8,038,448

School District:

Project: Limon School District

Date: 03-01-12

Signed by Superintendent:

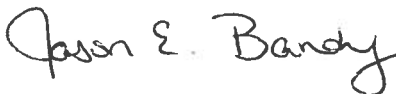
Printed Name: Chris Selle



Signed by School Board Officer:

Printed Name: Jason Bandy

Title: Board President



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DOLORES RE-4A - Dolores ES - Safety/Security Upgrades & Classroom Addition & Misc Other - 1968

**School Name: Dolores ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	65,040
Replacement Value:	\$17,920,207
Condition Budget:	\$8,165,206
Total FCI:	45.56%
Energy Budget:	\$0
Suitability Budget:	\$259,300
Total RSLI:	26%
Total CFI:	47.0%
Condition Score: (60%)	3.66
Energy Score: (0%)	1.53
Suitability Score: (40%)	4.45
School Score:	3.98



Q#: 16.2 - Is the bus loading and unloading zone and parent drop-off - pickup area separated from other vehicle and pedestrian traffic? The AM drop off area is in the on street parking and parent drop off area. Score: 3

Q#: 17.4 - Is the parent drop off and pickup area separated from bus loading and unloading Parent drop off in front of ES is good, but bus unloading in AM is on a different street with MS and HS-related traffic. Score: 5

Q#: 34 - Does water drain positively away from the school? No, the water drains towards the building in some areas. Score: 1

Q#: 86 - Is the school provided with a sprinkler system? Yes, the 1996 building has a sprinkler system but the original 1968 building does not have a sprinkler system. Score: 2

Q#: 125.1- Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9? DISAGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Most areas good. However there is a long breezeway that connects ES with HS Gym. It is difficult to supervise. Score: 1

Q#: 125.2 - Are there lines of sight from the administrative area or video cameras monitoring the main entrance? DISAGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Most areas good, some blind areas and HS gym access present some security issues Score: 1

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DOLORES RE-4A - Dolores MS/HS - Safety/Security Upgrades & Classroom Addition & Misc Other - 1954

School Name: Dolores MS/HS

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	37,609
Replacement Value:	\$10,326,844
Condition Budget:	\$3,430,459
Total FCI:	33.22%
Energy Budget:	\$0
Suitability Budget:	\$1,598,000
Total RSLI:	35%
Total CFI:	48.7%
Condition Score: (60%)	3.49
Energy Score: (0%)	0.97
Suitability Score: (40%)	4.14
School Score:	3.75



Q#: 16.2 - Is the bus loading and unloading zone and parent drop-off - pickup area separated from other vehicle and pedestrian traffic? Buses off load on street. Score: 4

Q#: 17.4 - Is the parent drop-off and pickup area separated from bus loading and unloading. Traffic routing is characterized by safety and good separation. Parent service lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. Score: 5

Q#: 34 - Does water drain positively away from the school? The water drains away from the building, but it drains towards the building at certain places. District notes: there are significant problems with site drainage including: • The ponding of water at a number of locations around the site. • The fact that water does flow into some of the middle school classrooms on the east side of the building. • There is ponding of water on the north side of the new gymnasium building. • There is ponding of water between the new elementary school area and the commons and library area. • There is ponding of water on the east side of the middle school building. These drainage conditions are aggravated in the winter months when Dolores does receive a significant snow fall that does aggravate these drainage conditions and does lead to unsafe conditions for the students passing to and from classes. Score: 3

Q#: 86 - Is the school provided with a sprinkler system? Yes, the school is only partially sprinkled; Band Room and Industrial Room. Score: 2

Q#: 125.1 - Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9? DISAGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Because of missing gates, access control is marginal. Access monitoring for the site is hampered by blind spots and missing gates. Score: 1

Q#: 125.2 - Are there lines of sight from the administrative area or video cameras monitoring the main entrance? DISAGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. There are many blind spots on this complex campus. Score: 1

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: DOLORES RE-4A Applicant Priority # 1  
 County: MONTEZUMA Cash Grant Rank: 1.2  
 Project Title: Votech/Science Replacement, Safety/Security Upgrades & Classroom Addition & Misc Other

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                         | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement  | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security                     | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> HVAC                  | <input checked="" type="checkbox"/> Facility Sitework | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings      | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                | Fire Sprinkler Systems                                    |

**General Background Information and Reasons for Pursuing a BEST Grant:**

General Conditions of Dolores Facilities: The Dolores Re-4A campus, located within the town of Dolores, is comprised of three separate schools: Dolores Elementary, Dolores Middle School and Dolores High School and has a population of 722 students. Teddy Bear Preschool is located in a separate building, two blocks to the East. The Transportation Department is located approximately two miles to the West. In July 2011, the District Office moved into town and is now six blocks from the schools. As noted in the Dolores Re-4A Facility Masterplan, the majority of facilities operated by the Dolores School District are in good condition. This is due to two factors: Focusing on the maintenance and care of the facilities and the investment of over \$1M in the past 36 months in the facilities. These investments have resulted in: replacement or upgrading of HVAC systems throughout the district, improved air quality, improved lighting, the addition of a bathroom to the nurse's office, remodeling of the main high school and middle school area, energy savings and in general a more modern and appropriate learning environment.

AFFECTED AREAS: Security and safety issues related to the current campus include, students and staff in Dolores Middle School and Dolores High School must travel from the main building which houses their core classes to six different buildings to attend art, woodshop, science, VoAg class, Life Skills, PE, health, library, computer, meals, music and math classes. These six different buildings remain unlocked during the school days and cannot be secured, because the 400 students in the middle and high schools need to transition back and forth throughout the day. The elementary has one attended entrance and all others are locked, but students from the elementary cannot visit or utilize the library, cafeteria and the computer lab without an adult escort due to the locked doors and current layout. In addition, students that attend classes in the modular classroom building must be escorted. Snow and ice are a major issue from December through March. Several staff members and students have been injured from falling. The maintenance staff must work constantly clearing walkways between buildings, and clearing roofs of snow and ice to prevent injuries. The Science and Vo/Ag Building is a failing building. This 11,000 square foot facility, which is separate from the main middle and high school facility, houses the single science lab in the District, which has not been updated since it was constructed in the early 1970's, two science classrooms, special education center base, health classroom, and a classroom and shop for the Vo/Ag program. The building has been a source of problems and safety for years. Problems include a failing roof, serious structural and foundation issues, inadequate space and classroom layout, noncompliance with ADA (yet houses the Life Skills classroom), an inadequate and failing HVAC system, flooring, finishes plumbing and doors, and a total of one window for the entire building. Educational Programming: The majority of the campus and the current school facilities meet the educational programming needs with the following specific exceptions; 1) Science - the current middle and high school facilities are deficient due to the lack of both classroom and acceptable lab space. In addition, the lab and two of the classrooms reside in a space found to have significant structural and mechanical issues; 2) Special Education - the current Life Skills classroom is deficient due to its lack of ADA accessibility compliance, lack of ADA compliant restrooms, lack of proper layout and equipment. This facility is a former home economics room serving nine students with disabilities in the life skills program. It does not suit the needs of the students. 3) Physical Education - lack of safe and appropriate locker rooms, and middle and high school students sharing the same locker room and dysfunctional bathrooms and showers.

**Deficiencies Associated with this Project:**

ADDITIONS

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## SCIENCE AND VOCATIONAL AG ADDITION TO THE COMPLEX

The state-wide assessment prepared by the Colorado Department of Education and confirmed by our design team's assessment of the facility, contains numerous deficiencies which were noted in the science and vocational building. Some of the major deficiencies include:

1. Failing cinder block masonry walls that are not connected to the roof structure resulting in cracks in the building which you can visibly see through.
2. The structural engineer's observation that the rear wall of the building is leaning out slightly.
3. The fact that the corners of the building are strapped together with steel plates, bolts and rods.
4. The fact that there is evidence that the foundation has moved on the north side of the facility.
5. The lack of proper mechanical ventilation in the vocational agricultural lab where welding exhaust and vehicle exhaust fumes are generated.
6. The lack of mechanical ventilation in the science classrooms which generate chemical fumes.
7. Because the mechanical units on the facility are original equipment, they do not properly heat the building and ventilate the building. The one exception to this is the one rooftop unit which was replaced within the last year.
8. The lack of windows on all of the science and lab classrooms with the exception of the special education classroom and the greenhouse. This does not allow any natural ventilation to occur in the building or any natural light to penetrate into the building.
9. A roof that has deteriorated and needs to be replaced.
10. The lack of ADA and handicapped accessible bathroom areas.
11. The fact that there are no emergency shut-offs on gas lines for the science classroom areas.
12. Because the existing electrical service to the building is the only single-phase service on the campus, it is very inefficient from an energy conservation standpoint.
13. The original fluorescent lighting utilized in the building is also at the end of its useful life.

In addition to the numerous health and safety issues, this building is educationally inadequate due to the lack of both classroom and acceptable lab space. Four full time teachers share access to one lab. This lab is limited in size and was built and equipped in 1976. The lab lacks standard equipment and materials that are needed for 21st Century science instruction. Some of the other deficiencies of the science lab include the fact that the lab is only designed for 16 students but many of the classes have 20 to 25 students. Most of the science classrooms do not have any water or sinks. The mechanical ventilation in all of the science rooms is nonexistent and the utilities serving the spaces are not able to handle current electrical loads. The location of the lab in the existing science and vocational building, with its structural problems, led all the instructors to express concerns over the safety of students. The lack of adequate and quality lab space has resulted in a deficit of the lab experience for students.

The current Life Skills classroom is deficient due to its lack of ADA accessibility compliance and the fact that it is not laid out for the training of the special education students in life skills. There also are no quiet areas created in the classroom setting and the equipment in the facility is not adequate for the program. Because the facility is a former home economics classroom, it does not suit the needs of the nine students in the life skills program.

With this building currently being a free standing facility, this again raises concerns regarding security and exposes the students to inclement weather. When the weather is bad, students do not have a safe route to the science/vocational building from the middle/high school facility. Despite consistent efforts to keep pathways and walkways safe, we still have students and staff who fall due to icy conditions.

## ELEMENTARY SCHOOL CONNECTION TO THE COMMONS WITH TWO ADDITIONAL CLASSROOMS

Kindergarten numbers are historically high and continue to increase due to growth in our preschool enrollment. There is not an open classroom available to move an additional section of kindergarten into. Even if a classroom was open, it is difficult to put kindergarten into existing classrooms due to current room size and access to restroom facilities. Also the current 3-5 intervention program is housed in the temporary modular building located in the school parking lot. This program serves thirty students each day. Students are escorted to and from the modular due to safety concerns such as traffic in the parking lot, traffic on the street, and the lack of visibility from either the front office or the modular classroom building. Once

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

students leave the modular they are out of supervision and cannot be seen by an adult until after they have entered the main building. The modular classrooms do not have plumbing necessitating students and staff having to leave the building when necessary. The entry to the modular faces the main building to the north. In the winter snow and ice buildup make the entry ramp to the modular slick and dangerous no matter how often it is sanded and shoveled. The modular space would continue to be utilized by itinerate service providers such as the BOCES staff. Space would be used for office space, small group instruction, motor activities and as a therapy room. There is also a need to connect the elementary school permanently to the commons, cafeteria, computer lab and library areas so that students can safely pass from the elementary school to the support areas without having to go outside. This connection would also allow students to pass from the elementary school to the commons, cafeteria and library without crossing the delivery area where trucks are delivering food and supplies to the cafeteria and kitchen areas. This represents a significant safety hazard to students.

## TWO ADDITIONAL CLASSROOMS AT THE NORTH END OF THE MIDDLE/HIGH SCHOOL WHICH JOIN IT TO THE MUSIC BUILDING

The current music building located north of the middle school does not contain any restroom facilities. The existing modular classrooms located on the east side of the art and wood shop building currently house two math classrooms, which do not contain restrooms. Both the music building and the temporary classrooms require that students go outside to get to those facilities from the existing middle/high school and they are subjected to having their safety compromised.

## RENOVATION

### LOCKER ROOM REMODELING

The finishes, equipment and mechanical, plumbing and electrical systems in these areas are original and have deteriorated and need to be upgraded and/or replaced. Because the middle school and high school exist together on one campus, middle school students must share the locker rooms with high school students. This represents a significant issue in regard to the potential bullying and the mixing of students with very different development stages. Other concerns which exist in these areas include the lack of mechanical ventilation in these facilities and the fact that the roofs over the locker rooms are badly deteriorated and leaking. Shower and bath facilities are also arranged in "gang" layout designs. All of these factors contribute to the concerns over the health and safety of students in these areas. Because there are only two locker rooms, one for girls and one for boys, the facilities also do not work well for athletic competitions, where adequate lockers are needed for both the home teams and the visiting teams for both genders. Currently, visiting teams must change in the school library or in classroom areas.

## SITE WORK

### SITE DRAINAGE IMPROVEMENTS - Drains & Piping; Grading; Replacement of lawns and landscaping

There are significant site drainage issues and icing problems around the campus, which affect the safety of students and increase the wear and tear on sidewalks, drives and lawns of the facilities. The safety of the students is also affected by the harsh winters in the District, and the fact that the sites drain poorly resulting in ponding and ice dams. In addition to the danger of the students falling and hurting themselves, the ice dams also occur at the main natural gas and electrical services areas of the high school and middle school building. Due to the current layout of the campus, significant District resources of the maintenance department are dedicated to the removal and mitigation of snow and ice.

### NEW SIDEWALKS

Due to the significant site drainage issues and icing problems around the campus, sidewalks and other main walkways are badly spalled and damaged. Because of the ponding and ice dams this has led to the premature deterioration of the sidewalks and drives around the campus. Each year there is a danger of the students and/or staff falling and hurting themselves. Much time and a lot of the resources of the maintenance department are dedicated to the removal and mitigation of snow and ice around campus.

### NEW GRAVEL PARKING LOT, Concrete Curb and Gutters and Sidewalks

Currently parents drop students off at multiple locations around the campus. This is a safety issue as buses fight a significant amount of traffic along Central Avenue with parents also dropping off students and students driving to school. It is a safety issue to have students running behind buses when they are dropped off by parents or walking between buses after parking



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

along Central Ave.

## OTHER

ADDITION OF FIRE SPRINKLERS to those areas on the Campus which are not currently Fire Sprinkled  
Approximately half of the facilities lack a building fire sprinkler system. This includes the original and the 1991 addition of the elementary, as well as, the middle and high school buildings, and the science/vocational building. However, the science/vocational building will be addressed with the proposed new addition.

## Proposed Solution to Address the Deficiencies Listed Above:

### ADDITIONS

#### SCIENCE AND VOCATIONAL ADDITION TO THE COMPLEX:

Our solution to the above mentioned deficiencies is to demolish the existing science/vocational building and replace it with a new facility. This recommendation is based on the fact that all of the corrective measures would result in costs which would easily reach over 90% of the replacement cost of the facility, and the fact that the building is already approaching 35 years of age. A new facility which, if designed properly, could offer the District a building which facilitates their programs and would also be connected to the other programs in the middle school and high school. This would address the other issues such as the safety and security of the students as well.

The new addition/building as proposed would connect all of the middle and high school classrooms. It also would provide the District with a new vocational classroom and lab area, a new special education area and two new high school classrooms/lab science rooms. Additionally, the existing double classrooms that currently houses resource and Title students in the middle school would be converted to a new middle school science room and one additional middle school science room/lab would also be part of the addition. The location of the addition as proposed in the Masterplan allows this facility to be built while the existing science/vocational building remains in use. Once the addition is completed, the existing science/vocational building would be demolished providing space for parents to safely drop off students, a staff parking lot, and event parking. Currently, parking and drop off is limited to the streets surrounding the campus.

In addition we are maintaining the same number of classrooms which exist at present in the middle/high school, science and vocational building, music building and the art and wood shop building. The district will be moving the current temporary classroom building back to the area behind the gymnasium to be used as a professional development room for staff.

The last part of this solution is to replace the existing electrical system with a new three-phase power system which is available in close proximity to the building. This change will result in significant savings to the District with respect to utility bills.

#### Cost:

New - 16,416 sq. ft. @ \$160/sq. ft.☐	\$2,626,560
*Remodeling - Remodeling of the double classroom area in the middle School (1,325 sq. ft. @ \$75/sq. ft.)☐	99,375
Demolition of Existing Building☐	58,405
Upgrading the single phase electrical to a three phase service for the science/vocational building (included in the soft costs)	
General Conditions, Overhead and Profit☐	251,445
Subtotal☐	\$3,035,785
Soft Construction Costs☐	709,874

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Subtotal☒ \$3,745,659

\*The remodeling figures noted above is for remodeling the existing double classroom areas which is located at the southeast corner of the middle school. The double classroom area is structurally sound but is subjected to drainage problems from the site and extensive roof damage from ice dams. Because the room will now be a semi-interior room we can eliminate the drainage problems and correct the roof problems. The room can then be remodeled into one of the new middle science areas.

## ELEMENTARY SCHOOL CONNECTION TO THE COMMONS WITH TWO ADDITIONAL CLASSROOMS:

The solution to correcting these deficiencies is to build two new permanent classrooms as part of a connecting element between the existing elementary school and the existing commons, cafeteria, and library area. This will provide better safety and security to students. The students will also no longer be exposed to the elements or subjected to the potential of being hurt by vehicles making deliveries to the school.

### Costs:

2,880 sq. feet @ \$160/sq. ft.☒	\$460,800
General Conditions, Overhead and Profit☒	41,610
Subtotal☒	\$502,410
Soft Construction Costs☒	117,464
Subtotal☒	\$619,874

## TWO ADDITIONAL CLASSROOMS AT THE NORTH END OF THE MIDDLE/HIGH SCHOOL ADJOINING IT TO THE MUSIC BUILDING:

The solution is to add two new classrooms between the existing middle school and the existing music building. These two classrooms would replace one of the math classroom that is currently housed in a temporary modular and one classroom that is lost in the remodeling of classroom space that will become part of the science building complex. This addition also provides access to restroom facilities without requiring students to transition outside through unlocked exterior doors creating another unsupervised safety concern.

### Cost:

2,256 sq. feet @ \$160/sq. ft.☒	\$360,960
General Conditions, Overhead and Profit☒	32,595
Subtotal☒	\$393,555
Soft Construction Costs☒	92,069
Subtotal☒	\$485,624

## LOCKER ROOM REMODELING:

Our solution is to completely renovate the existing locker room areas to create space as well as upgrade the finishes and the mechanical HVAC, plumbing and electrical systems in these areas. The roofs over these areas also need to be repaired or replaced. The locker room areas will be reconfigured to create two separate areas (middle and high school) in both the boys and girls locker rooms. These areas can be used as PE lockers as well as varsity lockers. This layout will accommodate the issue of visiting teams for athletic competitions as well.

### Cost:

Remodel Locker Rooms	
4,000 sq. ft @ \$75/sq. ft.☒	\$300,000

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

General Conditions, Overhead and Profit 27,090

Subtotal \$327,090

Soft Construction Costs 76,539

Subtotal \$403,629

SITE DRAINAGE IMPROVEMENTS - Drains & Piping, Grading, Replacement of lawns and landscaping:

The solution to correcting this deficiency is the regrading of the site and the installation of area drains and an underground storm drainage system. Replacement of lawns and landscaping will also help to further correct erosion and deterioration of the site.

Cost:

Drains and Piping \$ 55,000

Grading 36,000

Replacement of lawns and landscaping 24,000

Subtotal \$115,000

General Conditions, Overhead and Profit 10,385

Subtotal \$125,385

Soft Construction Costs 29,340

Subtotal \$154,725

NEW SIDEWALKS:

The solution to this deficiency is to replace current sidewalks throughout the campus providing safer access to all the facilities. Sidewalks will also become safer with the site drainage improvements.

Cost:

Replace sidewalks 17,600 sq. ft @ \$4/sq. ft. \$ 70,400

General Conditions, Overhead and Profit 6,357

Subtotal \$ 76,757

Soft Construction Costs 17,961

Subtotal \$ 94,718

NEW GRAVEL PARKING LOT - Gravel Parking, Concrete Curb and Gutters and Sidewalks:

(This work is to be completed by the School District out of Capital Reserve Funds once the rest of the first phase project is completed and the existing science/vocational building is demolished)

The solution to this deficiency is to create a new gravel parking lot as a main student drop off location where the existing science/vocational building is located. This would allow parents to drop off student and pick them up in one central location and no longer expose them to the heavy traffic on Central Ave. This would allow better traffic circulation around the site.

ADDITION OF BUILDING FIRE SPRINKLER SYSTEMS to those areas on the Campus which are not currently Fire Sprinkled:

This could be offset by breaking the various buildings into areas which contain no more than 12,000 sq. ft. This would require an extensive number of fire walls which is difficult and expensive to achieve in the existing buildings. Because adequate fire flows exist in Dolores, the additional building fire sprinkler systems would be the most economical solution to resolving this issue.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Cost:

Fire Sprinkler Addition - 54,900 sq. ft. @ \$4/sq. ft.	\$219,600
General Conditions, Overhead and Profit	19,830
Subtotal	\$239,430
Soft Construction Costs	56,027
Subtotal	\$295,457

## Summary:

Science/Vocational Addition	\$3,745,659
Elementary School Addition to Commons	619,874
Two Classroom Addition Between Middle School and Music	485,624
Remodeling of the Locker Rooms	403,629
Site Drainage Corrections	154,725
New Sidewalks (Replaced Damaged Walks)	94,718
Additional Building Fire Sprinkler System	295,457
Total Project Costs	\$5,799,686

## How Urgent is this Project:

### ADDITIONS

#### SCIENCE AND VOCATIONAL ADDITION TO THE COMPLEX:

There is evidence of failure in the exterior masonry walls on this building, including the use of steel plates holding the corner conditions together on the facility and major cracks in the walls. The mechanical system does not provide adequate ventilation in any of the areas of this building. There is separation of the foundation wall and the sidewalk along the north side of the building. The roof of the building is leaking and the original lighting is in extremely poor condition. Restrooms are not ADA compliant. Due to its location students must constantly transition from the science/vocational building to the main school building resulting in serious safety and security issues. For all of these reasons this building is inadequate from both a health and safety standpoint as well as educationally and should be replaced immediately.

#### ELEMENTARY SCHOOL CONNECTION TO THE COMMONS WITH TWO ADDITIONAL CLASSROOMS:

All of these are pressing issues that the District experiences on a daily basis in regard to the health and safety of our students. We feel strongly that they should be addressed as quickly as possible.

#### TWO ADDITIONAL CLASSROOMS AT THE NORTH END OF THE MIDDLE/HIGH SCHOOL ADJOINING IT TO THE MUSIC BUILDING:

The safety concerns involved in this addition makes it a very high priority.

#### LOCKER ROOM REMODELING:

Currently students do not feel comfortable having to share space with ages ranging from 10 to 18 in locker room areas. The solution would eliminate the health and safety concerns described above and provide adequate space for both the students of the Dolores School District as well as visiting School Districts. The urgency for correcting these deficiencies is high.

#### SITE DRAINAGE IMPROVEMENTS - Drains & Piping; Grading; Replacement of lawns and landscaping:

There is snow and ice for 3-4 months each year and students and staff members have been injured due to slips and falls caused by snow and icy conditions. There is also a concern that the ice dams at the main natural gas and electrical services could cause a break in these utility lines.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## NEW SIDEWALKS:

There are limited means to travel around the campus safely on foot. At all times during the year there are adverse conditions due to lack of property drainage, piping and improper grading. These conditions become particularly hazardous during the winter months. A majority of the sidewalks are badly cracked and spalled due to poor drainage on the site. As such, there is no safe way to navigate the campus and the urgency to correct these deficiencies is very high.

## NEW GRAVEL PARKING LOT: Gravel Parking; Concrete Curb and Gutters and Sidewalks:

There is a safety issue with parents currently dropping off students. Students are forced to walk between and behind buses and cars in addition to avoiding traffic along Central Ave. There have been several close calls of students, staff and parents getting hit by a vehicle or causing an accident making this correction of the deficiency very high. This item of work is to be completed by the School District once the existing VoAg/Science building has been demolished.

ADDITION OF BUILDING FIRE SPRINKLER SYSTEMS to those areas on the Campus which are not currently Fire Sprinkled: Per fire code, these areas will be required to have fire sprinkler systems due to the nature of remodeling in each area.

## How Does this Project Conform with the Construction Guidelines:

The proposed Dolores School District Master Plan complies with all four sections of the Colorado Department of Education's Public Schools Construction Guidelines. Examples of elements within the Master Plan which do address each of the sections are as follows:

Section 1: Promotion of safety and health facilities that protect all building occupants against life safety and health threats.

\*The Master Plan proposes to attach and enclose the connections between most of the buildings so that the entrances to the buildings can be secured and the students protected. These enclosures will also protect students from having to go outside during the severe winter months to pass between classes and to go to and from the lunch room and the library.

\*Building fire sprinkler systems are being added to roughly one-half of the buildings which do not currently have building fire sprinkler systems.

\*The one building (science and vocational building) on the campus that has deteriorated to a point where the refurbishing cost is almost equal to the replacement cost is being replaced with a new structurally sound weather-tight facility.

\*Deteriorated sidewalks and drainage problems on the site are proposed to be corrected and replaced.

Section 2: School facility programming and decision making should be approached holistically involving all community stake holders taking into consideration local ideas, input, needs and desires.

As part of the master planning process, the District and the Design Team completed a number of programming sessions with the administrators, staff, students, parents and the Dolores Community on the Master Plan. Those meetings identified a number of needs which have been made part of the Master Plan. Examples include:

\*The need to improve the science rooms and VoAg classrooms for the middle and high school.

\*The need to upgrade the locker rooms to provide separate facilities for middle school and high school use as well as use by visiting teams from other districts.

\*The need to correct the drainage and icing problems prevalent over the majority of the Dolores School facility campus.

\*The need to improve the special education classrooms to make sure that they are adequate for the training and teaching in these areas as well as provide the areas with true ADA accessibility.

\*The ongoing need to continuously upgrade all of the IT capabilities of the District.

\*Adding enclosed connecting elements to the facilities to allow students to move freely and safely utilize areas of the building such as the library, cafeteria and the commons.

Section 3: Promote school design and facility management that implements the current version of leadership and energy, environmental design (LEED for Schools) or Colorado Collaborative for High Performance Schools (CO-CHPS), green building and energy efficiency performance standards or other programs that comply with the office of the State Architects "High Performance Certification".

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

As noted in the Master Plan, there are a number of LEED elements proposed as part of the project. Because part of the Master Plan is the construction of a new science and vocational addition and because that addition is proposed to be approximately 16,400 sq. feet in size, the addition must comply with the desire to achieve LEED Gold certification. Some of the recommended sustainable and green architectural features which are proposed for the project include:

- \*A recycling program is to be established as part of the demolition of the existing facilities.
- \*An educational program is to be established as part of the Master Plan to instruct students on those measures which are being incorporated into the project which are LEED accredited items.
- \*Those materials which are to be utilized for the addition wherever possible will be materials that are manufactured within a 500 mile radius of Dolores.
- \*The mechanical systems utilized on the facility will be high efficiency units which potentially could be converted to geothermal use in the future.
- All of the lighting on the project shall be high efficiency lighting which will be on automatic motion detectors turn on and turn off. These light fixtures will also be equipped with sensors to allow as much natural day-lighting in the classrooms as possible without the use of artificial light.
- \*All of the plumbing fixtures proposed for the facility shall be low-water use fixtures.
- \*Sun-shading devices will be added to all of the window areas on the south side of the building.
- \*Proper landscaping around the facilities will include Xeriscaping and the locating of trees so that they do maximize shade, etc. to the windows during the morning and late afternoon hours.
- \*Materials utilized on the project such as floor coverings shall be manufactured materials which utilize recycled materials.
- \*Alternative transportation to and from school such as the use of bicycles will be encouraged with both facilities and programs.
- \*The potential use of photovoltaics shall be made part of the project.

Section 4: The evaluation of school facilities based on rehabilitation costs versus replacement costs or discontinuation with consideration given to the historical significant facilities.

As part of the Master Plan the Dolores School District did contact the Colorado Historical Society and it was determined that none of the buildings in the current Dolores School District's campus were historically significant even though the high school is over 50 years old.

As part of the Master Plan we examined the cost of replacing versus rehabilitating the science and vocational building on the campus. That comparison revealed that the cost of rehabilitating the building were almost equal to the cost of constructing a new facility. Because of that it is recommended as part of the Master Plan that the building be removed from the campus and that a new facility be built to house the science and vocational agricultural programs.

Another key part of the proposed Master Plan for the Dolores School District is to bring the remaining buildings on the campus up to current building and life safety codes. Examples of those measures which are being implemented as part of the Master Plan include adding building fire sprinkler systems to those facilities which do not currently have systems. Another measure that is being completed is the upgrading of the mechanical systems on areas of the building which currently do not have adequate mechanical systems such as the original gymnasium building and the locker room areas. All bathrooms will be properly modified to meet ADA code.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The project described for Dolores does not represent a significant increase in square footage. The renovations and additions will actually lead to increased productivity and an increase in the opportunities for district maintenance staff to perform

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

maintenance and repair work, (especially in winter due to decreased time spent on snow and ice remediation). The project will also result in cost savings due to a lessening of needs for repairs and replacement of parts and systems with the Science/VoAg building.

Specifically, plans for maintaining the capital project include:

Maintenance Staff - currently Dolores employ two full time maintenance staff members. These positions will be focused on using the maintenance schedule provided with the new buildings as well as ensuring that all systems are maintained and monitored for efficient and proper use.

Custodial Staff - Dolores custodial staff will be assigned to clean the new project areas on the same square footage per custodian as the rest of the District. The Dolores custodial staff is very effective at following cleaning protocols to keep the buildings and school grounds in excellent condition.

Maintenance Budget - the district will set aside \$10,000 per year in a capital reserve budget for replacement of specific areas of the project at the end of their usefulness. The District has a \$90,000 per year line item from a mill levy override specifically for maintenance and capital improvements and repair. This fund will be used if the reserve budget is not sufficient to replace elements of the project.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

All facilities were constructed as new and acquired by the district as new.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$10,000

**CDE COMMENTS:**

THIS IS REVISED (NO TRACK) FROM LAST YEARS APPLICATION. PER ASSESSMENT, VOAG FACILITY HAS AN FCI OF 84.8%

<input checked="" type="checkbox"/> Health, Safety	<input checked="" type="checkbox"/> Overcrowding	<input type="checkbox"/> Technology	<input checked="" type="checkbox"/> Other
<b>Importance:</b> H	<b>Urgency:</b> H	<b>Planning:</b> Up To Date	<b>Ability:</b> Not Able
		<b>Previous BEST Grants:</b> 1 - \$244,843	
<b>Red Flags:</b>	<b>Red Flag Explain:</b>		
<b>Current Grant Request:</b>	\$2,618,558.10	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Applicant Match:</b>	\$3,471,111.90	<input type="checkbox"/> Charter School Three Month Notification	
<b>Total Project Cost:</b>	\$6,089,670.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	664.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	40,983	<b>CDE Minimum Match Percent:</b>	57
<b>Cost Per Sq Ft:</b>	\$141.51	<b>Actual Match Provided by Applicant:</b>	57
<b>Cost Per Pupil:</b>	\$8,734.47	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	61.72	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	81.02	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	38.53%

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	18301
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	10053204.832
<b>District FTE Count:</b>	612.50	<b>Existing Bond Mill Levy</b>	4.449
<b>Assessed Valuation</b>	62316024.16	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	101740.44761	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>		<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	2410000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	12463204.832	<b>Bond Capacity Remaining</b>	10053204.832
		<b>Percent Bonding Capacity Used</b>	0.19336920419



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## MONTEZUMA-CORTEZ RE-1 - Montezuma-Cortez HS - HS Replacement - 1966

**School Name: Montezuma-Cortez HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	137,041
Replacement Value:	\$36,895,331
Condition Budget:	\$18,549,145
Total FCI:	50.28%
Energy Budget:	\$47,964
Suitability Budget:	\$15,180,800
Total RSLI:	17%
Total CFI:	91.6%
Condition Score: (60%)	3.51
Energy Score: (0%)	2.40
Suitability Score: (40%)	3.41
School Score:	3.47



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: MONTEZUMA-CORTEZ RE-1

Applicant Priority # 1

County: MONTEZUMA

Cash Grant Rank: N/A

Project Title: HS Replacement

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Montezuma-Cortez School District is centered around the town of Cortez, in Southwestern Colorado. The district serves the populations of a diverse set of communities. Students in Cortez, in the rural outlying communities of Pleasant View, Lewis, and Arriola to the north, and of the Mountain Ute reservation to the south, are all faced with the widespread need of a district whose every facility was originally built between 1955 and 1968. Some of the facilities have received additions or renovations since 1988, but few of the buildings have had their main HVAC, electrical, data, or plumbing infrastructures updated since construction. The main school facilities in the district are comprised of Montezuma-Cortez High School, Cortez Middle School, Kemper, Mesa and Manauh Elementary Schools in Cortez plus Pleasant View Elementary and Lewis-Arriola Elementary in the outlying county. There is also one preschool facility in Cortez. After completing a Master Plan in 2011, the district has determined that replacing the high school with a new facility is the highest priority project. It has the greatest benefit to and support from the community, and the biggest opportunity to improve educational suitability, leverage new technology, and to correct well-publicized security issues.

The latest revised CDE Statewide Facility Assessment assigned an FCI score of 50.28% to Montezuma Cortez High School and a CFI score of 91.6%. The main facility concerns include a poorly controlled and vulnerable main entry, plus numerous exterior doors that twice recently have allowed entry by unauthorized individuals. These incidents were published in the local news with security photos of the individual in the school. There are numerous instances of hazardous materials in the school, including asbestos in the auditorium ceiling which crumbles and falls during use of the catwalks. There is mercury-based flooring in the auxiliary gymnasium which off-gasses and contributes to poor indoor air quality. There are fire safety and egress issues in the school despite the presence of a sprinkler system, as the wood-framed roof construction allows for the rapid spread of fire and the school is presently too large for this type of construction. Also, due to the small size of the site, there is no room for on-site parent drop-off or bus loading and unloading. Presently all of this activity occurs on 7th street, with many students crossing the traffic lanes and the bus parking.

Montezuma-Cortez High School is the newest of the structures, yet suffers from deficiencies as bad as or worse than the older elementaries. The high school facilities have been well-maintained by a small facilities staff with limited resources. The antiquated building systems are becoming less and less feasible to simply maintain and require replacement. Hot water heating distribution needs replacement due to failing piping and rusted valves that cannot be adjusted, controlled or easily maintained. The presence of asbestos limits the ability to replace portions of this system.

B.E.S.T. grant funding would be specifically directed towards improved safety and better educational environments for students. Technology will be integrated into the school to build upon the popular 21st Century program at the middle school and to leverage the new high-speed data infrastructure being installed in Cortez. Adequately-sized classrooms, sustainable facilities and a code-compliant building are best achieved through the construction of a new facility. The new school would be LEED-Gold, meeting all CDE Facility Construction Guidelines.

Building the project on a new site will allow for the consolidation of the school and the athletic facilities to one site. The current site is severely undersized, which does not allow for off-street drop-off or any opportunity for future expansion of the school. A new site will alleviate these problems by providing a standard-sized high school site.

## Deficiencies Associated with this Project:

### ROOF

There are numerous areas of the roof that are poorly installed, deteriorated, or not draining properly. Not only is this an opportunity for damage to the school spaces and finishes below, it threatens the indoor air quality as well. The roof framing,

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

structure, blocking and portions of the deck are wood. As an organic material, the roof structure is highly susceptible to mold growth if roof leaks are left unchecked or unnoticed, making the roof condition an urgent matter.

There are a few areas where access to the school's roof is relatively simple. There is a shed-roof structure near the building's woodshop which is low and is an opportunity for climbing onto the roof. It is in the back of the school where site lighting is poor, so monitoring the roof access is difficult. The school has a central glass courtyard which can be accessed once on the roof, so this is a building security issue as well as a problem for roof membrane vandalism.

## STRUCTURE

There are several areas in the exterior masonry walls (load-bearing CMU) that are cracking. The cracks telegraph through the masonry walls. The stepped nature of the cracking indicates that they are a result of building or foundation movement.

## FIRE SAFETY

Despite being fully fire-sprinkled, the building is larger than allowable area by code. Because of the wood-framed roof structure, the building is classified as Type III-B, or partially combustible construction. The allowable area of this Type III-B school is less than that of a steel or concrete structure, mainly because there is a higher risk of the rapid spread of fire throughout the wood-framed ceiling space. Currently there is only one fire separation, dividing just under 7,000 square feet of classrooms from the remaining 135,000 square feet of school. Any major renovation to the high school would require the construction of at least one more fire wall separation. A fire wall provides both fire-resistance and isolation of the structural members and foundations between two areas of the school. It is very difficult and expensive to achieve in a renovation project.

Although the corridor walls were originally sufficiently fire-rated, the masonry does not typically extend to the roof deck in the school. There are upper windows between the classrooms and the corridors which show no indication of fire rating. There are also some open air exchange grilles between the classes and the corridor which allow the free spread of smoke. The existing corridor walls do not adequately prevent the spread of fire and smoke as they would be required to under modern codes.

With the corridor masonry stopping lower than the roof deck, the spread of fire through the ceiling plenum throughout the school is a high risk due to the combustible roof structure.

There are also numerous small areas with inadequate fire separation, including the school vocational shop, where an auxiliary classroom is frequently used but has no fire rated separation from the shop and an open air exchange grille above the door shared with the shop.

## SAFETY & SECURITY

There are 21 separate exterior entry doors distributed around the perimeter of the school building, making the supervision and control of visitors and students coming and going somewhat difficult. Video surveillance is the main form of monitoring the campus; it is monitored part-time by the assistant principal. There is no full time security monitoring. Video cameras have in fact recorded two unauthorized visitors in the high school corridors since December 2010. This was widely publicized in the local news.

The main entry to the high school opens directly into the student cafeteria-commons. The sign-in window for reception/administration is around the corner from the main entry and does not have direct supervision of the doors. This condition poses a security threat to the school. While measures have been taken to improve the supervision, including a new window to the entry vestibule area, it is still difficult to actually control entry into the school. A locking vestibule with access through the admin suite would be a more secure arrangement.

There is congestion at the parent drop-off and bus loading areas. Both are located on 7th street, without adequate pull-off areas or on-site loading zones. Many students cross 7th street upon being dropped off. There is insufficient space for bus parking along the front of the school as well. A correction for this situation is not very feasible due to the limiting size of the high school site and the closeness of the school building to 7th Street.

## ASBESTOS & HAZARDOUS MATERIALS

There is asbestos-containing material in the school auditorium ceiling and in the interior and exterior transite soffit panels. It is also present in HVAC pipe insulation in the crawl spaces. The ceiling-applied ACM at the auditorium has been noted to crumble and fall into the space during the use of the catwalks for performances, presumably around the connections between the suspensions and the ceiling.

The existing Tartan-style floor poses an indoor air quality issue with the off gassing of Mercury from the polyurethane composition of the floor. The school district goes through considerable expense to maintain the floor with sealer every three months. The floor should be removed and the area decontaminated. Since the outside air dampers in the gym are manual

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

and not regularly adjusted, (see below) there are compounded air quality issues that need to be addressed with in the next year.

The asbestos insulation on the distribution piping must be abated before a full upgrade of the HVAC system can take place, despite the fact that the piping and valves currently need replacement.

## BUILDING CODE

There are two upper-level classrooms in the high school with only one shared stairway as a means of egress. With both classes in use, there are over 50 occupants, which would require two exits from the level. Additionally, the stairway exits into the dead-end corridor described below.

There is a dead-end corridor at the west end of the school. It exits though the weight room after 50 feet of corridor with no second means of egress. This corridor partially serves the vocational shop, which has a high risk of fire.

## EDUCATIONAL SUITABILITY

Many of the central core classrooms are under 690 square feet. This size does not provide much flexibility in terms of class size and fluctuations in enrollment. There is no opportunity for break-out space, small-group instruction or other personalized teaching due to small classrooms being stacked along relatively narrow, inflexible corridors, with poor supervision.

Because the corridor wall masonry does not extend to the deck, but instead includes a top portion of single-glazed interior windows, noise from the halls is easily transferable to the classrooms. The upper windows and the exchange louvers pen above the doors to the halls compromise the acoustical properties of most of the central core classrooms.

The nature of the high school floor plan layout has provided over one-half of the classrooms and labs with no exterior windows. (25 out of 40 instructional spaces are fully interior without access to operable windows, daylight, or views.)

Without operable windows, these rooms are fully dependant on the building ventilation system for fresh outside air.

The science casework, ventilation and lab equipment is in poor condition or non-functional. The exhaust fume hood in the biology lab does not work. The emergency shower in the Chemistry lab does not have a floor drain.

The home economics classroom casework is in complete disrepair. Utensils are dangerously stored in drawers with only partial bottoms.

The art classroom casework is inadequate and is deteriorating, and other storage is limited.

The library-media center is centrally located, yet divided awkwardly by a kitchenette space and an IT server closet in the middle of the room.

The cafeteria-commons space is undersized based on the student population, and main building circulation is part of the open commons, so the congestion of tables, student spilling into the corridors to eat, and students passing between classes causes congestion in the area.

## CROWDING

Many of the central core classrooms are under 690 square feet. This size does not provide much flexibility in terms of class size and fluctuations in enrollment. There is no opportunity for break-out space, small-group instruction or other personalized teaching due to small classrooms being stacked along relatively narrow, inflexible corridors, with poor supervision.

The guidance and counseling suite is very small, divided up into small offices even less than fifty square feet in size. Privacy for counselor and parent meetings in this area is nearly unachievable, and there is little display area for items such a college brochures.

Since the site is undersized, there is very little opportunity to expand the instructional spaces and still remain a viable and operational high school campus. The school is surrounded by public streets on three sides and a residential neighborhood to the north. There is little chance of expanding the current site to accommodate the athletic fields, drop-off lanes, bus parking, pedestrian circulation, and additional classroom space and site drainage / water management that would be necessary to bring the school up to CDE standards.

## FACILITY ELECTRICAL

The high school is approaching maximum capacity on electrical service. Further additions to the building would almost surely require an upgrade to the school's electrical service. The limit on adding electrical also means there is a limit to additional technology available to the students.

Many instances were observed of classroom technology, but they was accompanied by overloaded power strips and electrical cords draped across the classroom heating radiators.

The lighting the building is dated and inefficient, except for a few of the newer areas. The lighting requires updating to more efficient T-8 fixtures with integrated controls throughout.

## POOR INDOOR AIR QUALITY

The HVAC system is in a constant state of disrepair. Control valves on the original radiant heat piping are difficult or impossible to control due to rusting and age. The loop system design also makes isolating heat from rooms such as computer

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

labs impossible. In heat-loaded rooms with technology, extra energy must be expended to cool the space to compensate for the building's heating system

The auditorium is served by one large AHU with two separate coils and pumps for distribution. One coil serves the stage area and the other the seating area. The pump and heating coil that serve the stage area no longer are in service. The pump failed and the coil froze and have been abandoned. The auditorium is currently served only from the coil which was designed to serve just the seating area.

Locker rooms have radiant and cabinet heating systems. The boy's locker room has the radiant system exposed with missing insulation and missing covers. Cabinet heater was cold and not working during inspection.

Building controls have been compromised at both the digital level and the pneumatic level. The digital front end is a very robust Siemens system that acts as time clock for a portion of the existing units. Fans operate on an on/off schedule, but no building night setback temperature control exists. Individual control of units is limited to very few of the large number of existing Heating ventilation units. Exhaust fans are predominately operated manually and many of these units do not work or left off at the source.

Return fans on some terminal units have been abandoned in place when they failed. Damper actuation and position is suspect and variable from unit to unit. Space temperature is hard to control and predict. The pneumatic system in place has a large number of leaks which leads to over heating of many spaces, minimal control of terminal units and excessive run times on pumps, motors and compressors.

Through the modifications of existing rooms in the business area to accommodate new technology, classroom modifications changed the layout of room 110 into a computer lab with a series of risers. This modification compromised the heating system, preventing access to heating valves in the perimeter radiant heat. Thermostats have been removed and pneumatic lines pulled from the wall and capped above the ceiling. The control valves have been closed to a minimum and the room is heated via the technology that exists, the people that use the room, sunlight and a small amount of heat from existing system. A rooftop unit does provide cooling and ventilation, but no heat even though the unit has a furnace.

The air handling system in the auxiliary gym and locker room area has issues with outside air dampers and distribution through out the system. Actuation of the dampers is controlled seasonally with a wire and manual adjustments. The gym area has a tartan floor which has the potential to off-gas mercury from its original composition. The two together pose potential indoor air quality issues and need to be addressed with in the next year.

In addition the locker room and wrestling room areas had little to no exhaust ventilation also creating an indoor air quality issue. Good ventilation to these areas decreases the potential for mold and mildew. Locker rooms are great areas for the development of staff and staff related bacteria and the proper levels of ventilation are paramount to good health and safety.

## SCHOOL SITE

The site size for the existing high school is severely inadequate. While recommendations for high school sites typically range from 25 to 40 acres, the Montezuma-Cortez High School site is around 14 acres in size. Athletics fields, including track, football, baseball and soccer, are all located at remote sites (mostly at the current middle school campus.) This requires students to drive between the school and fields for most practices and all games. It also reduces community attendance at the games by not having a centralized athletics site. The minimal high school site size has also dictated that bus and vehicle drop-off occur on Seventh Street. Visitor and staff parking is also on the same street and congestion at arrival and dismissal time is evident. Finally, the minimal site size prohibits future additions or expansions that would alleviate draw backs as undersized, internal classrooms at the school.

In order to provide for Colorado Guidelines' standard amenities such as on-site athletics, on-site parking and vehicle circulation, and some space for future expansion, the district should acquire a new piece of property of acceptable size for the high school project.

Acquiring a new building site is essential to resolving the current high school deficiencies, which include vehicular-pedestrian site safety, building and site security, undersized classrooms (half of which have no exterior windows), and access to adequate athletic facilities.

## Proposed Solution to Address the Deficiencies Listed Above:

The planning team has determined that renovations to bring the high school up to code and to state educational standards would cost between 75% and 80% of the replacement value of the building. The district has decided that building a new facility is in the best interest of the community and the best use of funding.

In considering the substantial renovation of the high school to alleviate health and life safety issues, the planning team included hazardous materials abatement, correcting exiting problems including the dead-end corridor and emergency lighting, providing a safe level of fire separation between the areas of the school, improved entry security, and replacement of the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

inadequate HVAC system to improve indoor air quality. Site considerations would include taking up part of the sports practice field with a bus drop-off loop, and replacing the site lighting for safety. This solution would remove the drop-off lane from its current on-street position, allowing students to avoid crossing traffic to enter the school.

The latest CDE Statewide Facility Assessment indicates that the costs for simply correcting the building's physical deficiencies would be over \$18 million, and over \$15 million of the costs would be a result of correcting health and life safety issues related to just the items mentioned above. This would not include correcting the educational deficiencies such as acoustics, classroom sizes (some are just over 600 sf), classrooms with no windows, and energy waste. The total estimated cost by the CDE assessment for a high school meeting modern standards would be over \$36 million, or over 80% of the cost for a new school.

Simply renovating the school to correct life safety standards would leave the high school on an undersized site in a building with a limited future lifespan. Some solutions, such as windows for the interior classrooms, would be infeasible. Future additions for school expansion would be challenging and expensive because the lot area and the existing structure (some wood) only allows for a certain size and type of addition. Finally, the school would remain remote from its athletic fields and other on-site amenities enjoyed by most high schools across the state.

With these long-term considerations in mind, The district has chosen to acquire new property and build a new high school with on-site athletic fields, on-site parking and drop-off, and room for future expansion. The school site will no longer be bound in close proximity to public streets. The district will close the existing high school, and sell, or abate and demolish, the existing building within one year of closure.

The new facility will incorporate new building systems to alleviate the concerns involving roofing, structural problems, air quality, hazardous materials, congestion and crowding, fire safety, security and educational suitability.

The new school will meet the requirements of the High Performance Certification Program, providing a new, easy-to-maintain, low-cost facility with a life expectancy of 50 years or more. The new facility will set the standard as a model school for the district as it prepares to implement strategies for other schools in the district Master Plan.

The new school will be constructed of a Type I or II, non-combustible, fully-sprinkled construction with adequate egress and fire separations throughout. Corridors will be properly sized and constructed for building safety.

New classrooms will have adequate daylight and sufficient acoustical separation. New technology will fully leverage the data infrastructure being installed in the Cortez community.

The new facility will be fully ADA accessible.

The main entry will be secured by a vestibule leading through the administrative suite, and the remaining entries will be able to be secured during the day.

New site circulation will be designed to separate visitor traffic, student traffic, bus drop off and parent drop off into their own paths or areas.

## How Urgent is this Project:

### ROOF

There are numerous areas of the roof that are poorly installed, deteriorated, or not draining properly. The urgency of this deficiency is high and should be corrected within 1 year. Due to the potential for leaks damaging finishes and causing mold growth on the wood roof structure, there is an immediate need for correction.

### STRUCTURE

The extent and timing of the movement is unknown and the cracking must be monitored. The urgency for correction is medium (within 3 years.) The importance factor is high with regards to life safety.

### FIRE SAFETY

The combustible nature of the building roof and partial corridor ratings is a significant risk despite the sprinklers. The urgency for correction is medium and should be remedied within 3 years. The importance factor is high with regards to life safety.

### SAFETY & SECURITY

The poor entry control and supervision has already caused issues with intruders. The urgency is high and should be corrected within one year. The importance factor is high with regards to life safety.

### ASBESTOS & HAZARDOUS MATERIALS

The hazardous materials are already contributing to poor air quality and should be addressed within one year, especially the gym flooring. The urgency is high. The importance factor is high with regards to life safety.

### BUILDING CODE

The upper classroom egress and dead-end corridor should be corrected before the areas must be fully occupied by students. The urgency is medium and should be corrected within 3 years. The importance factor is high with regards to life safety.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## EDUCATIONAL SUITABILITY

The undersized classrooms and inflexible learning spaces should be corrected before enrollment increases again. The urgency is low (corrected within 5 years.) The importance factor is medium with regards to educational adequacy.

## CROWDING

The overcrowded cafeteria is the most urgent issue as the table layout and the lack of table storage will constrict the egress for fire exiting. The urgency is high (should be corrected within a year.) The importance factor is high with regards to life safety.

## FACILITY ELECTRICAL

In order to keep up with modern technology demands, the electrical system should be replaced within the next three years, also to alleviate the unsafe practices and tripping hazards occurring within classrooms. The Urgency is medium and should be corrected within 3 years. The importance factor is high with regards to life safety.

## POOR INDOOR AIR QUALITY

There is evidence of existing poor air quality and thermal comfort due to various aging components of the HVAC system. The system should be replaced within one year The urgency is high and should be corrected within a year. The importance factor is high with regards to life safety.

## How Does this Project Conform with the Construction Guidelines:

Existing Project Non-Compliance and Proposed Compliant Solution:

CDE 3.2 A weather-tight roof...

There are some areas of poor roof installation or damage. The new high school would employ a new, energy-efficient and easily maintained roof membrane.

CDE 3.3 A continuous unobstructed path of egress from any point in the school...

The high school corridors are not fully rated and the building is too large even with a sprinkler system. This is not providing a safe means of egress for the students. The proposed new high school would be fire sprinkled and within allowable area limits or provided with fire area separations.

CDE 3.8 An Event Alerting and Notification System / Intercom phone system

The new school will provide complete video monitoring and P.A. / event notification systems as well as a monitored fire alarm system.

CDE 3.9 Secured facilities including a main entrance and signage directing visitors to the main entrance door.

The current entry is difficult to supervise and control. The new school will have a clearly-defined main entry with secured access through the admin suite wduring the day.

CDE 3.10 Safe and secure electrical service

The new project will allow for new, energy efficient lighting, adequate technology, and safe amounts and locations of power and data outlets to eliminate extension cords and other hazards.

CDE 3.11 A safe and efficient mechanical system that provides proper ventilation and maintains the building temperature...

An efficient and easy-to-maintain HAVC system would take the place of the existing, 43-year-old distribution piping and valves which are a constant headache for district maintenance personnel.

CDE 3.12 Healthy building indoor air quality.

The current school has indoor air quality and thermal comfort issues due to the aging HVAC components and hazardous materials. The issues would be eliminated with a new school.

CDE 3.17 A facility that complies with the American Disabilities Act (ADA)

The existing school is not fully ADA compliant with regard to restroom accessibility, building access and circulation. The replacement facility would be built to full ADA accessibility standards.

CDE 3.18.1 Separation of traffic modes

At the high school, bus staging and parent queuing both occur on the street. Replacing the school would provide the opportunity for on-site parking, drop-off lanes and bus staging.

CDE 3.18.2 Dedicated bus staging area.

The high school lacks a bus staging area and bus staging occurs on the street. The size of the site does not allow for on-site drop off lanes. Replacing the school would provide the opportunity for adding on-site parking, drop-off lanes, and bus staging.

CDE 3.18.3 Adequate driveway for car stacking.

The high school lacks a parent drop-off area and this activity occurs on the street. The size of the site does not allow for on-site drop off lanes. Replacing the school would provide the opportunity for adding on-site parking, drop-off lanes, and bus staging.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

CDE 3.18.9 Restricting vehicle access at school entrances.

The existing entry is only protected by a small grass bank and a concrete set of stairs. There are no bollards at the entry. A new school facility would include a physically protected main entry.

CDE 3.19.2 Clear lines of sight from a single vantage point.

A new design for the administrative area would provide supervision of both the main entry as well as the school parking lot. This would replace the current admin area which only supervises the entry commons and the interior courtyard.

CDE 3.19.4 Access to building roof shall be secured to restrict access.

The new school building's roof will not be accessible except from the necessary roof hatched within secured maintenance closets. The existing high school roof is subject to damage due to roof access at the north side (back) of the building).

CDE 3.19.5 Exterior buildings and walkways should be lighted.

The high school site is poorly lit which is a safety hazard. A new campus for the high school as proposed would alleviate this danger with adequate site, field, building, and parking lights.

CDE 4.3 Embedded technologies

The new facilities will include technology with the proper building infrastructure to safely support it, which is not the case with the existing school.

CDE 4.7 Recommended school facility site size.

The existing high school site size is the most crucially small in the district. The site is not large enough to house on-site athletic facilities, which are instead dispersed throughout the town. Visitor parking and bus staging also occurs along Seventh Street instead of having safer on-site areas. The proposed new high school project would accommodate the necessary on-site amenities.

CDE 4.10.7 Art room with ample storage.

Existing storage is housed within aging art storage casework. The new facility will contain new casework as well as dedicated art storage rooms.

CDE 4.10.9 Library media center.

A Centralized, technology-driven library Media Center for the students and community will be provided at the new school.

CDE 4.10.11 / CDE 4.10.12 Cafeteria / Multi-Purpose / Gym

The cafeteria will adequately sized for the new high school. The lack of existing table storage will be corrected so that furniture does not have to be stored along corridor walls or restrict exiting width for the students.

CDE 4.12 Daylight and views shall be incorporated.

At the high school, over half of the classrooms are on the interior with no outside windows. This condition can only be corrected with a replacement facility.

CDE 4.12 Acoustic materials to reduce ambient noise levels.

Acoustic separation between classrooms and acoustic conditions within classrooms is typically poor district-wide. This is one of the first and most frequent complaints by staff. New facilities would provide acoustic conditions compliant with the high-performance certification program.

CDE 4.12.2 Classrooms should accommodate a maximum of up to 25 students and provide 32 square feet per student, with a minimum classroom size of 600 square feet.

At the high school many of the classrooms are undersized. Most of the older, internal classrooms are under 700 square feet in size, yet are serving 22 to 24 students. Due to site constraints, extensive expansion of the building for larger classrooms is not feasible. A replacement facility is needed to provide a cost-effective solution to the classroom sizes.

CDE 4.12.7 Science lab with teaching demonstration table, emergency shower / eyewash, demonstration hood, student work stations provided with water and gas receptacles...

The equipment, casework, storage, hoods and workstations at the existing high school science labs are in very poor condition. Some hoods are not functioning. Some casework is damaged to the point of not functioning.

The proposed replacement project would include new science spaces.

CDE 4.12.8 Family consumer science lab.

The equipment, casework, storage, hoods and workstations at the existing high school consumer science lab are in very poor condition. Most casework is damaged to the point of not functioning.

The proposed replacement project would include a new consumer science space.

CDE 5.1.15 Replacement of old inefficient lighting with new energy efficient fixtures and lamps.

The existing, low-efficiency and ineffective lighting fixtures should be replaced. There is some limitation to this approach because of electrical capacity and the presence of some hazardous materials. There is also an original, aging controls system. The lighting is fully dependant on electrical power in many instructional spaces.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

A new facility would incorporate daylighting into the classrooms, with daylight harvesting fixtures and controls, allowing the flamps to dim or trun off based on the amount of sunlight in the space. This sytem will provide more flexibility, energy savings, and integration with classroom technology such as projectors and smart boards.

CDE 5.1.19 Replacement of single pane inefficient windows with new double / triple pane hard coat low-E glazing units... Most of the existing high school windows are single pane or are not energy efficient to today's standards. New energy efficient windows combined with better orientation in the replacement school would provide superior energy savings.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Over the last three years, on average approximately 1.85% or \$246,587.72 of the General Fund Budget has been on expended on the maintenance of facilities in the district. Of the \$246,587.72 spent annually, an average of \$62,575.00 is spent maintaining 5 Elementary Schools, \$34,216.00 on the high school and \$29,092.00 at the Middle School with the remainder used to service other district facilities. Approximately \$76,166.80 (33%) of \$226,751.80 is spent annually on other district buildings and maintenance, including preventive maintenance contracts with vendors to address varied systems repairs or service including HVAC, electrical and plumbing. There are other costs associated with preventive maintenance. The costs of filters, valves, blowers and motors, etc. is funded by the maintenance department budget with the labor provided by district maintenance staff. The servicing and maintaining of a 40 to 50 year old building requires a lot of attention due to the age of the systems/facility. The district realizes that it will see savings from having new, more efficient systems and infrastructure, and plans to use that savings to insure the sustainability of funds for preventive maintenance planning. Approximately \$60,000.00 annually is projected to be needed for continued maintenance of facility systems and grounds, and will be reflected in our maintenance department budget.

In addition to the General Fund expenditures, the district has also spent over \$2,314,904.17 on district facilities in the past three years out of Capital Reserve Funds. There is currently a \$2,130,783.77 balance in our Capital Reserve Fund. This money over time has been set aside to address the growing list of significant maintenance repairs, health and safety concerns and code compliance issues identified by our on-going facility assessments. In light of anticipated and continuing budget shortfalls, the amount we can set aside for capital reserved will be competing with other operational and instructional needs in the district. Yet, the need to plan for the continuing maintenance of our new facilities will remain a priority. When the project is completed the district will continue to transfer a minimum of \$25,000 of the General Fund annually, to the Capital Reserve Fund for the continued preventative maintenance of systems and infrastructure for the facilities proposed.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The facility was built for public high school use and was in new and adequate condition at teh time of completion and opening.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$25,000

**CDE COMMENTS:**

THIS WAS PART OF AN APPLICATION LAST YEAR FOR A LARGER PROJECT THAT INCLUDED OTHER SCHOOLS AND WASN'T RECOMMENDED. IN THE PROJECT MANAGEMENT PLAN PROVIDED AS BACK-UP TO THE GRANT THE DISTRICT NOTED A PREFERENCE FOR A DESIGN BUILD DELIVERY METHOD.

**Health, Safety**

**Overcrowding**

**Technology**

**Other**

**Importance:** M

**Urgency:** L

**Planning:** Up To Date

**Ability:** Able

**Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$21,041,053.50

**Charter School Authorizer Letter**

**Current Applicant Match:** \$21,041,053.50

**Charter School Three Month Notification**

**Total Project Cost:** \$42,082,107.00

**Charter School Chartered For Five Years**

**Previous Grant Awards:** \$0.00

**MasterPlanComplete**

**Previous Matches:** \$0.00

**Did Applicant Meet the Minimum Required Match**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	679.00	<b>Waiver Letter Included:</b>	Exceeds
<b>Affected Sq Ft:</b>	162,500	<b>CDE Minimum Match Percent:</b>	46
<b>Cost Per Sq Ft:</b>	\$246.64	<b>Actual Match Provided by Applicant:</b>	50
<b>Cost Per Pupil:</b>	\$59,025.33	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	239.32	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	38.88	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	2.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	61.75%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	16458
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	81590413.6
<b>District FTE Count:</b>	2,654.00	<b>Existing Bond Mill Levy</b>	0
<b>Assessed Valuation</b>	407952068	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	153712.15825	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>		<b>Bonded Debt Failed:</b>	3400000
<b>Bonded Debt:</b>	0	<b>Year Bond Failed:</b>	11
<b>Total Bonding Capacity</b>	81590413.6	<b>Bond Capacity Remaining</b>	81590413.6
		<b>Percent Bonding Capacity Used</b>	0

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SOUTHWEST OPEN CHARTER SCHOOL - HS Improvements at CS - 1986

**School Name: SW Open Charter**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	10,178
Replacement Value:	\$2,615,344
Condition Budget:	\$2,019,110
Total FCI:	77.20%
Energy Budget:	\$3,562
Suitability Budget:	\$390,600
Total RSLI:	29%
Total CFI:	92.3%
Condition Score: (60%)	3.18
Energy Score: (0%)	1.83
Suitability Score: (40%)	2.01
School Score:	2.71



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: SOUTHWEST OPEN CHARTER SCHOOL

Applicant Priority # 1

County: MONTEZUMA

Cash Grant Rank: N/A

Project Title: New 9-12 Alternative CS Campus

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Southwest Open School is a Charter school operating in the Montezuma-Cortez School District, located just within the eastern boundaries of Cortez, Colorado. Currently, SWOS serves 170 students grade 9-12, 100% of whom are defined as “high risk” according to Colorado Department of Education’s (CDE) risk factors. Since SWOS serves this large percentage of “high risk” students, it is also considered an Alternative Education Campus (AEC). The student population at SWOS is ethnically diverse with 31% Native American, 56% Caucasian, 12% Hispanic and 1% African-American in the 2011-12 school year. SWOS serves students from four school districts in the Four Corners area: Montezuma-Cortez RE-1, Dolores RE-4A, Dolores County RE-2J, and Mancos RE-6. SWOS also serves students from the Ute Mountain Ute and Navajo reservations. The school fosters a small-community culture, with an ideal size between 150 and 185 students, and never anticipating growth above 200 students. It also focuses on expeditionary learning, during which students engage in project-based classes and carefully-planned class field trips related to the curriculum. Since becoming a charter school, Southwest Open has developed its “grade-less” system (ages from grades 9-12 are accepted, but advancement is based on credits and students may stay until age 21). The Southwest Open School is comprised of one permanent, recently-constructed (2004) student center building of about 2,600 square feet in size. The remaining facilities are temporary modular classroom trailers, typically about 25 years old each. Some of the trailers have been augmented with semi-permanent construction, restroom additions, decks and shade structures. The modulares are in poor condition, suffering either from structural settlement, deterioration of the exterior cladding, or lack of basic utilities. There is one modular home on the site which has been used for both home economics classes and day care functions. Part of the school’s “Project Room” has been built by students and staff of straw-bale construction. A yurt (tent) is home to the school’s art department. The campus site has developed an intimate character over the last 30 years, with mature landscaping and a fitness training trail. It does, however, lack paved on-site parking and a clear, supervised entry to the school. Pedestrian circulation at the school often involves students walking in or next to the adjacent public street without sidewalks (Dolores Road). In general, the school site and facilities fall far short of Colorado state guidelines for the construction of school facilities.

The site is approximately 5 acres in size. Southwest Open, as an alternative high school, offers no athletic programs for the students, and has no plans to include them in the curriculum at this time. Outdoor space is required for the construction of class projects, for informal student recreation and sports, and for socializing. The site also presents opportunities for outdoor classrooms, natural learning environments such as constructed wetlands, as well as fitness trail with learning stations that is already complete. The site has numerous memorials, art displays, and projects from classes past that should be preserved during the redevelopment of Southwest Open School.

The school is requesting assistance from the BEST program in replacing the various haphazard modulares that accommodate classes now. The project plans to provide a multi-purpose room for all-school assembly (something that occurs at a church down the street). It will also provide new permanent classrooms, a library (not currently provided) plus a new administration and health clinic building that is positioned to supervise the campus. The grant funding and match will be directed towards better educational environments and technology for students.

## Deficiencies Associated with this Project:

The modular classroom trailers currently house math, science, English, social studies and special education classes. They are typically constructed with wood framing and clad with wood siding on the exterior and metal panels on the roof. Windows are mostly single-glazed with aluminum frames. Estimates place the manufacture of most of the trailers at some point in the mid-1970’s, although they did not arrive on the site until 1986.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The building envelopes are minimally insulated at best. The aluminum frame windows are the least efficient choice for fenestration (CDE 5.1.19, Windows). Exterior wood cladding is deteriorated and pulling away in places from the frames of the modular buildings, compromising both the insulation and the weather barrier (CDE 3.12, Weather Barrier).

Paint on the cladding is peeling severely, adding to the speed of deterioration. Although the roof panels have been recently replaced, there have, in the past, been leaks through the roofs and into some ceilings (CDE 3.2, Roof). In one modular, moisture damage in and around the existing light fixtures is evident and presents a major hazard from both a moisture and an electrical standpoint (CDE 3.12, Weather Barrier). The modular skirting (concealing the base and foundation of the structures) is in poor condition. In some areas it is damaged and/or pulled away from the framing, which has allowed pests (including cats, skunks and raccoons) to inhabit the space beneath the classrooms, posing serious health concerns (CDE 3.13, Sanitary Facilities). Each of these conditions also contributes to poor indoor air quality in the spaces.

There is a non-compliant wood-framed storage shed built as an addition to one modular trailer on the south end. Although it has been emptied of stored items, the area is larger than 100 square feet yet lacks any proper fire separation from the adjacent classroom.

The modulares are generally in poor structural condition. Evidence of differential settling can be seen along the floor in some classrooms, where the finish and the floor have split along the modular's joint line of assembly. This is apparent in both classrooms for the full width of the modular. This is a result of poor stability in the modular's structural foundation system. It results in a tripping hazard running the length of the classroom.

The classrooms are currently accessed by an exterior wood ramp and landing system. The railings, guardrails and ramp surfaces do not meet code or accessibility guidelines (CDE 3.3, Path of Egress). The railing openings are too large and a graspable handrail is not present. The guardrails are not consistently at adequate height. The exterior doors accessing each classroom are not sheltered from roof runoff. Ice and water have a tendency to build up on the exterior deck, causing a safety hazard on a regular basis.

The exterior doors to the individual classrooms are not necessarily monitored, nor are they kept locked. It would be difficult to secure the exterior classroom doors due to the large amount of glazing near the door hardware. Several modular entrances are not within the supervised line of sight of the central administration building (CDE 3.9, Security).

The buildings are most commonly served by a roof or wall-mounted gas-fired furnace for heating. The systems are functional, but many of the replacement parts for the systems are no longer available. The building lighting is supplied by T8 fluorescent lighting fixtures. Lighting levels appear to be severely low in the classroom spaces, a combination of too few fixtures and very poor daylighting in the modular spaces (CDE 4.12 / 5.1.15, Lighting). It is common to find visible, loose electrical wiring related to both smoke alarms and to loose light fixtures in the ceilings, presenting a safety and fire hazard.

### Vehicle and Pedestrian Traffic

Currently, visitor parking is along Dolores Road, directly east of the campus. Student parking is located in an off-street lot behind the current buildings to the southwest. Neither of the parking areas is paved; they are both delineated with gravel (CDE 3.18.4, Solid Surfaces). Currently, student drop-off occurs along Dolores Road and not at a designated, separate area (CDE 3.18.3, On-Site Drop-Off). There is no discernable accessible route from the Dolores Road parking or from the student parking. Once at the interior of the site, the sidewalks between buildings are accessible, but, as stated above, the ramp and deck structures to each of the modular buildings are not fully accessible (CDE 3.17, ADA). Students often are congregating near the street amid vehicular traffic. There is no smoking allowed on campus, so smoking students congregate across Dolores Road in an open field. There is no school-zone signage for vehicles along Dolores, nor is there striping or signage for a cross-walk (CDE 3.18.1). In general, there is no signage directing one to off-street parking, drop-off zones, or to the main entry of the administration building.

Dolores Road is generally lacking in improvements, including the fact that there are no sidewalks. Since there is no gathering space capable of housing the entire student enrollment, Southwest Open conducts all-school meetings once a week at a neighboring church about 400 feet away from the campus, (the students are also served lunch by the church at no cost to the school). Since there are no sidewalks on Dolores Road, the student population walks both ways in the street between the school and the church for the weekly meetings (CDE 3.18.1).

Fire lanes are in no way indicated, or striped, although there is adequate access (some concrete-paved, some gravel) around the exterior perimeter of the campus and proper access to the modulares. There is no physical protection between the visitor parking on Dolores and the final buildings and campus. A vehicle could drive into the campus with ease (CDE 3.18.9).

There is no capacity for bicycle lanes or storage on the campus as it currently exists.

### Security

The school site is in a generally safe location, surrounded by residential property, or by land zoned for residential. Dolores road is not necessarily a busy street; however, it is lacking in the necessary improvements for traffic safety. The school

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

campus is partially fenced, to delineate boundaries along the north, south and west property lines. The fencing is mostly low and easily traversable. Along Dolores Road to the east, there is no fencing to secure the campus. Subsequently, there is no gate which might help direct visitors to a main campus entry; visitors can often wander from modular to modular in an attempt to find the main office (CDE 3.19.1). Although the main office is located towards the street, there is no direction to it from the parking and there is no consistent line-of-site supervision to all of the classroom modulares arranged across the site (CDE 3.19.2).

The exterior areas of the campus are not consistently lit at night. There are a few modulares with exterior light fixtures, but the parking area and much of the campus remains poorly lit at night (CDE 3.19.5). This has partly contributed to break-ins in the recent past, including the theft of much of the school's outdoor expedition gear (snowboards, etc.) which is stored on-site. As mentioned above, multiple electrical panels are post-mounted around the site without cages or other enclosures. In more than one location, natural gas lines and valves are visible and accessible by students or visitors (CDE 3.19.3), There is no restriction to accessing the facility roofs or crawlspaces. Added-on sheds, in fact, make accessing the roofs even easier. This is a safety hazard mostly due to the age of the modulares around the site and raises concerns as to the capacity of their roof structures (CDE 3.19.4).

## **Proposed Solution to Address the Deficiencies Listed Above:**

The proposed project solution is to remove all temporary or modular structures from the site and provide permanent replacement facilities for the students including a multi-purpose room, a library / media center, general and special classrooms, a main office and high school health clinic suite. Improvements to the site will include paved parking and loop drive, outdoor learning environments and secured utility services.

## **How Urgent is this Project:**

Hazards are currently present and the needs of the school facilities should be addressed within one year. Break-ins and theft have occurred recently. Students continue to walk off-campus on the street on a weekly basis. The deteriorating modulares do not provide an adequate educational environment at the present time.

## **How Does this Project Conform with the Construction Guidelines:**

CDE 3.1 Sound building structural systems ...

The current modular classroom buildings are structurally inefficient. New, permanent buildings will be constructed with durable and sturdy materials.

CDE 3.2 A weather-tight roof ...

Most of the modular trailers and the art yurt suffer or have suffered from leaking roofs and enclosures that are not weather-tight. New construction will provide weather-tight, high performance building envelopes.

CDE 3.3 A continuous unobstructed path of egress from any point in the school ...

Access to the modular trailers involves exterior ramps and decks. Roof drainage onto the decks can freeze and cause hazards. The guardrails are not code-compliant at exterior stairs, decks and ramps. New construction will provide accessible, sheltered entries at grade with direct connection to the public way.

CDE 3.9 Secured facilities including a main entrance and signage directing visitors to the main entrance door.

The current campus layout is confusing and it is difficult to find the main office. New construction will provide a low site wall, gate and up front main office with direct supervision of the entry and the rest of the campus.

CDE 3.10 Safe and secure electrical service.

Current service and meters to the modulares are post-mounted, exposed and unsecured. New construction will provide secured electrical closets within the buildings.

CDE 3.12 Healthy building indoor air quality.

The existing modulares are poorly ventilated and there have been some mold issues on the campus. Deteriorating wood cladding on the modulares has compromised the building envelopes which will continue to amplify the mold issues. New construction will provide high-performance envelopes and code-compliant ventilation in the buildings.

CDE 3.13 Sanitary school facilities.

Damaged skirts at most of the modular trailers has allowed access by various pests. This is a health hazard due to animal feces, disease and odors. New construction will eliminate this hazard by building at grade or over secured crawlspace.

CDE 3.17 A facility that complies with the American Disabilities Act (ADA).

There is only one set of ADA-compliant restrooms on the campus. Exterior circulation ramps and stairs are not code compliant. Campus improvements will provide accessible restrooms at each facility and fully-accessible circulation between

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

classrooms and facilities.

CDE 3.18.4 Solid-surfaced staff, student and visitor parking spaces ...

Parking lots, fleet lots and access drives are not paved surfaces, they are gravel. Site improvements for this project will include paved visitor, student, teacher and maintenance lots and drives, and a fully-paved fire access loop.

CDE 3.18.9 Restricting vehicle access at school entrances.

There is no existing separation between visitor parking and the school campus. Site improvements will include a low, boundary-defining seat wall which can also be used as a deterrent to driving onto the campus.

CDE 3.19.1 Fencing with gates to control access.

The site is not fully secured against trespassing and there is no clear designated site entry upon arrival. The project proposes a low site wall and a new gate to direct visitors to the main office upon arrival.

CDE 3.19.2 Clear lines of sight from a single vantage point.

The existing administrative modular does not have direct line of site to all of the classroom facilities. The project proposes a new administration building situated so as to supervise the site circulation and building entries as thoroughly as possible.

CDE 3.19.3 Locate site utilities away from the main school.

There are exposed, accessible gas lines around the campus, as well as unsecured electrical panels and meters. The proposed project will provide dedicated electrical and utility entry room that can be secured from vandalism.

CDE 3.19.4 Access to building roofs shall be secured to restrict access.

Existing modular roofs are easily accessible from decks and sheds added onto the classrooms. The proposed project will limit roof access as part of the new construction.

CDE 3.19.5 Exterior buildings and walkways should be lighted.

The existing campus is not adequately lit. Proposed site and building improvements will provide full exterior lighting with cut-off fixtures to prevent light pollution.

CDE 4.12 Daylight and views shall be incorporated ...

Windows in most of the classrooms are limited and not at vision-window level. Proposed new classrooms will integrate generous daylight with new lighting and controls to provide an energy-efficient and code-compliant level of lighting in the learning spaces and throughout the campus.

CDE 4.12 Acoustic materials to reduce ambient noise levels ...

Acoustic separation between classrooms and between the campus exterior is virtually non-existent. The proposed new construction will meet minimum acoustic standards for classroom and corridor separation based on the high-performance certification program.

CDE 4.12.1 Gardens, trees, amphitheater, shade structures and a gateway ... should be considered ...

The existing campus makes use of numerous outdoor learning environments, mature landscaping and sheltered areas for the students. This approach should be preserved and added to by the proposed project with additional outdoor learning opportunities and preserving the landscaping where possible.

CDE 4.12.2 Classrooms should accommodate a maximum of up to 25 students and provide 32 square feet per student with a minimum classroom size of 800 square feet ...

Some existing classrooms on campus are not adequate in size by CDE standards. Proposed new construction will provide at least the minimum floor area per instructional use.

CDE 4.12.4 Library / Multimedia center should be the heart of the school ...

There is no existing library on campus. The proposed project includes a library / media center.

CDE 4.12.6 Computer lab with technology embedded in classroom ...

There is not an adequate central computer lab at the campus, and classroom technology is severely limited. The proposed project will include technology upgrades for instruction plus a central shared computer lab.

CDE 4.12.7 Science lab with teaching demonstration table, emergency shower / eyewash, demonstration hood, student work stations provided with water and gas receptacles ...

The one existing science classroom is not set up for lab use; there are no student stations, nor is there plumbing or gas available to the modular in the classroom. The proposed project will provide a fully-functional science class and lab for the school.

CDE 4.12.8 Family consumer science lab

There is no existing family-consumer science class on campus. The proposed project includes a consumer science space with instructional kitchen stations.

CDE 5.1.15 Replacement of old inefficient lighting with new energy-efficient fixtures and lamps, incorporate daylighting ...

Most lighting on campus uses T-8 lamps; however the fixtures do not have an efficient control system nor are they integrated

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

with classroom daylighting. The proposed new construction will provide new lighting systems and integration.  
 CDE 5.1.19 Replacement of single pane inefficient windows with new double / triple pane hard coat low-E glazing units ...  
 The older existing trailers have aluminum-framed, single pane windows. (Approximately 40% of the windows on campus.)  
 The proposed new project will incorporate energy-efficient windows as prescribed by the CDE guidelines.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Students work with staff to keep the campus clean and in good repair so they take pride in “their school.” For the 25 years that SWOS has served the students in this area, it has always remained fiscally sound. For the past 5 years, SWOS has allocated monies to the capital reserve fund at an average of 8.7% of the PPOR. SWOS receives capital construction funding from the State Education fund as a “qualified charter school.” The 2010-11 allocation for SWOS is \$14,381. A part time maintenance man makes immediate repairs. Professionals from the community bid and are brought in to deal with plumbing and electrical updates and repairs. SWOS is willing to commit to funding a .5 FTE maintenance person position during and following the building process. This would ensure that a SWOS employee is involved in every step of construction, is familiar with all systems, and knowledgeable concerning repairs and maintenance.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The charter school facilities are composed of one permanent structure and numerous portable trailers that have been purchased over the course of the school history. While the modulars were in good condition 25 years ago, such construction deteriorates rapidly, while the school has not had funds to replace all with permanent structures. The student commons building was constructed in 2003 and remains in good condition.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$15,000

**CDE COMMENTS:**

SWOS WAS AWARDED A GRANT IN THE PRIOR CYCLE BUT WERE UNABLE TO RAISE THE REQUIRED MATCH THROUGH A BOND ELECTION, FORCING THEM TO RETURN THE GRANT

<input checked="" type="checkbox"/> <b>Health, Safety</b>	<input checked="" type="checkbox"/> <b>Overcrowding</b>	<input checked="" type="checkbox"/> <b>Technology</b>	<input checked="" type="checkbox"/> <b>Other</b>
<b>Importance:</b> M <b>Urgency:</b> M <b>Planning:</b> Up To Date <b>Ability:</b> Not Able <b>Previous BEST Grants:</b> 0			
<b>Red Flags:</b> Multiple	<b>Red Flag Explain:</b> Waiver Request and Minimum Communication with Staff		
<b>Current Grant Request:</b>	\$10,370,839.78	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$149,387.22	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$10,520,227.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	170.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	37,171	<b>CDE Minimum Match Percent:</b>	30
<b>Cost Per Sq Ft:</b>	\$269.55	<b>Actual Match Provided by Applicant:</b>	1.42
<b>Cost Per Pupil:</b>	\$58,936.85	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	218.65	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	228	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	Charter School	<b>Inflation %:</b>	2.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	Ownership of the facilities will revert back to the



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Montezuma-Cortez  
School District.

## Explain Existing Financing:

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	63.10%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	176.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA



# Southwest Open School

P.O. Box DD • Cortez, CO 81321  
Phone 970-565-1150  
Fax 970-565-8770

March 2, 1012

Colorado Department of Education  
Capital Construction Assistance Board  
1580 Logan Street, Suite 310  
Denver, CO 80203

Subject: Request for Waiver of Required Match

The Southwest Open School (SWOS) in Cortez, Colorado, is applying for a Building Excellent Schools Today (BEST) grant in the amount of \$10,019,264 to replace the unsafe and hopelessly deteriorated structures on our campus. SWOS respectfully requests a waiver of the matching funds requirement in the amount of \$2,855,779. SWOS cannot meet the full requirement of the 30 percent match and is only able to provide \$150,000, the majority of the funds in our Capital Reserve account.

Project Cost:	\$10,019,264
Required Match (30 percent):	\$3,005,779
Available Match:	<u>\$150,000</u>
Match Waiver Request:	\$2,855,779
Total Funding Request:	\$9,869,264

SWOS was awarded a \$10.8 million BEST grant in June, 2011. SWOS led a school district bond election in November 2011 to raise the required 30 percent match (\$3.4 million). In the face of general statewide resistance to bonding proposals and the significantly worse economic situation in this part of Colorado (unemployment and poverty rates are well above the state average), the proposal failed 56 percent to 44 percent. The campaign committee worked very hard to pass the bond knowing the significant history of failure of bond and mill levy elections related to education in Montezuma County. SWOS is not considering another bond question to Montezuma County voters. The presidential election will bring a more partisan electorate to the polls and, therefore, make it even more difficult to pass a tax increase question.

SWOS is a charter school, with the Montezuma-Cortez RE-1 School District serving as its authorizing agent. For twenty-five years, it has provided the last, best hope for many of this area's significantly at-risk young people. Our enrollment on count day was 170 students which is average for the school. However, we try not to turn any students away so we usually end up serving around 200 students each year, 30 of whom we receive no PPOR funding. Our unique public education program has transformed the lives of young people facing some of the toughest challenges and greatest hurdles of their teenage years—such as teen parenthood and expulsion from traditional high schools. One hundred percent of the students at SWOS are defined as "high risk" according to the Colorado Department of Education's ten risk factors.

Very few students come to SWOS ready to learn. They often arrive with physical and mental health issues that preclude them from a successful classroom experience. Once we assist students with these issues, they generally become willing and eager learners. Ongoing skill building is emphasized throughout their time with us, which helps prepare them to continue on a path toward success even when life throws them "curve balls."

Our results have been profound. SWOS has seen slow but steady growth in academic achievement as measured by standardized tests. This is accompanied by a steady decrease in behavioral and attendance problems. Meanwhile an ever greater percentage of our students have been going on to higher education.

What makes these accomplishments even more remarkable is that they have occurred in such a challenging and distracting physical environment. Our campus consists primarily of prefabricated, modified trailers built in the mid-1970s that we purchased in the late 1980s and early 1990s from the RE-1 District when they were deemed no longer useful. Significant safety concerns have been identified on the campus grounds and in nearly all of these structures related to security, electrical wiring, mold, outdated heating systems, lack of insulation, splitting floors and ceilings, animal infestation and other issues.

The planned renovation will include the removal of all these deteriorated structures and the construction of permanent facilities, including a multi-purpose room, library and media center, general and special classrooms, main office and health clinic.

In order to remain as financially solvent and stable as SWOS has in the 25 year history of the school, the following financial decisions have been made to address the ever declining PPOR funding:

- The staff has gone without step increases or other raises since the 2007-2008 school year.
- In 2008-09, the day care program which served teen parents and their babies for twenty years was closed to adjust to declining PPOR funding of \$6899 in 2009-10 to \$6138 in 2011-12.
- SWOS has not applied for facility grants for the required match for the BEST grant. The reason being that SWOS has secured 11 grants in the 2011-12 school year for a total of \$450,000 to supplement our academic program, meet unfunded mandates and to support our School Based Health Clinic, which provides physical and mental health needs to keep students in school. All grants are researched, written and accounted for in-house, thus they are enormously time consuming. We are committed to managing a BEST grant but do not feel confident that we could effectively and efficiently manage 2-3 additional large grants.

SWOS is at a crossroads. The "temporary" trailers that have served us for 25 years are literally falling apart at the seams. Every year, the challenges for our students grow as they try to get an education in an environment less and less conducive to learning. Sharing crowded classrooms with rodents and the elements is one more significant obstacle faced by these high-risk students. We are enormously concerned that closing the facility in the near future due to totally inadequate and unsafe conditions is a very real possibility.

The Southwest Open School respectfully asks your support for a waiver of a portion of the BEST grant matching funds requirement due to:

- The unique role of SWOS in this region.
- Our long successful track record of scholastic and life skills training.
- The dire need and safety concerns posed by the extremely deteriorated and outdated facilities.
- The support of the Montezuma-Cortez RE-1 School District Board Members to improve SWOS facilities.
- The failure of the 2011 bond election due in large part to the high level of financial hardship in this part of the state.
- The fact that SWOS has not taken financial risks over its twenty-five year history but made the choice to be fiscally responsible by working to secure additional funds to meet unfunded mandates and unexpected facility repairs. At the same time, due to decreasing PPOR funding, staff has given up step increases and pay raises to ensure the integrity of SWOS academic program.

Enclosed with this letter is additional information in support of our request. Thank you again for your consideration.

Sincerely,



Judy Hite  
Director

# Southwest Open School (SWOS)

## Further Information Related to Request for Waiver of a Portion of the Required Match

### About the School

**History.** The Southwest Open School (SWOS) is a public charter school located in Cortez, Colorado. SWOS was created in 1986 by the Southwest Board of Cooperative Services as a second chance program for dropouts and teen parents. After reorganization in 1998, SWOS became a charter school with Montezuma-Cortez RE-1 School District serving as its authorizing agent.

**Curriculum.** While our course offerings are similar to those offered within a traditional high school, the presentation and communication of these subjects using evidence-based best practices and instructional strategies, is what sets SWOS apart from other institutions. The academic program at SWOS includes several unique components: character education, expeditionary learning, service learning/community service, outdoor education, academic probation and school-to-career programs.

**Student Body.** SWOS serves 170 students in grades 9-12, 100 percent of whom are defined as “high risk” according to the Colorado Department of Education’s (CDE) ten risk factors. Many of our students have been expelled from or have dropped out of the region’s public high schools. Others were unable to learn in traditional settings but thrive under SWOS’s experiential education approach.

The student population at SWOS is ethnically diverse with 31 percent Native American, 56 percent Caucasian, 12 percent Hispanic and 1 percent African American. SWOS serves students from four school districts in the Four Corners area: Montezuma-Cortez RE-1, Dolores RE-4A, Dolores County RE-2J, and Mancos RE-6. Students from the Ute Mountain Ute and Navajo reservations also attend SWOS.

**Health Clinic.** The SWOS School Based Health Clinic (SBHC), which is 95% grant funded, offers the students limited primary medical services—immunizations, comprehensive physical examinations, treatment of acute illness and management of chronic conditions, as well as dental screening, dental cleaning and dental sealants. The clinic is open Monday through Thursday during school hours. An LPN is available every day and a nurse practitioner and RN are at the clinic three days per week.

Mental health services include a part-time behavioral health provider, substance abuse education and referrals, individual and group counseling and referrals to appropriate community agencies. The SBHC also serves students from the district schools and Head Start facilities in this area. All told, in the 2010-11 school year, the SBHC served 221 unduplicated students. Further, the clinic has proved to be an effective venue to promote preventive care practices such as healthy diets and smoking cessation.

**Physical Structures.** SWOS is comprised of one permanent, recently-constructed student center building of about 2,600 square feet in size. The remaining seven facilities are temporary modular classroom trailers, typically about 40 years old that we purchased used. Some have been augmented with restrooms, decks and shade structures. There is one modular trailer home on the site that has been used for both home economics classes and day care functions. A portion of the school’s Project Room was built by students and staff with straw-bale construction. A yurt (tent) is home to the school’s art department.

The school has a rich history. Numerous class projects, art displays and student-built memorials have become a permanent part of the campus. Esteemed instructors are memorialized with landscaped gardens and past graduating classes are remembered through artistic displays on and in the buildings. This history, atmosphere and heritage have been nurtured over the past twenty-five years and will be preserved if the school has the opportunity to construct permanent buildings.

### Financial Picture

SWOS has been operating for twenty-five years through per pupil operating revenue (PPOR) funds and supplemental grants. Since 1999, when we became a charter school, the Montezuma-Cortez RE-1 School District

has overseen SWOS's financial operations as required by Colorado state law. The district provides funding to SWOS in the amount of 100 percent of the current PPOR, although on a per pupil basis the PPOR has been declining every year since 2009/2010. A proportionate share of funds granted under federal or state categorical aid programs is directed to the school for each student eligible for such aid.

The principal and the office/financial manager manage the daily financial operations of SWOS. The SWOS Charter Board approves the budget and oversees these functions. SWOS purchases buy back services from the Montezuma Cortez RE-1 School District which maintains bookkeeping services, writes checks for payroll and purchases and oversees the financial operations. The annual audits of finances, conducted by Majors and Haley certified public accountants, have shown no irregularities. In 2007-08, the total cost of the buy back services was \$59,761.32 compared to \$108,724.27 in 2011-12, an 82% increase in five years due to increased transportation services.

**The Need.** In general, and without question, the school grounds and structures (with the exception of the student center building) fall well short of Colorado state guidelines for the construction of school facilities in terms of:

- Structural integrity
- Controlled access to the school entrance
- Indoor air quality
- Sanitation, absence of infestation
- ADA accessibility
- Paved parking and exterior lighting

When SWOS became a charter school in 1999, we developed a financial plan to methodically replace our 40-year old modular trailers. We started the practice of putting an ever increasing portion of the PPOR into the Capital Reserve account. By 2003, we had saved enough to remove the oldest modular trailer and build a student center which now is the only permanent structure on campus. In the 2004-05 school year, we allocated \$795 per pupil to the Capital reserve account. Due to decreased funding, we were only able to contribute \$228 per pupil in 2011-12.

The student center, completed in 2005 at a cost of \$180,000, houses a lunch room, computer lab, conference room, teacher workroom, restrooms and school counselor office.

Our next goal was to build one new building with four classrooms and a computer lab. Over the next three years, we were confronted with unexpected infrastructure repairs and sewer improvements that cost approximately \$140,000, nearly wiping out the account. We applied for capital construction grants to replace the trailers five times 1) 2004-05 - \$230,500; 2) 2005-06 - \$160,000; 3) 2006-07- \$461,818; 4) 2006-07 Round 2 - \$382,244; and 5) 2007-08- \$416,876 but we did not receive those awards. We did not invest in formal master plans which is the most likely reason we did not receive these even though we did not realize this at the time.

When the PPOR began to decrease in 2010, we had to reduce the amount of money we were able to put aside for these improvements. In fact, we were forced to drop our twenty year long daycare program consisting of one FTE daycare provider and one .5 FTE daycare director. The following year we had to forfeit a teaching position. It soon became clear that we would not be able to continue to replace the modular trailers without additional funding. Thus, in 2011, we applied for and were awarded the BEST grant but we were unable to raise the required match when the voters did not approve our bond measure on the November 2011 ballot.

**Necessary improvements.** The new facilities will include a multi-purpose room, a library/media center, general and special classrooms, a main office and a high school health clinic suite. Other site improvements will include paved parking and a loop drive, outdoor learning environments and secured utility services.

### **Bond Election, November 2011**

During the spring of 2011, Montezuma-Cortez District RE-1 considered placing a \$40 million bond question onto the November 2011 ballot. We began working with the district in order to be included in this effort so that

we could raise the matching funds (\$3.4 million) required should we be successful with our pending BEST grant application. In early summer, the SWOS BEST grant was approved contingent on our raising the match. Shortly thereafter, the District decided not to proceed with their county-wide bond question. Thus SWOS, with support from the RE-1 Board, took on the task of preparing its own question for Montezuma County voters.

To prepare for the bond election, SWOS initiated a public outreach process to engage the community in a discussion about the school's facility needs and the incredible opportunity presented by the BEST grant. This public outreach effort included a mail-back opinion survey and of the several hundred that were returned, roughly two-thirds indicated support for the bond question. In August 2011, SWOS formally asked the Board of Education to refer a question to voters to raise \$3.4 million in BEST matching funds. The Board agreed and it was placed on the ballot as Issue 3A.

At this point, SWOS ceased public activities on the \$3.4 million request. An issue committee called "Vote Yes for SWOS" was established to raise funds and to campaign on behalf of Issue 3A. The campaign had a budget of roughly \$5,500, with contributions coming from the public and the Colorado League of Charter Schools.

The campaign focused on two primary outreach efforts—working with the local newspaper to raise general awareness about SWOS and direct campaign communication with the voters. The *Cortez Journal* ran many articles about SWOS and the bond question leading up to Election Day. The *Journal* endorsed Issue 3A through an editorial and also printed a guest column from SWOS Director Judy Hite. More than a dozen letters to the editor regarding Issue 1A were published—the majority, by far, were in favor.

The campaign established a website and Facebook page, staked out 125 yard signs, sent a direct mail piece to several thousand households, sent a personalized letter to several hundred community leaders and ran a radio ad on local stations. The campaign also sent speakers to community events and conducted door-to-door voter outreach.

Despite these efforts, the Vote Yes on SWOS campaign was not successful, and Issue 3A lost 56 percent to 44 percent. On the same ballot, Proposition 103, a statewide question to raise taxes to fund education, lost by an even wider margin (60 percent to 40 percent). Unfortunately, the negative campaign surrounding Proposition 103 very likely had some impact on the Issue 3A vote.

## **The Future of SWOS**

SWOS is at a crossroads. We have survived for a long time living on borrowed time and making due with piecemeal repairs on "temporary" classrooms that are barely usable. However, we have kept our focus on providing the at-risk students in this impoverished community a second chance—an opportunity that most of them have embraced and made the most of.

Without the BEST grant our physical structures will become uninhabitable within a few years. No one could expect these structures to survive 35-40 years (25 with SWOS) in the harsh elements in this part of the state. Worse will be the fact that hundreds of students from that time on will not have the lifeline and second chance that SWOS offered. Most will be faced with a life with no hope of improvement, no second chance, and very limited opportunities for success. Crime and substance abuse will claim many.

However, with the benefit of the BEST grant, our renovation plans will come to life. All temporary or modular structures on the site will be replaced by permanent facilities that maintain the distinctive campus layout and heritage that make SWOS unique. Most important, SWOS will be able to continue to change the lives of up to 200 at-risk students each year for the foreseeable future.

## Newell, Scott

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**From:** Lortie, Kristin  
**Sent:** Thursday, December 01, 2011 4:45 PM  
**To:** Newell, Scott  
**Subject:** FW: BEST application - Southwest Open School

Scott,

The notification needs to come from the district, correct?

Kristin

---

**From:** Judy Hite [<mailto:jhite@cortez.k12.co.us>]  
**Sent:** Thursday, December 01, 2011 4:26 PM  
**To:** Stacy Houser  
**Cc:** Lortie, Kristin  
**Subject:** BEST application - Southwest Open School

Dr. Stacy Houser,  
Southwest Open School intends to apply for the BEST grant in the upcoming 2012 grant cycle.  
Judy Hite  
Director

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## MONTROSE RE-1J - Montrose HS - HS HVAC Upgrade - 1941

**School Name: Montrose HS**

Number of Buildings:	1
All or Portion built by WPA:	
Gross Area (SF):	193,577
Replacement Value:	\$55,095,978
Condition Budget:	\$12,831,272
Total FCI:	23.29%
Energy Budget:	\$0
Suitability Budget:	\$12,002,400
Total RSLI:	24%
Total CFI:	45.1%
Condition Score: (60%)	3.55
Energy Score: (0%)	3.27
Suitability Score: (40%)	4.02
School Score:	3.74





# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: MONTROSE RE-1J

Applicant Priority # 1

County: MONTROSE

Cash Grant Rank: 1.3

Project Title: HS HVAC Upgrade

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Montrose High School (MHS) was constructed over a period of several years. Starting in the 1940's, additions were added in the 60's early 70's mid 80's and the latest addition was added in 2003. The total square footage for the school is now at 121,919. Located in the center of town off Colorado State Highway 550, MHS is a well recognized icon in the community. The school currently houses the 9th through 12 grade population of the city of Montrose and portions of Montrose County. The October 2012 student count reported to CDE for Montrose High School was 1,367.5. Montrose High school is considered as a four year course of study. Therefore, graduation requirements will be based upon units of credit earned in grades 9, 10, 11, and 12. A minimum of twenty-four (24) units of credit must be earned in grades 9, 10, 11, and 12 in order to meet graduation requirements. In addition, 15 hours of approved Community Service must be completed. Credits must be in the following classes. English, Social Studies, Mathematics, Science, Physical Education, Health, Fine/Performing Arts and Technology.

In relation to maintenance, MHS is the largest school in the RE-1J portfolio. Thus it has seems to have the greatest needs in regard to maintenance (185 work orders issues since January 1, 2012). Additionally, the campus is used 350+ days per year with not only school district events, but with outside community based events, including usage by the Montrose Recreation District.

MHS has been the recipient of several CDE capital construction grants over the past several years. Those grants included a new boiler plant for the older portion of the building. Additionally, four (4) roofs have been funded by CDE. These roofs include the 2nd floor classrooms building, the science "quad" classrooms and the library at the school and the weight/music room in 2010. Lastly a grant for window replacement was received.

With this I mind, the school district is excited about the B.E.S.T. grant program and is looking forward to requesting additional funding from the program for the schools greatest needs. During the 1990's the school district finances were at an all time low. Consequently, the facilities took a "back seat" within the district. Roofs, safety and general upkeep were not a priority. Thus, several buildings suffered from this deferment. Since 2001, the district has taken an aggressive stance in regard to facility maintenance and upkeep. Whenever possible grants have been applied for and in 2002, a Bond/Sale tax proposal was given to the voters for their approval. It passed with a 2/3 majority and MHS received a 12 classroom additional from hat voter approved package.

## Deficiencies Associated with this Project:

This portion of Montrose High School was built in the 1950's and remodeled several times over the past 50 years. Due to problems with heat and lack of fresh air, opening type windows were installed in 2001 to help provide some ventilation. The floor, which comprises approximately 15,500 SQ. FT., is the second floor of a two (2) story classroom building. There are window ventilator units that are approximately 50 years old and are original to the building and are heating and ventilating only (no air-conditioning). The units have exceeded their useful expected lifetimes. ASHRAE (The American Society of Heating, Refrigerating and Air-Conditioning Engineers) would indicate an expected lifetime for these units of 15-20 years. The three ways heating control valves in the units have failed and heating is being controlled manually. The units provide no mechanical air-conditioning. The units provide very minimal outside air ventilation which is a code mandate. The units are started and stopped manually by district personnel because the controls have failed and are operated manually. There is no electric control system and many units are failing and causing water leakage associated with age and soldered joints that have come apart. Many teachers have complained about the horrible heat loads in the building. A temperature log has been generated by Speech Teacher A.J. Smith to record temperatures in her classroom. Her classroom is located in the center of the building,

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

facing east. He log, starting in August of 2011 shows temperatures the lowest temperature as 75 degrees in early November, 2011, with the highest temperature being 92 on September 1, 2011. Average temperatures for her room were in the low 80's.

### **Proposed Solution to Address the Deficiencies Listed Above:**

Bighorn Consulting was contacted to conduct a review of the building. This portion of the building is a two story building with similar systems on each floor. Upon looking at the project, it was discussed that while it would be best to do both the upstairs and the downstairs concurrently, the cost could be cost prohibitive to the district due to the match required for the CDE B.E.S.T. Grant process. (Montrose RE-1J's match is 47%). Bighorn and RE-1J discussed that the project could be split into two separate projects. As the upstairs has proven more troublesome for several years, and temperature logs have been kept by staff members, it would be best to apply for a grant request for the top floor. Bighorn's review of the project deduced a solution for this HVAC issues as such. A new system would be installed in the building similar to other buildings in the school district. The system would be a rooftop VAV system with VAV boxes at each zone. Distribution ductwork, piping, controls and electrical upgrades would complete the system. The rooftop units could be sized for both floors at this time and the project could be phased per floor. Probable construction cost of \$465,000 for the second floor. The second part of the project in the future would be to install the ductwork and tie in the system on the first floor. The cost for this would be approximately \$310,000. As the district is being conservative with its monies due to possible future cuts from the State of Colorado, the district is only requesting funding for the second floor portion of the project.

### **How Urgent is this Project:**

The urgency for this project is twofold. First off, we have had several comments and concerns about the very high temperatures in the classrooms and this is what creates the main urgency with this project. Temperature ranges for this portion of Montrose High School range from the low 90's to the mid 70's, with a average temperature being in the low to mid 80's. We as business professionals would not tolerate these types of temperatures in our offices as we conduct business, yet we are asking our students to tolerate conditions such as this. As the mechanical system for this area is composed of the original heating only unit ventilators for the classroom areas there is grave concern by both teachers and parents that there is no active air-conditioning in this portion of the school. Constant complaints about the second floor classrooms become uncomfortably warm during times of the school year are not uncommon. Additionally, the heating in this portion of the classroom building is basically unregulated and almost constant. There are times during the winter months that the heating units do not need to run due to the temperatures in the rooms. On those days when heat is needed, the unit ventilators take hours to warm up the classrooms to a comfortable temperatures. The secondary urgency on this project pertains to school safety. Due to the conditions in the classrooms, doors are constantly left propped open in order to achieve some sort of ventilation in the building. This in turn creates an unsafe condition in the building should a situation occur such as a school shooter or a stranger/uninvited person entering a classroom. With the doors propped open they're basically "inviting" to a person to enter the room unwelcomed or not. If the teachers had the ability to keep their doors closed during a class session, it would more of a deterrent to someone just walk into a classroom and possibly create an unsafe situation.

### **How Does this Project Conform with the Construction Guidelines:**

This project conforms to the current Public Schools Construction Guidelines. Specifically, sub sections: 5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours. Also, the project conforms under sub section: 5.1.18. Commission mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools; this project is being proposed so that the replacement of the old inefficient mechanical systems can be removed and replaced with new energy efficient systems. Additionally, the Montrose County School District is proposing that the new system be controlled by a DDC (Direct Digital Control) system that will allow for "controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours." The system is currently in place at Centennial Middle School and Northside Elementary School. They system allows the district to run units via a computer program and set schedule for weekend, after hours or normal hours depending on needs of the buildings. We have seen that this system is very efficient and allows for great flexibility and control within the usage parameters. In relation to sub section 5.1.18, the project budget has allowed for the a third party Commissioning agent to oversee the project and complete Commissioning of the completed project to allow for the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

performance review. It should be noted that the units proposed will be very similar if not the same as, units we currently have installed in our district that have recently gone through the permitting process and were used for our recently approved HVAC upgrade projects in 2010 for both Northside Elementary School and Centennial Middle School.

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

To begin, each project that is contracted for in relation to these proposed projects will have a manufacturer and an installation warranty. Typically, these warranties are 12-24 months at a minimum. The Montrose County School District is very diligent in enforcing these warranties and is very aware of the expiration times involved in these warranties. When the warranty period runs out for repairs needed, the school district currently has a plan for covering cost of repairs. As with all projects in the district (Grant and Non-Grant), all repairs and any needed replacement of materials or equipment currently come from two different budgets those projects are maintained under. This project noted and required for in this grant is no different. The first budget is the Maintenance budget. The maintenance department is allocated a budget each year (annual budget allocation for the Montrose County School District RE-1J begins in July of each year) and it is budgeted annually through General Fund Operating budgets. The maintenance budget averages between \$300,000 and \$400,000 per year and covers all expenses related to upkeep and required repairs within the district. It also entails the coverage of day to day repairs within the district. So should any small and or minor problems occur on this grant requested project, the maintenance budget will cover it. Furthermore, any annual inspections or other occurrences that happen in relation to this project would be covered by this budget. Through this fund any items that are not covered by the aforementioned warranties will be taken care of. The other budget is the Capitol budget. This is used for large one time repairs and should a major failure occur outside the warranty period, this budget would be utilized for expenses.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

N/A

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

Health, Safety

Overcrowding

Technology

Other

**Importance:** M    **Urgency:** M    **Planning:** No Plan    **Ability:** Able    **Previous BEST Grants:** 6 - \$1,124,773

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$293,853.73

**Current Applicant Match:** \$260,587.27

**Total Project Cost:** \$554,441.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 1,380.00

**Affected Sq Ft:** 15,500

**Cost Per Sq Ft:** \$32.52

**Cost Per Pupil:** \$365.24

**Sq Ft Per Pupil:** 11.23

**Per Pupil Allocation to Cap Reserve:** 298

**Who Owns the Facility:** District

**Does the Facility have existing Financing** No

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 47

**Actual Match Provided by Applicant:** 47

**Historical Significance:** Yes-Granted Exempt

**Does this Qualify for HPCP:** Not Required

**If Match is a Bond Election Date:**

**Inflation %:** 3.50%

**Who will the Facility Revert to:** N/A

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Explain Existing Financing:

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	55.02%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	17463
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	96999320.78
<b>District FTE Count:</b>	5,837.50	<b>Existing Bond Mill Levy</b>	1.46
<b>Assessed Valuation</b>	528646203.9	<b>Bonded Debt Approved</b>	11000000
<b>PPAV:</b>	90560.377542	<b>Year Bond Approved</b>	02
<b>Unreserved General Fund FY0910</b>	2821476.2	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	8729920	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	105729240.78	<b>Bond Capacity Remaining</b>	96999320.78
		<b>Percent Bonding Capacity Used</b>	0.082568643599



# Montrose High School

600 South Selig PO Box 10500 Montrose, CO 81402

Administration: 970-249-6636 \* Counseling Center: 970-249-2429 FAX 970-240-6433  
Attendance Office: 970-240-6421 \* Athletics/Activities: 970-240-6413 \* FAX: 970-240-6414  
[mhs.montrosesd.schoolfusion.us](http://mhs.montrosesd.schoolfusion.us)

James T. Barnhill  
Principal  
[jbarnhill@mcsd.k12.co.us](mailto:jbarnhill@mcsd.k12.co.us)

Lyle Wright  
Asst. Principal/Activity Director  
[lwright@mcsd.k12.co.us](mailto:lwright@mcsd.k12.co.us)

Jason Lindsay  
Assistant Principal  
[jlindsay@mcsd.k12.co.us](mailto:jlindsay@mcsd.k12.co.us)

Toby Melster  
Assistant Principal  
[tmelster@mcsd.k12.co.us](mailto:tmelster@mcsd.k12.co.us)

February 29, 2012

To: Jason Arebalos

Subj: Second Floor Heat Issues

Jason, I wanted to thank you for working on making the second floor at MHS a more comfortable learning environment for the staff and students. As you know I get numerous complaints from parents, students and staff each year, especially in August and September, concerning the intense heat on the 2<sup>nd</sup> floor in the old part of MHS. I hope the temperature log helps us in securing funds to correct this. Let me know if there is anything else you need.

Respectfully,

James T. Barnhill

L.E.A.D. from the Front

## **Montrose High School**

### **Grant #67 HVAC Upgrade Project**

Regarding application #67 for Montrose High School, short papers were received from one of the Montrose High School teachers, AJ Smith. Ms. Smith submitted 9 papers from college students who spent a day in her classroom. The papers described the effects of heat on learning.

Papers were included in the grant application from the following college students:

Sheri Bundick

Amber Levins

Crystal Martinez

Harold Dean Russell

Adriana Ramos

Cheryl Riddles

Eduardo Rojas

Misty Smith

Rick Zatarain

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## MONTROSE RE-1J - Centennial MS - MS Fire Sprinkler - 1974

**School Name: Centennial MS**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	100,800
Replacement Value:	\$28,756,209
Condition Budget:	\$16,065,184
Total FCI:	55.87%
Energy Budget:	\$35,280
Suitability Budget:	\$5,038,400
Total RSLI:	17%
Total CFI:	73.5%
Condition Score: (60%)	3.33
Energy Score: (0%)	2.40
Suitability Score: (40%)	3.98
School Score:	3.59



**Q#: 86 - Is the school provided with a sprinkler system? The school is only partially sprinkled and/or the school is sprinkled with a system in poor condition or with areas no longer in service. Score: 2**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: MONTROSE RE-1J

Applicant Priority # 2

County: MONTROSE

Cash Grant Rank: 1.6

Project Title: MS Fire Sprinkler

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Fire Sprinkler Retrofit                                   |

## General Background Information and Reasons for Pursuing a BEST Grant:

Centennial Middle School (CTMS) was constructed in 1973-1974. In 2005, the elementary school (Johnson Elementary School) that was located to the north of the school was relocated to a new building. At that time, the school district turned the existing elementary school over to Centennial and as part of the 2002 Bond/Sales Tax voter approved program. With the funds from the voter approved program, a remodel of the elementary building occurred. With its completion, the CTMS campus had two (2) buildings (North and South). The smaller north building houses the 8th grade students along with the administration for the school. The total square footage for the entire campus is 82,577. Located on a major side street (South 5th Street) in the City of Montrose, the campus is well recognized and known in the community. The school currently houses 6th to 8th grade, and is one of two middle schools in the city of Montrose. The October 2009 student count reported to CDE for Centennial Middle School was 695.5 FTE.

At CTMS, the following educational programs are offered to students include English, Social Studies, Mathematics, Science, Physical Education, Health, Band, Choir, Art, Technology Agriculture, Woodshop Home Economics and numerous special needs programs for socially challenged students. In relation to maintenance, CTMS is the largest middle school in the RE-1J portfolio. While the building is aging, maintenance requests are average for the district. There have been approximately 110 work orders since January 1, 2010. The south building had its entire HVAC system replaced with very high tech systems that are powered by a Trane Tracer DDC system. This upgrade has "been a Godsend" according to many teachers and the district would like to thank the BEST program for their support on this grant. The campus is used 300+ days per year with not only school district events but outside events as well.

In the past years, CTMS was the recipient of a few CDE capital construction grants in addition to the aforementioned grant noted above for the HVAC upgrades. Those grants included a new boiler plant for the south building. Additionally, the roof was replaced by a CDE grant. Additionally, a lighting upgrade occurred thanks to a CDE grant. With this knowledge, the school district is excited about the B.E.S.T. grant program and is looking forward to requesting additional funding from the program for the schools greatest needs. During the 1990's the school district finances were at an all time low. Consequently, the facilities took a "back seat" within the district. Roofs, safety and general upkeep were not a priority. Thus, several buildings suffered from this deferment. Since 2001, the district has taken an aggressive stance in regard to facility maintenance and upkeep. Whenever possible, grants have been applied for major improvements. As previous noted, in 2002, a Bond/Sale tax proposal was given to the voters for their approval. It passed with a 2/3 majority and again as noted, CTMS received the remodel of the north building to its campus.

## Deficiencies Associated with this Project:

In the winter of 2010, the Montrose County School District Re-1J was in the pre-planning stages for a major HVAC retrofit at Centennial Middle School. The district had been awarded a 2010 CDE B.E.S.T. grant for the project. As part of the necessary steps that needed to be taken for bidding and the ultimate award of the project, plans were developed for the school of the new HVAC design. During this design phase, the Mechanical Engineer (Bighorn Consultants) noted to the district that the firewall along the corridors and other parts of the building were not constructed as shown on the original the "as built" drawings from 1975. Bighorn noted that as part of their design to meet the current IBC (International Building Code) requirements, fire dampers would need to be installed in these firewalls. But as the firewalls did not exist, they would be noted but may not be completely operational. The district stated that they should be incorporated in the design and asked the engineer to take a "wait and see attitude" as the drawings needed to get approval from plan check. During plan check, the plan checkers noted the dampers and required them to be installed even though the fire walls did not exist. This,



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

according to comments, was common and the dampers would be operational as noted and work accordingly. During and following the installation of the HVAC system, Division of Fire Safety Building Inspector Bill Bischof noted that Centennial should have fire sprinklers installed to meet current fire codes. While it was not a formal request (citation), it was a recommendation in order for the building to meet current code. During the preparation of this grant request, Inspector Bischof sent the following; "Based on my inspection dated 06/22/2011, I recommend that an automatic fire sprinkler system per NFPA 13 be installed in Centennial Middle School. During my inspection, I found that the corridor walls do not provide the passive fire protection required by the 2006 IBC Section 1017. Sprinklers thru out the entire building per NFPA 13 would bring the building into code compliance, thereby increasing the life safety of the building occupants & first responders."

## **Proposed Solution to Address the Deficiencies Listed Above:**

Based upon a review of the building by two different fire sprinkler contractors, the Montrose County School District would like to do the following relation to the retrofit of sprinklers at Centennial Middle School. The contractor would furnish and install two (2) wet pipe fire sprinkler systems complete with double check backflow device and individual riser check valve with trim. A system control valve with tamper switch would be installed with flow switches, combination inspector's tests and main drain, pressure gauges, signage; spare head box with appropriate spare sprinkler heads and wrench, cast brass wall mounted Fire Department Connection. For the purposes of the proposal the contractor plans to locate the Main Systems Riser in Mechanical Boiler Room. The System design is based upon NFPA-13 design criteria for Light and Ordinary Hazard Occupancy. (Approximately 70,800 sq. ft.) All sprinkler heads in grid and drywall ceilings are to be "quick response recessed heads. All sprinkler heads in areas with exposed structure are to be exposed brass upright heads and they will be symmetrical with light fixtures in drywall ceilings and no closer than 0'-6" to ceiling grid in tile ceilings. Dry pendent heads will be installed in the Kitchen Cooler and Freeze enclosures. Head guards will be installed on all sprinkler heads in the Gym Area. All fireproof penetrations will be done in accordance with Hilti, FS-ONE, U.L. Listing installation details for fire rated wall penetrations. The contractor will also assure all materials to be U.L. Listed and as allowed by NFPA-13. Additionally, all piping for branch lines to be schedule. 30, Dyna-Thread. Furthermore, all piping for bulk main and cross mains will be schedule. 10, Dyna-Flow. Submittal and plan approval will be done by designated project reviewing authority (State of Colorado Division of Fire Prevention and City of Montrose Fire Protection District).

## **How Urgent is this Project:**

The urgency for this project is completely based upon the possible unsafe situation that the existing building currently has. It can be argued that fire sprinklers will not necessarily save lives but property. By that we mean, if there is a fire in the building, the fire alarms will alert the occupants to evacuate. Thus the fire alarm will save lives and the fire sprinklers will just put the fire out to save building. With sprinklers you would same outcome minus the saving the building. This is a logical argument but not always an accurate one. In 2009, a Fire broke out in the fully occupied Johnson Elementary School here in Montrose. The school had a student population of 590 students. The Kiln in the art room malfunctioned and became super heated. It caught an adjacent wall on fire and the sprinkler in the room went off to extinguish the fire. The fire was out in 20-30 seconds. There was very minimal disruption to the school and its occupants. School resumed 30 minutes after the fire alarm and subsequent sprinkler discharge. There was no need to find a new school location for the 590 students nor was there any loss of teaching time other than those 30 minutes. That sprinkler system saved time, money and possibly lives by being able to extinguish a fire in 30 seconds.

## **How Does this Project Conform with the Construction Guidelines:**

This project conforms to CAPITAL CONSTRUCTION ASSISTANCE PUBLIC SCHOOLS FACILITY CONSTRUCTION GUIDELINES in relation to the following. As noted in SECTION ONE - Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled as follows: The specific sub-section noted in relation to this project is sub-section 3.3. With that subsection is a requirement that is currently NOT in play at Centennial Middle School. The sub section reads: A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, (These items are currently "in play" or in use and established at Centennial Middle School. But the next sub section is what is lacking. That portion of the section states "and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis. The sub section continues with language that pertains to the analysis, but specifically mentions separation zones. "The Facility Code Analysis shall address, at a minimum, building use and occupancy classification, building type of construction, building area separation

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

zones, number of allowed floors, number of required exits, occupant load, required areas of refuge and required fire resistive construction.”

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

To begin, each project that is contracted for in relation to these proposed projects will have a manufacturer and an installation warranty. Typically, these warranties are 12-24 months at a minimum. The Montrose County School District is very diligent in enforcing these warranties and is very aware of the expiration times involved in these warranties. When the warranty period runs out for repairs needed, the school district currently has for any of these projects currently has two budgets that projects are maintained under. The first budget is the Maintenance budget. The maintenance is budgeted annually through General Fund Operating budgets. The maintenance budget averages between \$300,000 and \$400,000 per year and covers all expenses related to upkeep and required repairs within the district. Through this fund any items that are not covered by the aforementioned warranties will be taken care of. The other budget is the Capitol budget. This is used for large one time repairs and should a major failure occur outside the warranty period, this budget would be utilized for expenses.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Retrofit

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

Health, Safety       Overcrowding       Technology       Other

**Importance:** L    **Urgency:** L    **Planning:** No Plan    **Ability:** Able    **Previous BEST Grants:** 6 - \$1,124,773

<b>Red Flags:</b>	<b>Red Flag Explain:</b>	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Grant Request:</b>	\$205,694.06	<input type="checkbox"/> Charter School Three Month Notification	
<b>Current Applicant Match:</b>	\$182,407.94	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Total Project Cost:</b>	\$388,102.00	<input type="checkbox"/> MasterPlanComplete	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Previous Matches:</b>	\$0.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Pupils:</b>	547.00	<b>CDE Minimum Match Percent:</b>	47
<b>Affected Sq Ft:</b>	72,400	<b>Actual Match Provided by Applicant:</b>	47
<b>Cost Per Sq Ft:</b>	\$4.87	<b>Historical Significance:</b>	N/A
<b>Cost Per Pupil:</b>	\$645.01	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Sq Ft Per Pupil:</b>	132.36	<b>If Match is a Bond Election Date:</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	298	<b>Inflation %:</b>	0.00%
<b>Who Owns the Facility:</b>	District	<b>Who will the Facility Revert to:</b>	N/A
<b>Does the Facility have existing Financing</b>	No		

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	55.02%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	17463
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	96999320.78

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>	5,837.50	<b>Existing Bond Mill Levy</b>	1.46
<b>Assessed Valuation</b>	528646203.9	<b>Bonded Debt Approved</b>	11000000
<b>PPAV:</b>	90560.377542	<b>Year Bond Approved</b>	02
<b>Unreserved General Fund FY0910</b>	2821476.2	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	8729920	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	105729240.78	<b>Bond Capacity Remaining</b>	96999320.78
		<b>Percent Bonding Capacity Used</b>	0.082568643599

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## MONTROSE RE-1J - Olathe MS/HS - MS HVAC Upgrade - 1974

**School Name:** Olathe MS/HS

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	111,333
Replacement Value:	\$31,933,043
Condition Budget:	\$11,575,096
Total FCI:	36.25%
Energy Budget:	\$38,967
Suitability Budget:	\$5,592,000
Total RSLI:	33%
Total CFI:	53.9%
Condition Score: (60%)	3.66
Energy Score: (0%)	2.79
Suitability Score: (40%)	3.80
School Score:	3.72



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: MONTROSE RE-1J

Applicant Priority # 3

County: MONTROSE

Cash Grant Rank: 4.2

Project Title: MS HVAC Upgrade

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Olathe Middle School was constructed in two phases. The first phase was constructed in 1973. The second portion was constructed in 2005-2006. The newer portion was constructed from a Bond Sales Tax program that the Montrose County School District used for several remodel and new school projects from 2002 to 2009. The Bond/Sale tax proposal was given to the voters for their approval. It passed with a 2/3 majority and OMS received an 8 classroom additional from hat voter approved package along with a gym remodel and a new cafeteria. Additionally, at that time, the middle and high school were combined into one building. The total square footage for the school is now at 117,122. This includes the high school portion. This narrative will discuss the middle school portion of the campus only. Located immediately off Colorado State Highway 50 and Highway 347, Olathe Middle is a well know and prominent icon in the community. The school currently houses the 6th though 8th grade population of the town of Olathe and outlying portions of Montrose County. The October 2012 student count reported to CDE for Olathe Middle School was 282.5. Classes and electives offered at Olathe Middle school include English, Social Studies, Mathematics, Science, Physical Education, Health, Band, Choir, Art, Technology Agriculture and Woodshop. In relation to maintenance, OMS has had "mid" to moderate needs in relation to maintenance (55 work orders issues since January 1, 2012). Additionally, the campus is used 350+ days per year with not only school district events, but with outside community based events, including usage by the various community groups in the Olathe area. OMS has been the recipient of one CDE capital construction grants in the past. This was for a TPO new roof on this building. Most improvements to the school were completed with the aforementioned Bond/Sales Tax program or via capitol budgets within the school district. With this I mind, the school district is excited about the B.E.S.T. grant program and is looking forward to requesting funding from the program for the schools greatest needs. During the 1990's the school district finances were at an all time low. Consequently, the facilities took a "back seat" within the district. Roofs, safety and general upkeep were not a priority. Thus, several buildings suffered from this deferment. Since 2001, the district has taken an aggressive stance in regard to facility maintenance and upkeep. Our request for B.E.S.T. funding this 2012 cycle is based upon a need that has there for several years. The HVAC system in this portion of the OMS building is in serious need of an upgrade. Bighorn Engineering has looked at the building and has made its recommendation to the building. They have noted to us that the building is in desperate need of this requested upgrade.

## Deficiencies Associated with this Project:

Olathe Middle School was built in 1973 and comprises about 50,700 ft on a single level including classrooms, gymnasium, and cafeteria. In relation to this grant, there are three existing rooftops on this portion of the Olathe Middle School building. These units are manufactured by Comfort Zone (model CZH, units are approximately 39 years old) and are original to the building and are heating and ventilating only (no air-conditioning). The rooftop units have exceeded their useful expected lifetimes. ASHRAE (The American Society of Heating, Refrigerating and Air-Conditioning Engineers) would indicate an expected lifetime for these units of 20 years. The three way heating control valves in the units have failed and heating is being controlled manually. The multi-zone control dampers in the units have failed so dampers have been positioned manually and provide no temperature control. The units provide no mechanical air-conditioning so the units are manually started in the evening and allowed to run overnight to purge the building of heat load and then shut off in the morning (during warmer months). The units provide very minimal outside air ventilation which is not within code mandate. The units are started and stopped manually by district personnel because the outside air damper controls have failed and are operated manually. The electric control system has failed and the ductwork distribution system is made of fiberglass duct board and has leakage associated with age and joints that have come

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

apart. Additionally the existing boiler plant in the building is also 39 years old and far from efficient.

## **Proposed Solution to Address the Deficiencies Listed Above:**

Bighorn Consulting was contacted to conduct a review of the building. Bighorn's review of the project was based upon further investigation of other systems that have been installed in other buildings within the Montrose County School District. Similarities to the Centennial Middle school's old HVAC system are noteworthy as those pre-existing rooftops recently replaced with a B.E.S.T. grant in 2011. The makeup and construction and systems on Olathe Middle School are very similar to those that were replaced at Centennial Middle. Thus, the solution for the replacement would be similar to that of Centennial but on a smaller scale. Bighorn, looking at Centennial as a guideline, would look to incorporate a new system in the building similar to Centennial Middle School that includes will digital controls for maximum control of the heating and cooling environment management. The new system would be a rooftop VAV system with VAV boxes at each zone. Distribution ductwork, piping, controls and electrical upgrades would complete the system. Control systems for the new units could be handled though a Trane Tracer system similar to what has been installed recently at two of the school district facilities. The new system would be tied to this system to allow for integrated management for the HVAC system. The management can be done online from any location that is accessible to a computer and online access. The one difference between the units that were installed at Centennial Middle and the units proposed at Olathe Middle would be the elimination of boiler plant. Centennial used the existing boiler plant for their hot water system as the boilers were installed in 2004 and were high efficiency units. As Olathe middle's units are circa 1973, these units (boilers) would be shut down and removed. Heating would via the roof top units. The Probable construction cost of \$435,000. This cost would include the necessary demolition of the existing systems and the new systems and installation

## **How Urgent is this Project:**

The urgency for this project is twofold similar to other grant requests. First off, we have had several comments and concerns about the very high temperatures in the classrooms and this is what creates the main urgency with this project. Temperature ranges for this portion of Olathe Middle School range from the low 80's to the mid 70's, with a average temperature being in the low to mid 80's. We as business professionals would not tolerate these types of temperatures in our offices as we conduct business, yet we are asking our students to tolerate conditions such as this. Olathe Middle School Teacher Judy Hauger has commented that "At the beginning of the school year is probably the worst climate within my classroom." As most teachers are, she is a very reasonable person, but her next comment should strike a chord with anyone who has felt uncomfortable in an enclosed room. "I realize that my students are only here for an hour at a time however I am in here all day long. In the months of August, September and October the headache that the students and I go home with is unnecessary." As the mechanical system for this area is composed of the original heating only unit ventilators for the classroom areas there is grave concern by both teachers and parents that there is no active air-conditioning in this portion of the school. Constant complaints about this portion of the building becoming uncomfortably warm during times of the school year are not uncommon. Additionally, the heating in this portion of the classroom building is basically unregulated and almost constant. There are times during the winter months that the heating units do not need to run due to the temperatures in the rooms. On those days when heat is needed, the unit ventilators take hours to warm up the classrooms to a comfortable temperatures. To add to this, all other portions of the building have both regulated heat and air conditioning. This is the last section that does not. Thus students are going in and out of classrooms with varying temperatures throughout the day. The secondary urgency on this project pertains to school safety. Due to the conditions in the classrooms, doors are constantly left propped open in order to achieve some sort of ventilation in the building. This in turn creates an unsafe condition in the building should a situation occur such as a school shooter or a stranger/uninvited person entering a classroom. With the doors propped open they're basically "inviting" to a person to enter the room unwelcomed or not. If the teachers had the ability to keep their doors closed during a class session, it would more of a deterrent to someone just walk into a classroom and possibly create an unsafe situation.

## **How Does this Project Conform with the Construction Guidelines:**

This project conforms to the current Public Schools Construction Guidelines. Specifically, sub sections: 5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours. Also, the project conforms under sub section: 5.1.18. Commission mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools; this project is being proposed so that the replacement of the old inefficient mechanical systems can

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

be removed and replaced with new energy efficient systems. Additionally, the Montrose County School District is proposing that the new system be controlled by a DDC (Direct Digital Control) system that will allow for “controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.” The system is currently in place at Centennial Middle School and Northside Elementary School. They system allows the district to run units via a computer program and set schedule for weekend, after hours or normal hours depending on needs of the buildings. We have seen that this system is very efficient and allows for great flexibility and control within the usage parameters. In relation to sub section 5.1.18, the project budget has allowed for the a third party Commissioning agent to oversee the project and complete Commissioning of the completed project to allow for the performance review. It should be noted that the units proposed will be very similar if not the same as, units we currently have installed in our district that have recently gone through the permitting process and were used for our recently approved HVAC upgrade projects in 2010 for both Northside Elementary School and Centennial Middle School

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

To begin, each project that is contracted for in relation to these proposed projects will have a manufacturer and an installation warranty. Typically, these warranties are 12-24 months at a minimum. The Montrose County School District is very diligent in enforcing these warranties and is very aware of the expiration times involved in these warranties. When the warranty period runs out for repairs needed, the school district currently has a plan for covering cost of repairs. As with all projects in the district (Grant and Non-Grant), all repairs and any needed replacement of materials or equipment currently come from two different budgets those projects are maintained under. This project noted and required for in this grant is no different. The first budget is the Maintenance budget. The maintenance department is allocated a budget each year (annual budget allocation for the Montrose County School District RE-1J begins in July of each year) and it is budgeted annually through General Fund Operating budgets. The maintenance budget averages between \$300,000 and \$400,000 per year and covers all expenses related to upkeep and required repairs within the district. It also entails the coverage of day to day repairs within the district. So should any small and or minor problems occur on this grant requested project, the maintenance budget will cover it. Furthermore, any annual inspections or other occurrences that happen in relation to this project would be covered by this budget. Through this fund any items that are not covered by the aforementioned warranties will be taken care of. The other budget is the Capitol budget. This is used for large one time repairs and should a major failure occur outside the warranty period, this budget would be utilized for expenses.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

N/A

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

Importance: L

Urgency: L

Planning: No Plan

Ability: Able

Previous BEST Grants: 6 - \$1,124,773

Red Flags:

Red Flag Explain:

Current Grant Request: \$282,503.25

Charter School Authorizer Letter

Current Applicant Match: \$250,521.75

Charter School Three Month Notification

Total Project Cost: \$533,025.00

Charter School Chartered For Five Years

Previous Grant Awards: \$0.00

MasterPlanComplete

Previous Matches: \$0.00

Did Applicant Meet the Minimum Required Match

Affected Pupils: 284.00

Waiver Letter Included:

Meets

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	20,000	<b>CDE Minimum Match Percent:</b>	47
<b>Cost Per Sq Ft:</b>	\$24.23	<b>Actual Match Provided by Applicant:</b>	47
<b>Cost Per Pupil:</b>	\$1,706.23	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	70.42	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	298	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.50%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	55.02%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	17463
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	96999320.78
<b>District FTE Count:</b>	5,837.50	<b>Existing Bond Mill Levy</b>	1.46
<b>Assessed Valuation</b>	528646203.9	<b>Bonded Debt Approved</b>	11000000
<b>PPAV:</b>	90560.377542	<b>Year Bond Approved</b>	02
<b>Unreserved General Fund FY0910</b>	2821476.2	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	8729920	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	105729240.78	<b>Bond Capacity Remaining</b>	96999320.78
		<b>Percent Bonding Capacity Used</b>	0.082568643599



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WEST END RE-2 - Naturita ES - PK-12 School Replacement - 1971

**School Name: Naturita ES**

Number of Buildings:	5
All or Portion built by WPA:	No
Gross Area (SF):	32,660
Replacement Value:	\$7,625,024
Condition Budget:	\$4,519,065
Total FCI:	59.27%
Energy Budget:	\$0
Suitability Budget:	\$1,187,000
Total RSLI:	7%
Total CFI:	74.8%
Condition Score: (60%)	2.51
Energy Score: (0%)	2.31
Suitability Score: (40%)	3.91
School Score:	3.07



## WEST END RE-2 - Nucla Jr/Sr HS - PK-12 School Replacement - 1938

**School Name: Nucla Jr/Sr HS**

Number of Buildings:	4
All or Portion built by WPA:	
Gross Area (SF):	48,613
Replacement Value:	\$13,753,536
Condition Budget:	\$9,969,851
Total FCI:	72.49%
Energy Budget:	\$17,015
Suitability Budget:	\$3,432,500
Total RSLI:	4%
Total CFI:	97.6%
Condition Score: (60%)	2.79
Energy Score: (0%)	1.73
Suitability Score: (40%)	3.83
School Score:	3.20



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: WEST END RE-2  
County: MONTROSE  
Project Title: PK-12 School Replacement

Applicant Priority # 1  
Cash Grant Rank: N/A

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input checked="" type="checkbox"/> New School |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

West End Public School District RE-2 is pursuing a BEST grant for several reasons. These reasons are consistent with the primary focus of the BEST grant program. In item #3, we have enumerated specific items in each priority classification to illustrate the significant need that exists within this district.

The district maintains two school campuses, the High School in Nucla and the PK-8 School in Naturita. The PK-8 presently serves pre-kindergarten through 8th grade. The High School in Nucla serves grades 9th through 12th grade. The Administration offices are also located in the High School building. In addition the Paradox Valley Charter School in Paradox provides pre-kindergarten through 8th grade. After 8th grade, students move on to the Nucla High School. The Paradox Valley Charter School is not included in the scope of this BEST grant application.

The transportation offices, bus maintenance facility and bus storage yard are located on Adams Street in Naturita, a few blocks away from the pk-8 school. In addition to the operating schools, there is an unoccupied elementary school in the town of Nucla. It was closed in 2004, when the schools were consolidated as part of the Phase I recommendations of the 2004 Master Plan. The Nucla Elementary School property is presently advertised for sale. The district has received interest in the building.

After observing the WESD sites and buildings, we concluded that many factors have contributed to their current condition, although age appears to be the strongest contributor. The major portions of the affected structures were constructed prior to 1972. The HS was built in 1954; the PK-8 in 1971. The major existing building systems, (walls, windows, roof, mechanical, and lighting) do not perform at a level close to current energy standards. The failure of these systems not only results in excessive energy consumption that inadvertently siphons funds away from building maintenance programs, but also produces an interior environment that performs well below the LEED or CHPS standards the BEST program sets out to achieve. The age of the primary systems presents challenges for obtaining replacement parts when components fail. This often results in a jury rigged solution that becomes temporarily permanent.

Both the high school and Pk-8 school have deficiencies in their educational programming. The district has compromised in some instances by utilizing substitute spaces. These spaces do not perform (acoustics, lighting, physical size or configuration, available technology or power) at the level intended for the specific educational program, often resulting in a compromised educational delivery. We have documented specific deficiencies in the recently completed 2012 Masterplan.

Outside of the physical conditions, there are several existing issues that place the students in a situation of real, present and imminent danger. These health and safety hazards are enumerated in the deficiency list. Some of these cannot be corrected due to the physical limitations of the existing school sites. The existing high school is surrounded by rock outcroppings that prevent emergency access on two sides. The third side has topographical challenges that also prevent vehicular or fire department access. Major structural components of the existing PK-8 gymnasium are failing. The design and integral nature of these components creates an almost un-correctable situation. Other existing issues will require significant costs to correct; costs that exceed the recommended percentages for replacement vs. new. Except for recent modifications (elevator addition in 2005, restroom remodel, 2005), the high school building fails in almost every category of accessible design. Only one exit in a 54,469 square foot facility designed for 183 students truly meets current accessibility codes. Additional exits cannot be

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

reasonably provided due to physical restrictions.

## Deficiencies Associated with this Project:

There are many health and safety deficiencies that place the students in a situation of real, present and imminent danger. Security concerns abound. Some of these issues and concerns cannot be corrected due to the physical limitations of the existing school sites. Others would require significant costs to correct; costs that exceed the recommended percentages for replacement vs. new. The assessments are based on visual observations that have taken place at each of the individual facilities. They include site, building shell, building interior, mechanical systems, electrical systems, and educational adequacy. In addition we reviewed the Assessment undertaken by the CDE; updated in the fall of 2011. Comments on the state assessment were posted to their website prior to 02/07/2012.

## IMMEDIATE HEALTH AND SAFETY CONCERNS

Naturita PK-8 School deficiencies:

### SITE SECURITY AND SAFETY

1. The site is smaller than will allow for adequate athletic activities in the PK-8 age group. The developed area of this site is approximately seven acres. Based on the recommended standards, the site should be a minimum of ten acres. While the existing property is larger than the current developed acreage, the steep slopes render it unusable.
2. The visitor parking area is unpaved and does not provide for a safe accessible route from the handicap parking stalls. It is located more than 350' from the main entry. It is not visible from the front Administration area. This presents a significant security issue as the area is virtually unmonitored for most of the day.
3. The unpaved lot has a single point of access. This access is also used for service and deliveries. This interaction of service vehicles with visitors and parent is a safety hazard.
4. There is no designated location for parents to load and unload their children. They must traverse the unpaved lot to a walk that leads to the main entry of the school. This lot is not visible from the front door of the school or the administration offices. This creates a safety and security hazard as the parking lot cannot be monitored from the building.
5. Widely accepted educational guidelines (Jefferson County School District R-1) recommend a hard surface multi-use play court be provided in a location that can be conveniently accessed from the cafeteria and gym. The property configuration is such the available play areas are located at the furthest point on the campus from the existing gymnasium and cafeteria.
6. The building has multiple points of entry that must remain open during the course of the school day to allow students to minimize the distance they must travel outside the building to attend classes and activities. This presents a significant security risk.
7. Only one fire hydrant exists along highway 141. Given this facility is not fully sprinkled; this is not adequate to safely serve the needs of this facility. The maximum distance for hose length is 300'. This facility needs two additional hydrants to comply with minimum fire safety regulations.

### BUILDING

1. Some of the existing gymnasium structure is rapidly degrading (rotting). The district has engaged the services of a structural engineer to monitor the integrity of the arched beams. The engineer has recommended steel reinforcement to bridge the damaged areas. It is unclear how long this remedy will check the degradation of the heavy timber structure.
2. The primary exterior building enclosure consists of synthetic stucco (EIFS). The exterior wall system has failed in many areas. This is a health and safety concern. Water damage has led to mold generation at the exterior base of the wall in several locations. This system has not been installed according to current industry standards and does not provide moisture barriers and weeps. This construction methodology can lead to generation of the mold within the wall cavity.
3. Significant foundation movement has created large cracks in a corner of the exterior wall. Water and moisture continue to infiltrate the exterior wall in this location.
4. The main electrical service located on the north side of the existing building has exceeded its life expectancy. This presents unsafe conditions as the current circuits are often overloaded in an attempt to meet increased technology needs.
5. Having been constructed in 1971, this facility lacks the infrastructure to adequately provide for required upgrades to the current technology. This facility falls well below the recommended requirements of 4. SECTION TWO of the Public Schools Construction Guidelines. The power required for these upgrades often exceeds the capacity of the available classroom circuits. This leads instructors to run extension cords throughout classroom spaces from available outlets to equipment locations. The fire department has expressed concern for the safety of the students in these classroom spaces.
6. Video and data cabling serving classrooms is exposed and unprotected in many areas of the facility. This is due to the post

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

(building) construction installation of the technology infrastructure. Exposed cabling not only results in lower performance due to interference, it is easily damaged. This constant surveillance of the technology infrastructure is costly to the district. Opportunities to install current technologies as smart-boards, are nearly non-existent.

7. Interior corridors no longer meet 1HR separation requirements due to constant modifications and penetration of corridor walls. This separation failure presents significant safety issues for students and faculty exiting the building in the event of an active fire.
8. Classroom lighting fails to meet minimum standards for light levels, controls and energy efficiency. The age of the existing fixtures warrants a full replacement to improve performance and reduce operational costs.
9. The school does not have instructional storage areas. Storage is provided within individual classrooms, reducing instructional program space.
10. Water from the building downspouts fails to drain properly away from the building due to improper site design. This coupled with improper installation of roof flashing and downspouts has led to serious water infiltration and mold generation at areas of the building foundation. Corrective measures would require significant regrading and installation of storm piping.
11. Several areas of the interior exhibit damage from roof leaks. The roof and flashing need immediate attention to prevent further damage.
12. The existing PK-8 facility offers no Music classroom and no Art classroom.
13. There is a lack of adequate performance space for PK-8 program activities. Large group events are housed in the gymnasium. The curved vaulted ceiling, hard walls and floors fail to meet acoustical performance criteria requirements outlined in the Public School Facility Construction Guidelines. (section 4.10). There is no defined stage area.
14. The building does not have a code compliant fire alarm system. Several areas of the facility are not served by the current system.
15. Pre-Kinder and Kindergarten rooms are currently housed in modular classrooms, separated from the main building. There is no direct parent drop-off to this area of the elementary campus. This presents security issues as the administration area is unable to adequately monitor this area.
16. A lack of safe and adequate chemical storage in the Science Prep Rooms contributes to poor indoor air quality
17. The student toilet rooms in the gymnasium lack proper ventilation leading to unhealthy indoor air quality.
18. Inadequate lighting in instructional areas
19. There are limited inadequate Library Media Center facilities. They fail to provide the recommended minimum design characteristics of adequate task lighting, acoustic comfort, and spatial flexibility.
20. The facility fails to meet current accessibility codes and guidelines (ADA, 2006 IBC). This presents both accessibility issues and safety concerns.
  - a. Handrails are missing or non-compliant
  - b. Guardrails do not meet minimum rail spacing or safety standards.
  - c. Ramp slopes exceed the maximum 1:12 allowed
  - d. Door hardware is non-compliant
  - e. Interior signage is not designed to accommodate the visually impaired

### Nucla High School deficiencies

The Garber Building - constructed 1978 (houses the auxiliary HS gymnasium, three classrooms)

1. No accessible toilet facilities exist in the building. Modifications to bring the building into compliance would require complete fixture replacement, loss of fixture count, and modification to doors, frames and corridor walls. The existing toilet room groups would be rendered unusable except as single fixture rooms after such modification.
2. The accessible route to the auxiliary gym is only by traversing a long (non-compliant) ramp. Access to the locker rooms, toilet facilities, and classrooms is via stairs only. The required modifications to the entry doors and jambs would render the adjacent toilet rooms unusable.
3. Locker room showers are not ADA accessible. Not only are the facilities only accessible via stairs, they do not meet specifications for seats, grab bars and accessible hardware.
4. No doors meet accessibility codes. All doors, jambs, and a portion of the adjacent walls would need to be demolished and reinstalled to meet code.
5. The science laboratories do not meet accessibility codes. New lab tables and casework must be installed to meet current codes and safety standards.
6. Door hardware is non-compliant. All must be replaced.
7. Interior signage does not meet contrast requirements; nor does it include Braille. All interior signage must be replaced.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

8. Handrails on all stairs are non-compliant. They must be modified or replaced.
9. The building is accessible by fire and emergency vehicles on one side only. The remaining sides are constricted by exposed rock outcroppings. This is a significant safety concern due to limited access for emergency vehicles.
10. Portions of the existing fire access drive exceed a slope of 11%. This exceeds the maximum slope allowed by the International Fire Code.
11. The windows are single-pane glass. This contributes to excessive energy consumption. They must be replaced.

The Main High School Building – constructed 1954

## SITE SECURITY AND SAFETY

1. The High School campus is comprised of five separate buildings with severe grade differences between the buildings. This creates safety (and time) issues for students moving between class periods during inclement weather.
2. The developed area of this site is approximately 17 acres. The terrain is steep and presents significant issues for both accessibility and fire protection.
3. The main buildings are not accessible by emergency vehicles on two sides. Existing rock outcroppings prevent improvements to provide adequate fire protection access for these structures.
4. The slope of the fire drive for this facility exceeds 11%. This is in violation of the 2006 IFC. Existing topography prevents the correction of this drive. This remains a significant life-safety hazard.
5. The athletic fields and visitor viewing areas are not accessible. No accessible route has been provided from the campus buildings to the fields. No alternate viewing area has been provided.
6. The current bus loop is at the lowest parking area on the site. There is no accessible route from this drop-off to the building. Major costs would be incurred to create an accessible route to the existing school. This lot is not paved and does not adequately separate vehicular traffic from pedestrians. This creates unsafe conditions for both the arrival of busses and students traversing the path to the school during the winter months. This is inconsistent with the recommendations of the Public Schools Facility Construction Guidelines (section 3.18)
7. The trash dumpster is not secured or located within a secured enclosure. Given the presence of wild animals in this area this presents a health and safety hazard.
8. There are no accessible toilet facilities on the lower level of the main building. (location of the locker rooms)
9. The locker rooms within the main building are not ADA compliant.
10. The facility is not equipped with an automatic fire protection system. The school is currently served by one fire hydrant located on Fourth Avenue. This fails to provide the necessary fire protection for this facility. The maximum hose length allowed is 300'. The front door is located more than 300' from the hydrant. Two additional hydrants must be installed to address this safety concern.
11. There are no existing exit lights for this facility. In addition there are no emergency lights. The lack of these features presents a significant life safety hazard.
12. The facility lacks an automated fire detection / alarm system.
13. Exposed wiring has been installed above the ceilings in many locations. This unsafe installation practice can lead to fires in a concealed space. This fire hazard is amplified by the fact the building does not have an automatic fire suppression system (no sprinklers). All such wiring should be installed in an approved electrical conduit.
14. Handrails for the existing stairs are non-compliant. This presents a safety hazard for individuals with limiting disabilities.
15. Many corridors have exposed vinyl asbestos tile. The poor condition of these tiles is a health and safety hazard.
16. Only two (2) accessible toilet facilities exist (main floor level only) in the main building. This is far below the level required by current accessibility codes. The existing toilet group on the lower level would require major modification to the bearing walls at the entry to the toilet rooms to begin to bring those facilities into compliance.
17. The stage is not accessible. Students with motor disabilities cannot access the stage for ceremonies or performances.
18. Few doors meet accessibility codes. Doors, jambs, and a portion of the adjacent walls would need to be demolished and reinstalled to meet code.
19. The science laboratories on the lower level do not meet accessibility codes. The accessible route is on the exterior of the building and does not meet minimum slope requirements. New lab tables and casework must be installed to meet code. This is a health and safety concern
20. Interior signage does not meet contrast requirements; nor does it include Braille. All interior signage must be replaced.
21. Handrails on all stairs are non-compliant. They must be modified or replaced.
22. The building is accessible by fire and emergency vehicles on two sides. The remaining sides are constricted by steep grades or exposed rock outcroppings.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

23. The current primary utility systems serving the main building are beyond their life expectancy and warrant full replacement of major components:

- a. Drain, waste and vent
- b. Domestic hot and cold water
- c. Hydronic heating system
- d. Building electrical service
- e. Building exhaust and ventilation
- f. Fire alarm system

24. The existing Music classroom in the High school is located directly below the gymnasium. The lack of acoustic separation between the floors renders the Music Room useless during athletic activities or events.

25. The Music Room is not ADA compliant. It lacks instrument storage and practice rooms.

26. The existing buildings do not have adequate power or cabling to meet the needs of the technology program. Current cabling that connects the Garber Building and Main Building is routed unprotected (exterior) between the two buildings. This reduces the performance of the cables and ultimately affects the use of the system.

27. Given the age of the building, it does not meet current standards for building insulation. The low U-values in the exterior walls and roof lead to excessive energy consumption and subsequently higher costs for operation.

## Proposed Solution to Address the Deficiencies Listed Above:

The proposed solution to the excessive deficiencies is to consolidate the existing facilities to a new PK-12 building. Studies completed during the recently completed masterplan indicate the new campus will be 23,000 square feet smaller than the existing buildings combined. The efficiencies gained through this consolidation will result in lower energy costs, reduced maintenance expenses and a reduced cost of operation. The new PK-12 campus will provide the required programmatic spaces while offering a technology infrastructure that does not exist in the current facilities. The proposed location for the new structure allows for the creation of separate drop-off areas for parents and busses. In addition to a safer exterior environment, this new location will allow for more complete fire protection coverage.

## How Urgent is this Project:

The CDE School Assessment Report for the Nucla High School rates this facility with a CFI of 88.1%. We believe updates to that report that have been submitted will place that number even higher. The SCI categories that are close to or exceed 100% are also the categories that place this school at a significant health and safety risk.

1. Site utilities (mechanical and electrical) – 110%
2. Building electrical – 110% (students are at higher risk of fire with failing electrical service)
3. Fire protection – 102%
4. Plumbing – 102% (inferior sanitation presents high health risk)
5. Roofing – 96.7%
6. Interior finishes – 97.5%

Given the nature of the deficiencies, it is the recommendation of this report, that these items be corrected within eighteen months or less.

The Naturita PK-8, while not as dire, at 73.4% CFI it is in a similar situation. The areas that have the highest ratings are also the areas that present the greatest risk to the health and safety of the students that attend. The SCI categories that are close to or exceed 100% are also the categories that place this school at a significant health and safety risk.

1. Site utilities (mechanical and electrical) – 110%
2. Building electrical – 110% (students are at higher risk of fire with failing electrical service)
3. Site improvements – 110%
4. Fire protection – 108.7%
5. Equipment – 110%
6. Roofing – 96.7%
7. Interior finishes – 89.5%
8. HVAC – 87.6%

Given the nature of the deficiencies, it is the recommendation of this report, that these items be corrected within eighteen months or less. Although the CFI of the PK-8 facility is lower than that of the high school, it is not feasible to create a PK-12 facility by relocating the high school to the PK-8 campus. The site and building spaces are woefully inadequate to serve the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

needs of the higher grades levels. This is not an option.

## How Does this Project Conform with the Construction Guidelines:

The new PK-12 facility shall be designed to conform to the Public Schools Facility construction Guidelines. Specific examples follow:

### SECTION ONE

- 3.1 The new building shall be designed and constructed to meet current building codes. The proposed structure is steel frame with masonry exterior walls. The interior walls will be furred and insulated to meet or exceed values necessary to meet high performance building standards.
- 3.2 The proposed roof is a single-ply membrane roof. The white color of the TPO membrane will reduce the heat island effect normally found with large roof areas
- 3.3 Continuous and unobstructed paths of egress will provide accessible routes areas of refuge or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as required by the International Building Code.
- 3.4 A new water supply shall be provided to the building
- 3.5 The new PK-12 will provide building fire alarm systems and fire protection in conformance with the International Fire Code.
- 3.6 The building will be constructed with asbestos free materials
- 3.7 The facility will be equipped with closed circuit video and keycard or keypads to control building access.
- 3.8 An intercom/phone system with communication devices will be located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.
- 3.9 The Administration area shall be located to provide visual and physical control and access to the building.
- 3.10 The electrical systems shall be in conformance with the International and National electrical Codes.
- 3.11 The mechanical systems providing conditioned air shall be designed to meet the standards outlined by the most current version of ASHRAE 55.
- 3.12 The proposed HVAC system consists of rooftop mechanical units with ducted supply and return air. This system shall be capable of providing independently controlled zones that enable the building to maintain comfortable levels of temperature, humidity while providing adequate ventilation.
- 3.13-16 All kitchen, food preparation, toilet facilities and laboratory areas shall conform to the current Colorado Department of Public Health and Environment, Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing Schools."
- 3.18-19 The proposed site configuration creates separate areas for vehicular and pedestrian circulation. A physical separation shall be provided between automobile drop-off and bus loop areas. The parking areas, outdoor activity areas, walks and exterior circulation will be designed to provide safety and security for the students, parents, staff and community members. The play areas for students are proposed to be located away from the points of vehicular access. The proposed service area is located away from the main entry.

### SECTION TWO

The exterior of the building is proposed to be of integral colored masonry units. The interior finishes will be designed to be easily maintained and of durable materials. The design shall minimize the number of load bearing walls to maintain maximum flexibility in the configuration of interior partitions. The campus, interior and exterior, shall conform to the American Disabilities Act and the international building code requirements for accessible facilities.

The space types and sizes shall conform to the program developed by the district and the planning consultants. The program for proposed spaces has been carefully reviewed by the district and is consistent with that outlined in the Public Schools Facility Construction Guidelines. This space summary is fully outlined in the 2011 masterplan by Grey Wolf Architecture. The masterplan further outlines the district's plan for implementation of technology in the new PK-12 facility.

Classrooms are designed for a maximum of 25 students and range in size from 700 square feet to 900 square feet. The rooms are sized to respond to the educational programs proposed for the spaces. They also provide the flexibility required to accommodate fluctuations in student enrollment. Core learning areas (laboratories, music and art rooms) and common/multi-purpose areas are proposed to create flexible environments capable of providing the highest use with maximum efficiency.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The open Commons area will serve as a cafeteria, performance space and gathering space for students. This multi-purpose design philosophy has been incorporated into many aspects of the new PK-12 facility. The main gymnasium will provide the capacity to seat the entire student body. A curtain will be provided the ability to simultaneously use the gym for multiple classes or activities. The auxiliary gym serves as both the elementary gym and the wrestling room. Boys and girls locker rooms shall serve as team locker rooms during competitive events.

## SECTION THREE

The cost summary provided has taken into consideration this facility will meet or exceed the current version of "Leadership in Energy and Environmental Design" (LEED Gold for schools) or "Colorado Collaborative for High Performance Schools" (CO-CHPS), green building and energy efficiency performance standards. The facility shall be designed to reduce operations and maintenance efforts, relieve operational costs, and extend the service life of the districts capital assets.

The proposed two-story structure will have a reduced footprint while minimizing parking areas to reduce the heat island effect. The proposed building orientation takes advantage of opportunities to utilize passive solar techniques while providing daylighting to a large percentage of the classroom spaces.

## SECTION FOUR

The historic structure known as the "Stone Building" shall be incorporated into the new PK-12 campus design. The interior area of the building shall be renovated to accommodate the relocation of the district administrative offices and the school's art studios. This renovation shall replace the building's primary utility, mechanical and electrical systems. Infrastructure will be provided to be consistent with the technology plan adopted by the district. Measures will be taken to maximize opportunities to increase the energy efficiency and performance of the existing building shell. Windows shall be replaced; roofing and masonry repaired and walls insulated.

### **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

When the new PK-12 facilities are completed and ready for the district to accept responsibility, the district will assure they are properly maintained. Sufficient monies will be budgeted to maintain, repair, replace and sustain the facilities for the life of the buildings. The District maintenance staff will be able to maintain the buildings in manner that will promote the lowest anticipated life cycle costs. Training for the maintenance staff will be provided for the care of the high performance buildings. Additionally high performance processes procedures and equipment will be adapted to the new facilities. All necessary training for the staff and custodians of the new facilities will be implemented with annual reinforcements; all school personnel will be trained in how to best care for the new school. Training will be included as part of the initial commissioning of the building after its completion.

As part of the maintenance of the new facility the District will:

1. Develop a maintenance plan for new facility. This will involve routine maintenance of the building primary building systems including mechanical and electrical components. It will also include inspection of caulking, roofs, exterior walls, interior walls, interior doors, exterior doors, hardware, floors, and ceilings. It will include testing of fire alarm and control systems, fire suppression systems, intercom, etc. Periodic inspections will be performed and reports provided at intervals recommended in the maintenance manuals for each of the system components. It is anticipated some systems shall require quarterly or biannual inspections and adjustments to maintain proper high performance operating standards.
2. The plan will include routine inspection and periodic adjustment of alternative energy systems installed in the school as required to maintain optimum performance levels.
3. A painting program for the interior and exterior of the building on a revolving, ongoing basis.
4. Infrared inspections of the primary structural systems shall be conducted as recommended after the initial project completion and then again on a periodic basis for comparison to the original installed condition. Construction inspection reports shall be kept on file as additional reference.
5. Seek to develop staffing based on the International Facilities Management Association recommendations.
6. As part of the original construction contract establish a scope and obtain bidding from subcontractors to provide ongoing service, maintenance and repair of mechanical, and other appropriate systems as recommended by product and manufacturer specifications. The District maintenance supervisor will oversee these contractors.
7. Any non-emergency repairs or maintenance of major systems affecting school operations will be scheduled to take place



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

over summer breaks.

8. Inspections will be established by a predetermined schedule and will be performed with the goal of establishing a five year plan for maintenance and repairs. This will help establish budgets for the District well in advance of work occurring resulting in a planned effort to replace or repair items in the building rather than performing maintenance in a reactive mode.

9. Proactive Preventative and Predictive Maintenance programs shall be established for the new school. The major components of the programs will include a (a) historical file with documentation on all major systems, photos, records, etc., (b) annual and semi-annual inspections as appropriate for these systems, (c) corrective programs. (d) an energy management program. (e) training programs. (f) a self-evaluation process and annual program updates. Major systems will include but not be limited to roofing, boilers. HVAC, electrical, other mechanical, safely (alarms, PA systems, intercoms), kitchen, restrooms, general floors, and gymnasium floors. Records will be maintained electronically for ready access to all appropriate personnel.

10. Rules, procedures, and regulations will be developed for those using the school facilities after hours.

The West End District has reviewed forecasts by various media outlets. Based on those forecasts, current state budget cuts, declining property values and as such, it is in the best economic interest of the District to contribute an initial amount of \$35,000 to the major mechanical replacement/repair via the capital reserve fund in the 2013-2014 school year. The District will contribute \$35,000 in subsequent years as well.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The existing schools were constructed new and were deemed adequate for the district at the time of construction. There have been subsequent additions to the original structures to accommodate the need for a growing student enrollment.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$ 35,000

**CDE COMMENTS:**

THIS IS THE DISTRICT'S FIFTH BEST APPLICATION; DISTRICT HAS REDUCED THEIR SF REQUEST BY 5,762 SF FROM THEIR 2011 APPLICATION; APPLICATION INCLUDES RENOVATION OF ONE WPA FACILITY DETERMINED BY HISTORY COLORADO TO HAVE HISTORICAL SIGNIFICANCE

**Health, Safety**

**Overcrowding**

**Technology**

**Other**

**Importance:** M    **Urgency:** L    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$12,535,542.38

**Current Applicant Match:** \$9,375,568.62

**Total Project Cost:** \$21,911,111.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 282.00

**Affected Sq Ft:** 71,308

**Cost Per Sq Ft:** \$292.64

**Cost Per Pupil:** \$73,999.02

**Sq Ft Per Pupil:** 252.87

**Per Pupil Allocation to Cap Reserve:** 124

**Who Owns the Facility:** District

**Does the Facility have existing Financing** No

**Charter School Authorizer Letter**

**Charter School Three Month Notification**

**Charter School Chartered For Five Years**

**MasterPlanComplete**

**Did Applicant Meet the Minimum Required Match**

**Waiver Letter Included:** Statutory

**CDE Minimum Match Percent:** 43

**Actual Match Provided by Applicant:** 42.7891064732739

**Historical Significance:** Yes-Deemed Signific

**Does this Qualify for HPCP:** Required

**If Match is a Bond Election Date:** 2012

**Inflation %:** 3.00%

**Who will the Facility Revert to:** NA

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Explain Existing Financing:

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	56.19%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	14061
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	8636966.096
<b>District FTE Count:</b>	289.50	<b>Existing Bond Mill Levy</b>	0
<b>Assessed Valuation</b>	43184830.48	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	149170.39889	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	1011297.74	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	0	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	8636966.096	<b>Bond Capacity Remaining</b>	8636966.096
		<b>Percent Bonding Capacity Used</b>	0

# Statutory Waiver for BEST Grant District Match

A partial/full (circle one) district match waiver is requested due to:


*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* N from grant application): \$9,375,568.81
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2011/12 AV x 20%): \$8,930,939
- C. New proposed bonded indebtedness if the grant is awarded: \$8,930,939
- D. Current outstanding bonded indebtedness: \$0
- E. Total bonded indebtedness if grant is awarded with a successful 2012 election (Line C+D): \$8,930,939

School District: WEPS West End Public Schools  
Project: PK-12 replacement school  
Date: 3/2/12

Signed by Superintendent: 

Printed Name: Thomas Taucher

Signed by School Board Officer: 

Printed Name: Paula Brown  
Title: Board President

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BRUSH RE-2(J) - Beaver Valley ES - Security Improvements at (1 )PS, (1 )ES, (1)MS & (1)HS - 1996

**School Name: Beaver Valley ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	59,910
Replacement Value:	\$14,144,137
Condition Budget:	\$3,001,746
Total FCI:	21.22%
Energy Budget:	\$20,969
Suitability Budget:	\$262,600
Total RSLI:	26%
Total CFI:	23.2%
Condition Score: (60%)	3.73
Energy Score: (0%)	2.40
Suitability Score: (40%)	4.67
School Score:	4.11



## BRUSH RE-2(J) - Thomson Primary ES - Security Improvements at (1 )PS, (1 )ES, (1)MS & (1)HS - 2004

**School Name: Thomson Primary ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	53,700
Replacement Value:	\$14,109,738
Condition Budget:	\$408,472
Total FCI:	2.89%
Energy Budget:	\$0
Suitability Budget:	\$283,500
Total RSLI:	51%
Total CFI:	4.9%
Condition Score: (60%)	3.84
Energy Score: (0%)	3.08
Suitability Score: (40%)	4.74
School Score:	4.20



Q#: 125.1 - Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9? AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Score: 5 (For both schools above)

Q#: 125.2 - Are there lines of sight from the administrative area or video cameras monitoring the main entrance? AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 5 For both schools above)

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: BRUSH RE-2(J)

Applicant Priority # 1

County: MORGAN

Cash Grant Rank: 1.9

Project Title: Security Improvements at (1 )PS, (1 )ES, (1)MS & (1)HS

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement  | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework   | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems       |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Our proposal includes an entry airlock and observation window in our high school building, and keyless entry and monitor systems throughout our district buildings.

The airlock and observation window will provide a secure way for our staff to monitor people entering and exiting the high school building. At BHS, visitors coming through the front doors are several feet inside the building before coming into view of the staff. They have the capability to travel to other parts of the building without ever being seen by staff. At an emergency simulation in 2009, coordinated with many community agencies, and also involved every employee in our district, actors were able to enter the building with weapons easily before any staff had awareness of their appearance. We desperately need some means to view visitors entering and exiting the building to ensure safety of our students and staff.

At each of our buildings, (BHS built 1970, BMS 1954, Beaver Valley Elementary 1996, and Thomson Primary built in 2005,) we have numerous doorways that allow unmonitored ingress and egress. Unfortunately, students do not often take threatening situations personally and often prop doors open. This has created numerous opportunities for unplanned and/or undesirable visitors. A keyless entry/door monitor/camera monitoring system will allow us to track which doors are not closed and locked as well as who has gained access to our buildings from any computer in the building. This would enable us to maintain those all important sight lines and physical control about who enters and exits our buildings. We are very concerned that traditional keys or copies may fall into the hands of building intruders. With a wireless key entry system, we will be able to monitor who is in the building at what times and if a key is misplaced, or staff changes, one maintenance person can rekey an entire building in twenty minutes.

We are asking for a security camera system in each building based on our security breach data. After our stakeholders examined the B.E.S.T. camera questionnaire to our district policies, we are thoroughly convinced that the camera system would be an important deterrent to violence in our small community. Instead of being reactive, we choose to be proactive. We have had instances of assaults and threats of physical harm to teachers, students and administrators. In one case last year, a disgruntled parent assaulted an administrator and yelled verbal threats inside our district administration office and then drove to our middle school where he sat in the parking lot within 150 feet of two entryways. Fortunately, he did not enter the school, but next time we may not be so lucky. Also, we have had two instances of escaped convicts in our area. One was apprehended just two blocks away from our middle school. Internal and external lockdown procedures are well known to both students and staff, but as we all are aware of, practice does not always include every eventuality. In addition to the above instances, we also found a bag of crystal meth in a first grader's shoe at school. Law enforcement was immediately contacted and approached the student's mother at their home one block away from Thomson Primary. It was determined that she had a primitive meth lab at the home. Because the call came from the school, this very violent mother with a record of violent acts, made extensive threats to the school and its students and staff. Thankfully, she did not come into the school and make good on her threats. Hallway cameras will live monitor who is or was in the building at any given time, and as an additional plus, deter and record bullying and drug interactions. We serve as a community hub. We firmly believe all of the measures noted above will help us ensure safety for our students and staff.

## Deficiencies Associated with this Project:

1. We have no way to safely observe ingress and egress in our high school building.
2. We have no way to maintain security in our schools and district administration building.
3. We have no way to monitor people and their actions in our hallways in our district schools.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Listed Above:

1. Construct an airlock and observation window at our high school site front entry that would allow us to observe who enters and leaves our building.
2. Put in place a keyless entry and monitor system throughout our school district.
3. Mount cameras in the hallways of our school buildings to visually chronicle traffic

## How Urgent is this Project:

Urgency: How can we measure when a dire emergency could happen? The deficiencies that we have listed could literally be happening at this moment. Two months ago a very angry parent called and alluded to possible actions he could take against staff members. This is the same gentleman who assaulted our administrators last year and parked near an access door in one of our school buildings after the incident. Obviously, we feel that the urgency for all of the above is of the highest priority when it comes to the safety of our students and staff. Please refer to incidents cited.

## How Does this Project Conform with the Construction Guidelines:

Our projects conform to the following Guidelines:

- 1.2.1 Health and safety issues
- 1.2.3 Building site requirements
- 1.2.5 Functionality of facilities
- 1.2.8 Rehabilitation of existing public school facilities
- 3.7 Circuit video and keycard
- 3.9 Secured facilities
- 5.1.1 Integrated design team with stakeholders
- 5.1.6 Utilization of existing infrastructure
- 5.1.7 Joint Use facilities
- 5.1.12 Evaluation of building materials and systems with holistic multi-purpose solutions
- 6.3 Code, health and safety deficiencies compared to section 1 (see above) and associated costs to bring deficiencies up to code.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Window and airlock safety inspections will take place formally three times a year by our maintenance staff. Window seals, weather stripping, paint, locks and glass will be maintained/repared within 24-48 hours, depending upon severity of repair. Informal inspections occur daily with use and security checks. During the month of June all other maintenance will take place. All of these inspections and maintenance will occur in conjunction with our regularly scheduled maintenance schedule. Keyless entries, monitor systems, and camera inspection and maintenance will take place daily with repairs occurring when needed by our Technology staff and Maintenance staff with formally scheduled inspections three times per year.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

Facility Condition: Refer to Revised School Report July 7, 2010

No further information is needed in this category due to the nature of our requests.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

NA

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

Importance: L

Urgency: L

Planning: Up To Date

Ability: Able

Previous BEST Grants: 0

Red Flags:

Red Flag Explain:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$202,242.18	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Applicant Match:</b>	\$99,611.82	<input type="checkbox"/> Charter School Three Month Notification	
<b>Total Project Cost:</b>	\$301,854.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	1,501.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	374,102	<b>CDE Minimum Match Percent:</b>	33
<b>Cost Per Sq Ft:</b>	\$0.73	<b>Actual Match Provided by Applicant:</b>	33
<b>Cost Per Pupil:</b>	\$182.82	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	249.24	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	250	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	5.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>			

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<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	54.04%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	15009
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	22213356.308
<b>District FTE Count:</b>	1,372.00	<b>Existing Bond Mill Levy</b>	7.34
<b>Assessed Valuation</b>	171391781.54	<b>Bonded Debt Approved</b>	13500000
<b>PPAV:</b>	124921.12357	<b>Year Bond Approved</b>	03
<b>Unreserved General Fund FY0910</b>	2098273.57	<b>Bonded Debt Failed:</b>	1300000
<b>Bonded Debt:</b>	12065000	<b>Year Bond Failed:</b>	07
<b>Total Bonding Capacity</b>	34278356.308	<b>Bond Capacity Remaining</b>	22213356.308
		<b>Percent Bonding Capacity Used</b>	0.35197136909

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BRUSH RE-2(J) - Brush MS - Security Improvements at (1 )PS, (1 )ES, (1)MS & (1)HS - 1975

**School Name: Brush MS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	87,831
Replacement Value:	\$23,300,215
Condition Budget:	\$10,439,654
Total FCI:	44.80%
Energy Budget:	\$0
Suitability Budget:	\$1,969,100
Total RSLI:	21%
Total CFI:	53.3%
Condition Score: (60%)	2.75
Energy Score: (0%)	1.73
Suitability Score: (40%)	4.10
School Score:	3.29



## BRUSH RE-2(J) - Brush HS - Security Improvements at (1 )PS, (1 )ES, (1)MS & (1)HS - 1971

**School Name: Brush HS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	172,661
Replacement Value:	\$47,319,971
Condition Budget:	\$15,360,099
Total FCI:	32.46%
Energy Budget:	\$0
Suitability Budget:	\$6,837,700
Total RSLI:	31%
Total CFI:	46.9%
Condition Score: (60%)	3.09
Energy Score: (0%)	2.69
Suitability Score: (40%)	4.19
School Score:	3.53



**Q#: 125.1 - Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9? AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Score: 5 (For both schools above)**

**Q#: 125.2 - Are there lines of sight from the administrative area or video cameras monitoring the main entrance? AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 5 For both schools above)**

*\* Sight lines are poor due to square and fragmented layout at the Middle School (assessment comment)*



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BRUSH RE-2(J) - Brush MS - MS & HS Boiler and RTU Replacement - 1975

### School Name: Brush MS

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	87,831
Replacement Value:	\$23,300,215
Condition Budget:	\$10,439,654
Total FCI:	44.80%
Energy Budget:	\$0
Suitability Budget:	\$1,969,100
Total RSLI:	21%
Total CFI:	53.3%
Condition Score: (60%)	2.75
Energy Score: (0%)	1.73
Suitability Score: (40%)	4.10
School Score:	3.29



## BRUSH RE-2(J) - Brush HS - MS & HS Boiler and RTU Replacement - 1971

### School Name: Brush HS

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	172,661
Replacement Value:	\$47,319,971
Condition Budget:	\$15,360,099
Total FCI:	32.46%
Energy Budget:	\$0
Suitability Budget:	\$6,837,700
Total RSLI:	31%
Total CFI:	46.9%
Condition Score: (60%)	3.09
Energy Score: (0%)	2.69
Suitability Score: (40%)	4.19
School Score:	3.53



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: BRUSH RE-2(J)

Applicant Priority # 2

County: MORGAN

Cash Grant Rank: 1.3

Project Title: MS & HS Boiler and RTU Replacement

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement            | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input checked="" type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade            | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Our goal is to create high performance buildings that are energy efficient, have low short-term and long-term life cycle costs, are healthy for occupants, and have low impact on the environment. Our proposal includes funds to buy replacement units of two 7,500,000 Boilers and 8 out of 14 rooftop HVAC units. Our Boilers are each forty years old. Their bearing shaft parts are worn bare. Latches and couplings are loose and do not have tight connections. Pipes and tubes are worn thin. We have run out of replacement parts because they are obsolete and our maintenance crew cannot find usable parts that they can scavenge from other boilers that have broken down. The systems cannot keep up with the demands of our older buildings. Our Brush Middle School was built in 1954, Brush High School was built in 1970. Drafty windows and doorways as well as faulty HVAC systems create breezes that keep the boilers from maintaining constant temperatures. Some of our building offices have temperatures in the low 40's on colder days and we have to use space heaters to cope. Classrooms at the Middle School average 63 degrees on days that register in the 30's and 40's outside. However, we are tough! Even when the weather temperature reads at up to 15 degrees below zero, we still have school. If the wind starts and the wind chill temperature outside dips to 25 degrees below zero or more, the outside wind chill makes the temperature in classrooms dip into the 50's. In one case, dampers from the rooftop were blown open and could not be held down due to faulty latches. The temperature in a classroom dipped all the way down to 27 degrees!

Our rooftop High School HVAC system is forty-two years old. The Middle School HVAC system is thirty-eight years old. Again, obsolete parts and systems equipment are huge problems. Dampers cannot be tightened down. Dampers fly open and stick. Because we start school in early August and end school at the end of May, we have to utilize the full spectrum of heat and air conditioning to enable our students to concentrate on learning. It is impossible to find anyone in our area who will work on the units. We have to resort to contracting help from 70 to 90 miles away, which cuts down on speed of repairs. It is imperative we replace the boilers and rooftop units.

Our boilers are presently working at 50-60% efficiency. With the replacement of energy conservation conscious equipment, we can boost that to 80-90%. This could mean an energy savings to us of \$500 per month. Currently we are researching equipment replacements that are HCPC and have asked for bids from companies who supply HCPC equipment. We are seeking additional bids.

## Deficiencies Associated with this Project:

1. Boilers and HVAC units break down 2-4 times every two months.
2. Constant temperatures are not maintained in tow district buildings.
3. Healthy air is not circulated correctly through the buildings.
4. Utilities bills are \$6,000/year higher with the current boiler and HVAC units in place.
5. Equipment replacement parts cannot be found.

## Proposed Solution to Address the Deficiencies Listed Above:

1. Replace the 40 year old boilers in the Middle School and High /school with new energy efficient HCPC boilers.
2. Maintain as constant of comfortable temperatures as possible inside our buildings.
3. Achieve compliancy with suggested healthy air guidelines.
4. Lower utility bills for our district.

## How Urgent is this Project:

We have no more spare parts to fix our breakdowns, nor can we find other older models from which we can scavenge parts

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

that we can reuse. We have great difficulty finding reasonably priced mechanics and HVAC people willing to come to Brush. With 2-4 breakdowns every two months, complete system failure is imminent.

## How Does this Project Conform with the Construction Guidelines:

- 1.2.1 Health and safety issues
- 1.2.3 Building site requirements
- 1.2.4 Green building and energy efficiency
- 1.2.5 Functionality of facilities
- 1.2.8 Rehabilitation of existing public school facilities
- 3.1 Sound structural systems
- 3.11 Safe and efficient ventilation, building temperature and humidity
  - 3.11.1 Thermal environmental conditions
- 3.12 Healthy building indoor air quality
- 4.1 High quality building materials
- 4.2 Cap4K, NCLB and academic standards accommodating
- 5.1.1 Integrated design team with stakeholders
- 5.1.4 Reducing building footprints
- 5.1.6 Utilization of existing infrastructure
- 5.1.7 Joint Use facilities
- 5.1.8 Evaluating energy costs holistically
- 5.1.10 Utilize energy efficient strategies
- 5.1.12 Evaluation of building materials and systems with holistic multi-purpose solutions
- 5.1.13 Evaluation of Utility bills to determine efficiency
- 5.1.14 Investigation of performance contracting potentials
- 5.1.17 Replacement of old inefficient mechanical systems with new energy efficient systems
- 6.3 Code, health and safety deficiencies compared to section 1 (see above) and associated costs to bring deficiencies up to code.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

We base the funding for maintaining our proposed equipment on our ten year rotating Capital Reserve maintenance fund. Since research state that the average work life of equipment of this type is fifteen years, we will take the estimated total of \$1,740,000 and divide by 15, which is equal to \$116,000 per year that we will need to put aside. Since we received only one bid, however, we will send out RFQs and RFPs to search for additional, more economical bids, thus lowering the amount of money we need to set aside substantially, we hope.

Our Maintenance Director will be the lead person in the plan completion. Our goal is to create high performance buildings that are energy efficient, have low short-term and long-term life cycle costs, are healthy for occupants, and have low impact on the environment.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

No further information is needed in this category due to the nature of our requests.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

## CDE COMMENTS:

COULD QUALIFY FOR LEASE-PURCHASE GRANT BUT MIGHT BE DIFFICULT TO FINANCE.

Health, Safety

Overcrowding

Technology

Other

Importance: M

Urgency: L

Planning: Up To Date

Ability: Able

Previous BEST Grants: 0

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Red Flags:</b>	<b>Red Flag Explain:</b>		
<b>Current Grant Request:</b>	\$1,436,224.73	<input type="checkbox"/>	<b>Charter School Authorizer Letter</b>
<b>Current Applicant Match:</b>	\$707,394.27	<input type="checkbox"/>	<b>Charter School Three Month Notification</b>
<b>Total Project Cost:</b>	\$2,143,619.00	<input type="checkbox"/>	<b>Charter School Chartered For Five Years</b>
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/>	<b>MasterPlanComplete</b>
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/>	<b>Did Applicant Meet the Minimum Required Match</b>
<b>Affected Pupils:</b>	790.00		<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	260,492		<b>CDE Minimum Match Percent:</b> 33
<b>Cost Per Sq Ft:</b>	\$7.48		<b>Actual Match Provided by Applicant:</b> 33
<b>Cost Per Pupil:</b>	\$2,466.77		<b>Historical Significance:</b> N/A
<b>Sq Ft Per Pupil:</b>	329.74		<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	250		<b>If Match is a Bond Election Date:</b>
<b>Who Owns the Facility:</b>	District		<b>Inflation %:</b> 0.50%
<b>Does the Facility have existing Financing</b>	No		<b>Who will the Facility Revert to:</b> NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	54.04%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	15009
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	22213356.308
<b>District FTE Count:</b>	1,372.00	<b>Existing Bond Mill Levy</b>	7.34
<b>Assessed Valuation</b>	171391781.54	<b>Bonded Debt Approved</b>	13500000
<b>PPAV:</b>	124921.12357	<b>Year Bond Approved</b>	03
<b>Unreserved General Fund FY0910</b>	2098273.57	<b>Bonded Debt Failed:</b>	1300000
<b>Bonded Debt:</b>	12065000	<b>Year Bond Failed:</b>	07
<b>Total Bonding Capacity</b>	34278356.308	<b>Bond Capacity Remaining</b>	22213356.308
		<b>Percent Bonding Capacity Used</b>	0.35197136909

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## **BRUSH RE-2(J) - Brush HS Stadium - Stadium ADA Upgrades – 1977 (renovated in 1995)**

*(Please note: this is for a Tier 2 facility, FCI, CFI, Suitability, Condition, Energy & School Score are not available)*



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: BRUSH RE-2(J)

Applicant Priority # 3

County: MORGAN

Cash Grant Rank: 4.4

Project Title: Stadium ADA Upgrades

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm     | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting       | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input checked="" type="checkbox"/> ADA | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC           | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation     | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Unfortunately, we have not been able to make our stadium facilities ADA accessible because our monies have had to be diverted to other crucial areas due to reduced finances, and various mechanical failures at two of our aging facility sites. However, it is important that we do not allow this issue to continue to be placed lower on the priority list due to ADA regulations and increased numbers of activities held in our stadium. At the present time anyone who attends an activity at our stadium who has limited mobility and requires a wheelchair must remain on the ground in front of the bleachers, on the Track and Field track, or even on the edge of the playing field itself. With an 1800 person capacity, this could lend itself to potentially dangerous situations during emergency evacuations, sports activities and simple ingress and egress safety issues. We have been fortunate so far, but our stakeholders feel that this is a pressing need that needs completion before next fall.

Activities held here are local, regional, and state level sporting events including track and field and football as well as regional special olympics competitions, elementary and middle school science activities, graduation ceremonies, and other classroom curriculum extension activities K-12. At times we are filled to the capacity with 1800 attendees.

With this in place, our staff will be able to maintain a solid, easily maintained edition to our stadium that will eliminate ADA noncompliance issues and alleviate concern from all stakeholders regarding enjoyment of events, safety, and ingress and egress.

## Deficiencies Associated with this Project:

We are not ADA compliant regarding equal access to functions. Our stadium area is utilized by the public for many reasons; some of which are regional special olympics competitions, local, regional and state level sporting activities, graduation and classroom extension activities and school spirit activities. Not only do we have handicapped students who find it extremely difficult to access their own school's activities, but we often have members of the public who cannot or have reduced access to the stadium areas because they are not open to wheel chairs, walkers crutches or personal scooters.

## Proposed Solution to Address the Deficiencies Listed Above:

To comply with ADA regulations, we will create eighteen wheelchair spaces with companion seats which is at least equal to 1% of the seating capacity based on an occupation rate of eighteen hundred people. We will remove existing stairs, and the front guardrail. The existing walkway will be doubled in width and an HC platform will be added along with three sets of stairs, front guard rail and chain link fence. An ADA ramp will be added.

## How Urgent is this Project:

For all of us here in Brush this is important. WE would like to have this completed by July of 2013. This is considered very important by a large segment of our stakeholders. WE host a regional special olympics competition. We have five-ten wheel chair bound visitors at almost all of our academic events, including on eof our cheerleaders. For these visitors and their companions, the sense of urgency is very strong.

## How Does this Project Conform with the Construction Guidelines:

We conform to the following items listed on the Division of Public School Capital Construction Assistance information site.

- 1.2.1 Health and safety issues
- 1.2.3 Building site requirements

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- 1.2.5 Functionality of existing public school facilities
- 1.2.7 Public school facility accessibility
- 3.1 Sound building structures
- 3.3 \*\*\*Continuous and unobstructed path of egress to and from any point at the school
- 3.17 Facility that complies with the American Disabilities Act
- 3.18 Site that separates pedestrian and
- 4.1 Schools built with high quality materials
- 5.1.1 Integrated design
- 5.1.6 Utilize existing sites
- 5.1.7 Joint use facilities
- 5.1.12 Evaluate materials
- 6.3 Possible building code deficiencies with ADA access

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The proposed bid for the project will cost \$49,100.00 and we are considering the life of the project to be 15 years. Therefore we will set aside about \$3500 dollars per year to cover replacement costs. The maintenance plan will reflect our established plan with three times per year inspection and maintenance repairs with major scope of work completed during the months of June and July. Also, routine inspections are done before every event.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

This facility was constructed in 1980 and has no ADA access that can provide safe ingress and egress for the handicapped, their companions, and to some extent, the general public.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

- Health, Safety     
  Overcrowding     
  Technology     
  Other

**Importance:**      **Urgency:** L      **Planning:** Up To Date      **Ability:** Able      **Previous BEST Grants:** 0

<b>Red Flags:</b>	<b>Red Flag Explain:</b>	
<b>Current Grant Request:</b>	\$38,954.47	<input type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$19,186.53	<input type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$58,141.00	<input type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match
<b>Affected Pupils:</b>	447.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	1,596	<b>CDE Minimum Match Percent:</b> 33
<b>Cost Per Sq Ft:</b>	\$33.12	<b>Actual Match Provided by Applicant:</b> 33
<b>Cost Per Pupil:</b>	\$118.24	<b>Historical Significance:</b> N/A
<b>Sq Ft Per Pupil:</b>	3.57	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	250	<b>If Match is a Bond Election Date:</b>
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b> 2.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b> N/A
<b>Explain Existing Financing:</b>		

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	54.04%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	15009
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	22213356.308
<b>District FTE Count:</b>	1,372.00	<b>Existing Bond Mill Levy</b>	7.34
<b>Assessed Valuation</b>	171391781.54	<b>Bonded Debt Approved</b>	13500000
<b>PPAV:</b>	124921.12357	<b>Year Bond Approved</b>	03
<b>Unreserved General Fund FY0910</b>	2098273.57	<b>Bonded Debt Failed:</b>	1300000
<b>Bonded Debt:</b>	12065000	<b>Year Bond Failed:</b>	07
<b>Total Bonding Capacity</b>	34278356.308	<b>Bond Capacity Remaining</b>	22213356.308
		<b>Percent Bonding Capacity Used</b>	0.35197136909



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## FT. MORGAN RE-3 - Ft Morgan HS - HS Boiler Replacement and HVAC Upgrades - 1695

**School Name: Ft Morgan HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	169,627
Replacement Value:	\$49,441,993
Condition Budget:	\$16,891,297
Total FCI:	34.16%
Energy Budget:	\$0
Suitability Budget:	\$5,467,700
Total RSLI:	35%
Total CFI:	45.2%
Condition Score: (60%)	3.38
Energy Score: (0%)	2.88
Suitability Score: (40%)	4.37
School Score:	3.77



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: FT. MORGAN RE-3

Applicant Priority # 1

County: MORGAN

Cash Grant Rank: 1.3

Project Title: HS Boiler Replacement and HVAC Upgrades

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement            | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input checked="" type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade            | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Ft. Morgan HS classrooms suffer from a lack of adequate heat. The problem stems from serious deficiencies in the heating plant. The result is students that have to relocate from a cold classroom to a classroom that is not quite as cold during cold winter days. The cold classrooms exist mostly along the north side of the building and at the east end in the vocational classrooms.

Because the building cannot maintain space temperature set points, several catastrophic events have occurred over the last ten years as a result of frozen piping that broke. In 2002, the coils in the Glen Miller Auditorium AHU froze and broke, ruining the stage, sound and lighting systems. This impacted students and the community for weeks until repairs could be made. A similar event occurred recently in the vocational classrooms. In that instance, the computer lab equipment and furniture were damaged. The students in these classes had to be temporarily relocated. Also recently, the unit serving the commons also froze and broke creating a mess that required almost all of the District maintenance personnel to help clean and fix the problem, in order to keep school in session.

These recent events were partially the result of there being no glycol in the heating water piping due to the age and condition of the existing piping and couplings. The District had previously attempted introducing glycol in the system only to encounter leaks throughout the building. This project proposes the replacement of the old piping and fittings.

In an effort to prevent these system failures from occurring in the classrooms, the District has been forced to cover the dampers of the unit ventilators to limit the cold air in the classrooms. Covering the dampers is not an ideal condition, as it creates a poor indoor air quality issue, when less outside air is able to mix into the occupied learning environment. The District has always considered this a temporary fix and not really an appropriate solution to the greater problem of correcting the lack of boiler capacity and building-wide heating system deficiencies.

The October 1, 2011 pupil membership at the high school was 910 students. The District has considered options to convert the facility to a middle school and build a new high school on a different site, but at this time no planning has been initiated. It is expected the facility will continue to be used as an educational facility for the District for the next 30 years.

The 2012 CDE School Assessment Report for the high school identified that the heat generating systems and distribution systems are mostly original to the 1965 building and have gone beyond their expected service life. The School District has reinvested in the heating systems over the years and continues to perform long-range planning for the repair and replacement of critical building system components. Now, due to the age of the original heating system and the net negative effect from several building additions, the system is deteriorating at a pace that exceeds the District's ability to provide appropriate repair.

The District has acknowledged through fiscally-responsible planning that it is important to maintain all of their facilities. Unfortunately, as is now the case at the high school, the NEED far exceeds the District's ability to fund the appropriate solution. The District has had to relocate older, less-efficient boilers from other school buildings to try and address the deficiencies with the high school boiler capacity. This is a temporary solution and cannot be continued indefinitely. Nor does it solve all of the heating system issues. Since there is no boiler backup and current boilers are under capacity, failure of any of the boilers would require an immediate "band-aid" fix and potentially temporary closure of the school until repairs are made.

The current situation is critical. That's why it has become necessary for the District to ask for financial assistance from the CCAB and BEST Grant program.

## Deficiencies Associated with this Project:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The building heating systems are unable to maintain space temperature set points in all areas of the building when the outside air temperature drops below freezing. Some areas of the building in cold weather conditions are observed to be in the 50 to 60 degree range. This creates unsuitable and sometimes unusable educational learning environments throughout the building.

All of the classrooms on the north side of the building are also affected by cold temperatures. Some classes have to be shifted to other rooms due to the lack of heat. In an effort to prevent pipes from freezing and limit the potential heat loss, the maintenance department has had to cover the dampers on the unit ventilators.

The vocational classrooms at the east end of the building are constantly affected by lack of heat. About six years ago, the coils in this area froze and broke, damaging computer and furniture and displacing the students in the class until the repairs could be made.

Since 1998 there have been several projects that have added square footage to the building, modified the piping distribution systems, modified the boiler plant controls, and replaced the original boilers with boilers of less heating capacity. A summary of issues is as follow:

1. The building was originally constructed with a total plant capacity of 18,000,000 Btu's. The current installed plant capacity is 8,000,000 Btu's. The plant consists of two 2,000,000 Btu high efficiency boilers and one 4,000,000 standard efficiency boiler. The older standard efficiency boiler was relocated from another school building as a temporary backup. It is a non-condensing boiler that is beyond its expected life. Although nearly enough to heat the building, there is no backup capacity in the event of failure. The lack of sufficient heating capacity results in many of the classrooms being cold.
2. The pipe distribution system does not have the necessary features to balance water flows in all areas of the building.
3. The hot water circulating pump installed in 1965 is not optimally sized for the current conditions. The control method implemented when it was converted to variable speed is ineffective.
4. The control valves on terminal heating devices have frequent leaks.
5. There is no method to heat incoming combustion air in the boiler room creating potential freezing conditions.
6. The lack of glycol in the system has resulted in several unit ventilator coils freezing. Most outside air intakes are blocked off, as a preventive measure to limit the amount of colder outside air. This eliminates the ability to ventilate many areas off the building.

## **Proposed Solution to Address the Deficiencies Listed Above:**

The proposed solution takes a holistic view of the entire building to integrate all of the past system modifications into a complete approach that optimizes the performance of building heating system. The proposed project addresses all of the deficiencies identified through the on-site investigation and includes the following:

1. Add 4,000,000 Btu's of high efficiency boiler capacity to meet heating demand and provide capacity as a back-up in the event of the boiler failure. This will be accomplished by replacing the older standard efficiency, non-condensing boiler with a new boiler. The two existing high efficiency boilers will remain and be supplemented with the added boiler capacity.
2. Provide sealed combustion on all new and existing boilers to eliminate the need to temper incoming combustion air. The existing standard efficiency boiler will be replaced with a new high efficiency boiler such that it will be sealed combustion and to also improve the plant operating efficiency.
3. Provide balancing valves appropriately in the existing hot water distribution system to allow the water flows to be balanced.
4. Replace the existing hot water pumps with new appropriately sized pumps. The controls will be modified to control off differential pressure at each of two remote areas of the building.
5. The problematic heating terminal valves will be replaced with new control valves.
6. A glycol solution will be added to the system to provide freeze protection.
7. The domestic hot water system and chilled water pump will be replaced.
8. All hot water, chilled water, and air systems will be rebalanced to ensure design capacities of all systems are met.
9. All new work will be commissioned to ensure they are operating to meet the design intent.
10. All existing systems will be re-commissioned to ensure they are operating to their original intent and are providing

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

ventilation air.

## How Urgent is this Project:

The current condition of the building heating systems is in failure when outside air temperatures drop below freezing. It has been observed that some areas have space temperature in the 50 to 60 Deg F range. The project will be pursued immediately upon funding such that it can be constructed in the summer of 2013 and be ready for operation in the Fall of 2013.

## How Does this Project Conform with the Construction Guidelines:

Implementation of this project will conform to the following items from the guidelines:

1. 3.11 and 3.12 – Comfort and indoor air quality will be improved to meet the current version ASHRAE Standard 55. The addition of glycol to the heating system will provide freeze protection such that the outside air openings at the unit ventilators can be restored. The Testing and Balancing and Re-commissioning work will ensure the systems are operating to their original intent and are providing ventilation air. Some areas that do not currently have proper ventilation and are cold are not good learning spaces. These corrections are needed to restore important educational space.
2. 5.1.18 – The overall efficiency of the heating plant will be improved by replacement of the standard efficiency boiler with a high efficiency boiler, providing sealed combustion on all boilers, replacing poorly sized hot water and chilled water pumps, optimizing the performance of the variable speed pumping of the heating system, replacement of the standard efficiency water heater with a high efficiency water heater, and re-commissioning all systems.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The District incorporates a detailed nine year capital infrastructure replacement plan for all elements of the District's operations including boilers, air conditioning and ventilation, compressors, fire alarm panels, roofs, elevators and all elements of capital equipment replacement as a component of its annual adopted budget. The District currently has two sources of funding for these capital needs. The first source is an annual allocation from the General Fund to the Capital Reserve Fund in the Amount of \$519,000. The Second Source Is a Voter Approved Mill Levy Override (restricted to capital and maintenance projects) that provides \$550,000 annually for capital replacement projects in routine District maintenance.

This combined annual funding of \$1,069,000 allows the District to keep its facilities in safe and good working order. The Board of Education has approved boiler replacements at three of the elementary schools and our early childhood learning school over the past five years for a total of approximately \$440,000. The Board has also approved significant expenditure authorizations for multiple roof replaces within the district and approximately \$180,000 for full fire alarm upgrades in three of our District schools. These funding sources will be ongoing which will allow the District to address it capital infrastructure replacement needs as summarized in our detailed plan.

## If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:

The original Fort Morgan High School campus was constructed in 1965. From 1998 to 2005, the District invested in the original building by adding classrooms and athletic facilities. During this time an additional 20,831 SF was added. The building continues to serve the educational needs of for Grades 9-12. Ft. Morgan has reinvested in all of their facilities over time and continues to responsibly plan for future investments.

At the High School, this care that is put into the facilities is reflected in their current FCI of 34.16%.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

NA

## CDE COMMENTS:

CHILLED WATER PUMP SCOPE WAS REMOVED FROM GRANT REQUEST

Health, Safety

Overcrowding

Technology

Other

Importance: M

Urgency: L

Planning: Up To Date

Ability: Able

Previous BEST Grants: 0

Red Flags:

Red Flag Explain:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$1,097,528.00	<input type="checkbox"/> Charter School Authorizer Letter	
<b>Current Applicant Match:</b>	\$274,382.00	<input type="checkbox"/> Charter School Three Month Notification	
<b>Total Project Cost:</b>	\$1,371,910.00	<input type="checkbox"/> Charter School Chartered For Five Years	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> MasterPlanComplete	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> Did Applicant Meet the Minimum Required Match	
<b>Affected Pupils:</b>	910.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	167,927	<b>CDE Minimum Match Percent:</b>	20
<b>Cost Per Sq Ft:</b>	\$7.43	<b>Actual Match Provided by Applicant:</b>	20
<b>Cost Per Pupil:</b>	\$1,370.54	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	184.54	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	173	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	2.00%
<b>Does the Facility have existing Financing</b>	Yes	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	69.11%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	15789
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	22322947.06
<b>District FTE Count:</b>	2,926.00	<b>Existing Bond Mill Levy</b>	9.645
<b>Assessed Valuation</b>	201414735.3	<b>Bonded Debt Approved</b>	9000000
<b>PPAV:</b>	68836.204819	<b>Year Bond Approved</b>	04
<b>Unreserved General Fund FY0910</b>	6599933.01	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	17960000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	40282947.06	<b>Bond Capacity Remaining</b>	22322947.06
		<b>Percent Bonding Capacity Used</b>	0.44584622801

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WIGGINS RE-50(J) - Wiggins ES - ES & HS Roof Replacements - 1951

**School Name: Wiggins ES**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	42,362
Replacement Value:	\$10,339,224
Condition Budget:	\$3,379,479
Total FCI:	32.69%
Energy Budget:	\$0
Suitability Budget:	\$1,790,800
Total RSLI:	45%
Total CFI:	50.0%
Condition Score: (60%)	3.20
Energy Score: (0%)	2.50
Suitability Score: (40%)	3.88
School Score:	3.47



Q#: 110.4 - What is the condition of the roof covering? The roof is in poor condition. Score: 2

## WIGGINS RE-50(J) - Wiggins HS - ES & HS Roof Replacements - 1949

**School Name: Wiggins HS**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	111,108
Replacement Value:	\$32,659,692
Condition Budget:	\$5,129,000
Total FCI:	15.70%
Energy Budget:	\$0
Suitability Budget:	\$5,794,000
Total RSLI:	28%
Total CFI:	33.4%
Condition Score: (60%)	3.11
Energy Score: (0%)	2.50
Suitability Score: (40%)	4.06
School Score:	3.49



Q#: 110.4 - What is the condition of the roof covering? The roof is in poor condition and should be scheduled for complete replacement. Score: 1

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: WIGGINS RE-50(J)

Applicant Priority # 1

County: MORGAN

Cash Grant Rank: 1.5

Project Title: ES & HS Roof Replacements

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <input type="checkbox"/> Addition                  | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement        | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement        | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade        | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Wiggins School District has a history of roofing problems due to the poor original design and subsequent application of a Spray Polyurethane Foam (SPF) roofing system that isn't engineered for the extreme Eastern Colorado weather. The original building structure was built in 1974. The school supports grades pre-K thru 12 as well as houses the school district staff offices. The roofing system is a ¼:12 slope with metal deck. All roofs being submitted for this grant are no longer under warranty.

Wiggins ES Roof #1-#2- Core cuts confirmed two roofing systems on the building. The original roof is 1" poly-iso insulation mechanically attached with a 3-Ply Built-Up Roof (BUR) asphalt Flood and gravel system. The second roof, installed in 1990, is 1" wood fiberboard mechanically attached with 4-Ply SBS modified cap sheet with aluminized coating.

The wood fiberboard and Perlite insulation is wet and has completely collapsed. As the insulation loses dimension, additional stress is exerted on an already weak roof system. The creation of low or ponding areas only exacerbates the problem.

The water in the system is a concern because the 1990 roofing project covered the existing water. With the core cut exhibiting water penetrating the roof, entire tear-off is the only solution, while adding proper slope at crickets and drainage to bring the building to code. The coating shows significant signs of aging and the roofing system has failed with the coating. As with any coating, ponding water has destroyed the chemical makeup and caused loss of adhesion. Seam failures are occurring and cracks in the coating are prevalent in many places. Small cracks and tears are evident and will eventually rupture, allowing water into the building. Ponding water also accelerates the aging of a roof. Waterproofing oils in the asphalt separate from the membrane when the system remains submerged under water for longer than 48 hours. Finally, a negatively deflected deck is a structural concern. The deck's tolerances will only accept a limited amount of weight and deflection before it becomes a candidate for a roof collapse. The overall roof condition has failed and preventative maintenance is not an option to extend the roof's life-cycle.

Wiggins HS Roof #3- Core cuts confirmed two roofing systems on the building. The original roof 4-Ply Asphalt Flood and Gravel mopped directly to ¼:12 sloped wood deck. The second roof, installed in 1994, is 2" of Sprayed Polyurethane Foam (SPF) with pea-gravel surfacing.

Core cuts confirmed the existence of moisture and much of the water is being held out of the building by the original built-up roof (BUR). The majority of the problems on this roofing system are at the penetrations. There are numerous blisters, holes and cracks in the roof surface and there is moisture trapped in the SPF.

Wiggins HS Roof #4-#5-The original roofing system was installed in 1968 and is a ¼:12 sloped standard roll-formed Integral Seam Metal Roofing system mechanically fastened and installed in 1962. The second roofing system, installed in 1994, is an SPF coating.

The original roofing system failed completely at all seams, penetrations and joints leading to the SPF roof being installed over the existing system to provide extra life. The existing metal roofing system is installed at a ¼:12 slope and current design standards state this system can only be installed on slopes greater than 3:12. There are currently 9 roof leaks during any precipitation. Core cuts demonstrate the SPF roof is permanently saturated with water at all low areas of the roof. A

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

significant problem with this building is that the entire high school roof has no insulation installed in the roofing system.

## Deficiencies Associated with this Project:

1. All roof planes being considered are currently compromised by age, water infiltration and poor design. They can no longer adequately protect the building occupants and equipment as necessary.
2. All of the roofs in question have two-roofing systems installed and complete tear-off is the only alternative.
3. Core cuts on every roof confirm measurable amounts of wetness and moisture throughout the roofs addressed in the grant application.
4. The ES roofing system lacks dimensional stability due to moisture throughout the system. Additional water, ponding or added weight could result in complete collapse and is of great concern.
5. With the extreme ponding water, drainage is insufficient (water doesn't reach drains).
6. Middle School SPF has deteriorated, leaving structure exposed with large cracks and blisters and numerous roof leaks.
7. High School metal roof systems lack adequate (below manufactured recommendations) slope to shed water and snow from roofing system.
8. No insulation exists in the roofing system in the HS roof.
9. After any measurable rainfall or snow melt, the school experiences 24 independent, significant roof leaks scattered throughout the three schools.

## Proposed Solution to Address the Deficiencies Listed Above:

All roofing assemblies on the HS and ES buildings are to be removed down to core building structure; structure will be inspected and rust or damaged decking replaced. New roofing assemblies (including the addition of thermal insulation to comply with IECC requirements for energy, as well as slope compliance where needed) will be designed and installed throughout the structure. Because of the extreme hail noted by NOAA, proposed design is a flood & gravel surfaced multi-ply modified built-up roofing assembly meeting and exceeding both the requirements of published NRCA guidelines and local building code. All areas will be adequately sloped to shed water into a structured roof drain distribution network.

The HS Roof will remove existing foam roofing system to standing seams and water-logged areas. A mechanically attached metal framing system will be installed into the existing purlins. A new continuous panel metal roofing system in accordance with ASTM standard testing will be installed.

## How Urgent is this Project:

The roofing areas have degraded beyond a level of preventative maintenance and repair.

In addition, there are many roof areas that lack positive drainage slope. Water enters the building during every storm, which disrupts educational activities, damages property, and is possibly compromising the building structure.

The school will also significantly reduce heating and cooling costs by adding insulation to new roofing assemblies where there is none, or where the existing insulation is a maximum of R-6 (current IECC standards require insulation of R-20 or greater).

The health and safety of students and faculty is constantly a concern. If funds are awarded, the school district is prepared to undertake this project in 2013.

## How Does this Project Conform with the Construction Guidelines:

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 1.2.4, 3.1, 3.2, 3.2.1, 3.2.1.8, 3.12, 6.1 and 6.3.

Sec. 1.2.1 The Wiggins ES/HS structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 1.2.4 The Wiggins ES/HS structure has many areas of the building envelop that do not meet thermal/energy efficiency performance standards. Water intrusion has compromised the limited thermal benefit of the roofing insulation and said insulation must be replaced.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Sec. 3.1 A significant portion of the Wiggins ES/HS structure is not adequately protected by a sound, functioning roofing envelop. Areas of wood and metal roof decking have been subjected to significant and repetitive moisture intrusion. There is evidence of rust and potential design compromise in the structure that must be addressed.

Sec. 3.2 Many portions of Wiggins ES/HS structure do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Many roofing areas lack proper drainage slope and drainage support. The roofing envelop is in poor condition throughout.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for the Wiggins ES / HS structure that will protect the building's occupants and property within. Existing roofing assemblies will be removed and replaced, including additional slope and drainage structure (where necessary). The roofing will protect the building with the best(longest) warranty terms available for the funds requested that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.2.1.8 Several areas contain sprayed polyurethane foam (SPF) roofing assemblies that will be removed and replaced. These roof coverings are not capable of protecting the building from regionally intense hail storms that impact and damage the material's surface.

Sec. 3.12 Replacement of several roofing planes will warrant the renovation of several existing mechanical equipment positions. Upon completion all roof equipment will be adequately curb supported and flashed to protect the water resistive integrity of the curb flashing.

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of the Wiggins ES/HS structure; a vital element of this rural community's infrastructure.

Sec. 6.3 These replacement improvements of the roofing and thermal assemblies will produce a more energy efficient building and achieve better energy code compliance. Such efforts will without a doubt, improve many of the present health and safety deficiencies present within the Wiggins ES/HS structure.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The District has historically performed an impressive job of maintaining its existing facilities (and the specific systems) under consideration here within this grant request. However, many of these systems have exceeded their useful service life that must be addressed globally within the building. The current level of maintenance necessary to preserve these aged systems is beyond normal and customary; warranting this request for replacement.

It is the intent of the District to provide adequate resources necessary to sustain these new improvements. Through cooperation with the product manufacturer and system warranties as well as those independent warranties from the misc. installers, the District staff will be an active part of the required general maintenance.

The District will commit to follow the preventative maintenance measures recommended by the systems manufacturer. At the conclusion of construction, a full Owner's Manual and training will be requested by the District for Record purposes. The systems manufacturer, installer, designer and District staff will be required to walk and inspect the completed project annually for the first 2-years. In addition, we will expect as part of the long term warranties, bi-annual inspections from trained staff of the manufacturer as well as our District staff.

The District currently budgets \$200,000.00 from their Capital Reserve Funds for annual facility upgrades. The District intends to maintain a similar level of financial commitment to ensure funds remain available when these system's "service life" terms expire. It is expected with this grant that based on a 30-year warranty, we can obtain at least a 40-year service life; the District will allocate 2.5% of that fund toward the future replacement of these systems.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The Wiggins ES/HS facility was built around 1951 and 1968 respectively. Several buildings combined make up this single site campus are under consideration with respect to this BEST Grant request.

The district personnel perform regular maintenance on these buildings however, the level of maintenance necessary for these failed roof assemblies and inclusion of adequate thermal insulation far exceeds traditional staff and funds available.

The roof coverings and areas in question no longer provide adequate moisture and thermal protection to the building envelope, its occupants and equipment within. The State Assessment Report identified that these roof coverings should be replaced.

Nearly 100% of the roofing areas have exceeded their warranty period, service life. They have degraded beyond a level of preventative maintenance and repair. There are areas of these roofs that are without any positive drainage slope. Moisture regularly enters the building, disrupting education activities, damaging property and potentially compromises the building structure and potential for mold spore generation.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

**Health, Safety**

**Overcrowding**

**Technology**

**Other**

**Importance:** M    **Urgency:** M    **Planning:** No Plan    **Ability:** Not Able    **Previous BEST Grants:** 1 - \$108,093

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$694,401.20

**Current Applicant Match:** \$243,978.80

**Total Project Cost:** \$938,380.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 427.00

**Affected Sq Ft:** 48,600

**Cost Per Sq Ft:** \$17.55

**Cost Per Pupil:** \$1,997.83

**Sq Ft Per Pupil:** 113.82

**Per Pupil Allocation to Cap Reserve:** 416.67

**Who Owns the Facility:** District

**Does the Facility have existing Financing:** No

**Explain Existing Financing:** N/A

**Charter School Authorizer Letter**

**Charter School Three Month Notification**

**Charter School Chartered For Five Years**

**MasterPlanComplete**

**Did Applicant Meet the Minimum Required Match**

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 26

**Actual Match Provided by Applicant:** 26

**Historical Significance:** Yes-Granted Exempt

**Does this Qualify for HPCP:** Not Required

**If Match is a Bond Election Date:**

**Inflation %:** 4.00%

**Who will the Facility Revert to:** N/A

**State Financial Watch:** No

**# of Fiscal Health Warning Indicators:** 0

**Fiscal Health Watch:** No

**District FTE Count:** 465.00

**Free Reduced Lunch %:** 59.63%

**Median Household Income** 14835

**Bond Capacity Remaining** 5006214.09

**Existing Bond Mill Levy** 9.487

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	44381070.45	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	95443.162258	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	1022940.68	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	3870000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	8876214.09	<b>Bond Capacity Remaining</b>	5006214.09
		<b>Percent Bonding Capacity Used</b>	0.43599669417

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## FOWLER R-4J - Fowler Jr/Sr HS - AG Shop Ventilation Improvement - 1954

**School Name: Fowler Jr/Sr HS**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	84,911
Replacement Value:	\$22,798,667
Condition Budget:	\$12,144,016
Total FCI:	53.27%
Energy Budget:	\$0
Suitability Budget:	\$2,656,800
Total RSLI:	10%
Total CFI:	64.9%
Condition Score: (60%)	2.58
Energy Score: (0%)	2.12
Suitability Score: (40%)	4.48
School Score:	3.34



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: FOWLER R-4J

Applicant Priority # 1

County: OTERO

Cash Grant Rank: 1.3

Project Title: AG Shop Ventilation Improvement

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Fowler School District R4J offers public education for students in grades K-12. For the 2010-11 school year the District received an accredited category . The Middle School scored a 46% percentile (approaching rating) for reading, a 83% percentile (meets rating) for mathematics, a 67% percentile (meets rating) for writing, and a 64% percentile (meets rating) for science. The High School scored a 26% percentile (approaching rating) for reading, a 31% (approaching rating) for mathematics, a 60% percentile (meets rating) for writing, and a 47% (approaching rating) for science. The enrollment for the 2010-11 school year included 102 Middle School students and 119 High School students. The dropout rate for the school was 0.5% during the same year. Students participate in a number of programs, including Athletics, Music, Drama, Choir, Band, Speech, Student Council, Art, Science Fair, National Honor Society, Academic Club, Annual Publications, Student Council, Future Farmers of America, Future Business Leaders of America, Try Random Acts of Kindness, and Friends for Therapeutic Equine Activities. The community is very proud of the school's students and provides tremendous support.

The original High School building was built in 1954, and is currently the Junior High School. Interior spaces include general Classrooms, a Gymnasium and Locker Rooms, and Offices. Exterior walls are primarily built from masonry and the roof structure is wood. The Gymnasium roof is supported with curved glu-lam beams. A High School wing, the Cafeteria, and a detached building known as the C Building were built in 1964, with a similar exterior wall and roof construction. The High School wing includes general Classrooms, Science Classrooms, a Technology Lab, and a Media Center. The C Building is a separate building and includes a Wrestling Room, Wood Shop, and a Band Room. The Ag Building (another separate building) was added in 1973, and was built using masonry at exterior walls and a double-tee pre-cast concrete roof structure. Inside the Ag Building, vehicle maintenance bays and a Classroom area are located to the east, and a large Shop area is to the west. A detached High School building with Gymnasium, Lobby, and Locker Rooms was added in 1974. Its construction is concrete masonry and pre-cast tees at the roof.

The Ag Building was added to the Fowler School District R4J campus in 1973. This one-story building includes Vehicle Repair Bays and Classrooms on the east end, and a large Shop area on the west end. The High School offers a variety of courses for students in the Ag Building to further their education in Agricultural Science, Vo-Ag Mechanics, and a heavy emphasis in Vocational Agriculture. A variety of projects are assigned to students that involve the cutting, welding and finishing of various metals. Approximately 43% of high school students use the welding stations. Students use two portable plasma cutters as well as a portable mig welding unit. Six arc welding stations and seven gas welding stations are located in the northeast corner of the Shop area. BEST funds are being pursued as an attractive option to correct serious life safety deficiencies. BEST is especially attractive for this scope of work due to the recent decline of student enrollment, a slow economy, and a low level of available capital reserves relative to other comparable school districts. A grant was awarded by CDE for a new elementary school, completed in 2003.

## Deficiencies Associated with this Project:

Fumes from welding activities have been shown to create acute and long term conditions for people in environments that are not adequately ventilated. Unless these fumes are immediately taken outside of the welder's breathing zone, harmful effects on the person are likely. Hazardous fumes are known to occur from metals with manganese, zinc, cadmium, beryllium, lead, chromium, fluorides, and iron oxide. These fumes are known to create irritation to the throat, lungs, and nasal passages, as well as fever, nausea, skin rashes, and body aches. Nitrogen oxides, created by types of arc welding, can create irritation to

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

the eyes, nose, and throat, as well as shortness of breath, chest pain, and fluid in the lungs. Ozone is created from the ultraviolet light from the gas metal arc welding and plasma arc cutting, and can cause headaches, skin irritation, and long term effects on the lungs. Unsafe levels of carbon monoxide are also created from the incomplete combustion of fuels used for welding, creating headaches, dizziness, and nausea.

Due to the woefully inadequate amount of proper ventilation, it is almost certain that students have been exposed to hazardous fumes and particulates from welding, cutting, and finishing metal projects. A small exhaust fan exists high on an exterior wall in the northwest corner, but is woefully inadequate as there just isn't enough draw of air to sufficiently remove hazardous fumes and particulates that jeopardize the health of students. Two "smoke eaters" hung from the building's roof structure do very little to quickly remove the hazardous fumes and particulates created from welding, cutting, and finishing metal. A solution for removing fumes and particulates in areas where students work on large projects is also necessary, as the existing "smoke eaters" are not adequate.

Welding stations are also very close together with no protection against sparks, the potential flash of flame, and work surfaces of wood could easily set on fire.

### **Proposed Solution to Address the Deficiencies Listed Above:**

Areas used for welding should have an effective ventilation or fume extraction system in place adjacent to the weld area. A properly sized hood should be placed at the source of the hazardous fumes and as close to the welding area as possible with enough draw to immediately remove fumes. Flexible arms that can be adjusted, for a variety of projects at welding stations, are the best solution. The existing hood and exhaust fan will be removed and a direct exhaust system will be added for up to 16 new welding stations located in the northwest corner of the Shop area. The exhaust fan for this system will be located on the roof and will remove contaminated fumes directly to the exterior. A new gas-fired mechanical make-up air unit will be provided at grade on a concrete pad to replace the exhausted air. A gas line for this unit will be provided from the existing building service, and a smoke detector will be provided at the supply fan for shutdown operation. Openings for ducts that service the new makeup air unit and exhaust fan will be created in the existing exterior concrete masonry wall, and the existing fan opening will be covered. Two "smoke eater" mechanical units that are hung from the structure do little, but will remain. Two portable fume extractors are also necessary for projects within the Shop area so that fumes and particulates can be removed directly through an ASHRAE (or HERA) approved filter.

There is no capacity at the existing electrical panel, so a new service will be provided from the Junior/Senior High School, and replace the existing electrical panel. New power and lights will also be provided for the 16 new welding stations, and the existing wires and lights removed. Any primary service upgrades for gas or power to the building will be coordinated between the Town of Fowler and the School District. The school staff believes there are adequate electrical outlets for the new portable fume extractors.

New welding stations will be built from concrete masonry (to match existing walls at the Ag Shop) and work surfaces will be built from plate steel and steel angles.

### **How Urgent is this Project:**

While there are no documented cases of health issues from those who have worked with welding equipment in the Ag Building, there can be serious and long lasting effects for people who weld and cut metal in poorly ventilated areas. The Colorado Department of Health, and the Occupational Safety and Health Administration (OSHA) both have ventilation regulations that pertain to areas used for welding. As is often the case, the health hazards on the person's body can take years before it's visible. The close proximity of the welding stations is also quite dangerous, and should be changed. We recommend that this deficiency be corrected immediately.

### **How Does this Project Conform with the Construction Guidelines:**

This scope of work conforms with the Public Schools Construction Guidelines as follows:

- A safe and efficient mechanical system will provide the proper ventilation required for welding and cutting activities. (3.11)
- A healthy indoor environment will be improved regarding air quality due to the new exhaust system. (3.12)
- A safe shop area will target ventilation and storage requirements of CDPHE 6 CCR 1010-6 regarding the storage of

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

- hazardous materials and adequate ventilation of hazardous and toxic fumes. (3.15)
- The instructional area will provide access per the American Disabilities Act (ADA). (3.17)
- Materials will be high in quality, durable, and easily maintainable. (4.1)

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The systems that are part of this grant will be durable and appropriate for its intended use. Given the relatively simple scope of work, the school district plans to maintain this project as part of ongoing maintenance and repairs for the district's facilities. Examples of ongoing maintenance include replacement of exhaust system filters, maintenance of the fans, and regular cleaning. The yearly dollar amount allocated to maintain and replace this project is based on an expected life of 30 years.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

N/A. The grant describes upgrades to the existing building's welding stations.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$4,100

**CDE COMMENTS:**

LETTERS OF SUPPORT ARE PROVIDED FROM FOWLER STATE BANK, THE FOWLER MAYOR, AND THE OWNER OF THE FOWLER DAYCARE PRESCHOOL

- Health, Safety**                     
  **Overcrowding**                     
  **Technology**                     
  **Other**

**Importance:** L    **Urgency:** L    **Planning:** No Plan    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$222,830.67	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$100,112.33	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$322,943.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	177.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	6,900	<b>CDE Minimum Match Percent:</b>	31
<b>Cost Per Sq Ft:</b>	\$42.55	<b>Actual Match Provided by Applicant:</b>	31
<b>Cost Per Pupil:</b>	\$1,658.67	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	38.98	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.50%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>	N/A		

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	50.59%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	17716
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	1800508.186
<b>District FTE Count:</b>	402.50	<b>Existing Bond Mill Levy</b>	10.25

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	17002540.93	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	42242.337714	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	809452.52	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	1600000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	3400508.186	<b>Bond Capacity Remaining</b>	1800508.186
		<b>Percent Bonding Capacity Used</b>	0.47051790864





317 Main Street  
Fowler, CO 81039  
719/263-4461 Town Hall  
719/263-5845 Fax

Colorado Department of Education  
1525 Sherman Street #B.17  
Denver, Colorado 80203

**Fowler School District RJ4 Life Safety Grant Application**

Dear Mr. Ted Hughes:

I am in full support of the Fowler School District R4J and their grant request to make their facilities safer for the students, teachers, staff and the public

The grant would be used as follows:

- Fire alarm monitoring system for all buildings
- Fire alarm system update at the Junior /Senior High School
- Fume exhaust system for welding stations in the Ag Building
- Junior/Senior High School emergency lighting update
- New hood for the Junior/Senior High School kitchen

I do have two interests in this grant one as the Mayor of the town and the other as a Captain on the Fowler Fire Dept. The effort of the Maintenance staff, teachers, administrative staff, school board and many others committed to making the school a safer place for our kids and the community that use all of the school facilities.

I respectfully ask for any help and support you can give to make this project a reality.

Sincerely,

Patrick K. Christensen Jr.  
Mayor Town Of Fowler

# FOWLER STATE BANK

ESTABLISHED 1899

FOWLER, COLORADO

TELEPHONE (719) 263-4276

Member  
FDIC

**Jonathan R. Fox**  
CEO, Chairman of the Board

22 February, 2012

Mr. Ted Hughes  
Colorado Department of Revenue  
Director of the Division of Public School CCA  
1525 Sherman Street, Suite B-17  
Denver, CO 80203

Re: Fowler School District R4J-Grant Request.

Dear Mr. Hughes:

I would like to take this opportunity to thank you for your review and consideration of the grant request being submitted by the Fowler School District R4J in Fowler. This grant would enable the school district an opportunity to address life safety issues in the school's buildings where they are needing to update the fire alarm and add a monitoring system, as well as emergency lighting , a new kitchen hood and a new exhaust system in the Ag building.

These improvements are important and essential not only for the school district but for the community's benefit as well. It is quite amazing how the Fowler Schools serve as the "hub" for activities for the Fowler community and the surrounding area. Numerous activities are held at the school which are enjoyed by the community that include not only the programs put on by the school, such as band and choir concerts and athletic events, but also meetings and events are held by many community organizations and clubs which utilize the facilities as a gathering place for these various groups from the area..

For example, the Fowler Hobby Club hosts at the school, a large annual event which is a craft show. This brings both participants and visitors from near and far and helps support numerous local cottage industries; it also helps support this community's economy while these visitors are in town.

The school facilities offer the community access to a computer lab, open to the public of all ages, serving an important educational tool beyond the student population. Other groups such as local 4-H clubs and youth basketball and wrestling meet throughout the fall, winter and spring.

The activities run from early in the morning to late in the evening, with both young and old alike finding this school a welcoming and useful place to gather. The facilities continue to remain busy through the summertime as well, providing a venue for both youth and adult summer sports programs.

I believe you can get a sense of the important tradition that our school serves for the Fowler community and surrounding areas, reaching far beyond its foremost role of providing a safe environment in which to educate our youth.

I again thank you for your consideration of this grant on behalf of the Fowler School District, and for our community's benefit as well, for these very essential projects proposed.

Very truly yours,  
  
Jonathan R. Fox,  
Chairman/CEO/President

JRF:jf  
cc:file.

Mr. Ted Hughes  
Colorado Department of Education  
Director of the Division of Public School CCA  
1525 Sherman, Suite B-17  
Denver, Colorado 80203

February 23, 2012

Dear Mr. Hughes;

This letter is in support for the grant request from Fowler School District R4J to the Colorado Department of Education's Capital Construction Assistance Fund.

I have a vested interest in improving the life safety system at our schools. All three of my children attended and graduated from Fowler, as did my husband. Likewise, our grandchildren are presently enrolled in the Fowler Schools and benefit from the quality education they receive here. I am personally involved with the Fowler School District as director / teacher of Fowler Preschool and my preschool program has been contracted as the Colorado Preschool Program provider for the past eleven years for the school district. As the only preschool program offered in the Fowler School District our enrollment includes CPP children, tuition pay and children receiving BOCES services at our center. We definitely represent the parents and children of our community. Goals and objectives discussed and implemented by our Colorado Preschool Program District Council are set in place for all our preschool children. Among the representatives serving on our council include parents, both kindergarten teachers, school board members, the school counselor and Superintendent.

The Fowler Schools and Fowler Preschool works closely together in many areas. In cooperation between the Fowler kindergarten teachers and myself, we compiled a pre-kindergarten expectation list. Our preschool teachers use this as a basis to plan our curriculum in preparing the children for kindergarten success. The school nurse does vision and hearing screening for our children. We are able to use school transportation for field trips. Preschool children have attended drama production and special assemblies at the school. On occasion we have also received some supplies and materials that the school no longer needed. Fowler School facilities are used for activities as our Family Thanksgiving Feast and Christmas Magic Show as well.

In my 27 years of operation, I have always had a wonderful working relationship with the Fowler Schools. Six years ago we restructured our center to only offer preschool services and no longer day care. This decision was made in order to give our full attention toward a quality preschool educational program. Eighty percent of Fowler Preschool's funding comes through the school district because of the Colorado Preschool Program and BOCES services. It is evident that we could not offer a quality program were it not for Fowler School District R4J.

I have always been very proud in Fowler Preschool having the opportunity to set that first building block in place when preparing children to continue creating a rewarding educational journey with the Fowler Schools. I place my full support in the Fowler School District's educational excellence.

Sincerely,



Sharon K. Harris - Owner / Director  
Fowler Day Care Preschool  
208 Main Street  
POB 245  
Fowler, Colorado 81039

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## FOWLER R-4J - Fowler Jr/Sr HS - Jr/Sr HS Fire Alarm Replacement - 1954

**School Name: Fowler Jr/Sr HS**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	84,911
Replacement Value:	\$22,798,667
Condition Budget:	\$12,144,016
Total FCI:	53.27%
Energy Budget:	\$0
Suitability Budget:	\$2,656,800
Total RSLI:	10%
Total CFI:	64.9%
Condition Score: (60%)	2.58
Energy Score: (0%)	2.12
Suitability Score: (40%)	4.48
School Score:	3.34



**Q#: 87 - Is there a school fire alarm system that meets current fire codes? IFC Required? The alarm system does not meet code and needs to be replaced. Score: 1**

**Q#: 87.2 - Describe the type age and condition of the fire alarm system. The alarm system is original installation made by Flexalarm and has a Simplex Time Recorder Type 4246-2. The system is non-addressable. The system does not function adequately. Score: 1**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: FOWLER R-4J  
 County: OTERO  
 Project Title: Jr/Sr HS Fire Alarm Replacement

Applicant Priority # 2  
 Cash Grant Rank: 1.6

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation            | <input type="checkbox"/> Water Systems      | Emergency Lights  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Fowler School District R4J offers public education for students in grades K-12. For the 2010-11 school year the District received an accredited category . The Middle School scored a 46% percentile (approaching rating) for reading, a 83% percentile (meets rating) for mathematics, a 67% percentile (meets rating) for writing, and a 64% percentile (meets rating) for science. The High School scored a 26% percentile (approaching rating) for reading, a 31% (approaching rating) for mathematics, a 60% percentile (meets rating) for writing, and a 47% (approaching rating) for science. The enrollment for the 2010-11 school year included 102 Middle School students and 119 High School students. The dropout rate for the school was 0.5% during the same year. Students participate in a number of programs, including Athletics, Music, Drama, Choir, Band, Speech, Student Council, Art, Science Fair, National Honor Society, Academic Club, Annual Publications, Student Council, Future Farmers of America, Future Business Leaders of America, Try Random Acts of Kindness, and Friends for Therapeutic Equine Activities. The community is very proud of the school's students and provides tremendous support.

The original High School building was built in 1954, and is currently the Junior High School. Interior spaces include general Classrooms, a Gymnasium and Locker Rooms, and Offices. Exterior walls are primarily built from masonry and the roof structure is wood. The Gymnasium roof is supported with curved glu-lam beams. A High School wing, the Cafeteria, and a detached building known as the C Building were built in 1964, with a similar exterior wall and roof construction. The High School wing includes general Classrooms, Science Classrooms, a Technology Lab, and a Media Center. The C Building is a separate building and includes a Wrestling Room, Wood Shop, and a Band Room. The Ag Building (another separate building) was added in 1973, and was built using masonry at exterior walls and a double-tee pre-cast concrete roof structure. Inside the Ag Building, vehicle maintenance bays and a Classroom area are located to the east, and a large Shop area is to the west. A detached High School building with Gymnasium, Lobby, and Locker Rooms was added in 1974. Its construction is concrete masonry and pre-cast tees at the roof.

The Junior High and Senior High School buildings have a fire alarm and pull stations at exterior doors. The fire alarm system for the C Building is similar, but the Ag Building has no fire alarm system. A new horn and strobe was added for the Ag Building, but the Ag Building does not communicate with the fire alarm system at the Junior/Senior High Building. The fire alarm system at the High School Gymnasium is not operable. Without an operable fire alarm system, students and other occupants are at high risk should there be a fire or other reason to exit the building. Efforts by the school district to improve the fire alarm system at the Junior/Senior High Campus in the past have not been successful. Without a monitoring system, a person needs to be present in the building in order to contact the fire department. During after hours, when no one is present, the physical building is at risk. For all buildings, the fire alarm system has no detection and is not monitored by an outside agency. The Department of Fire Safety has asked that the entire campus is be monitored. The fire alarm system at the Elementary School, built in 2003, is also to be monitored in the future.

## Deficiencies Associated with this Project:

The fire alarm system is original to the buildings and does not function properly in the Junior/Senior High School Buildings, the High School Gymnasium, and the C Building. There is no fire alarm system for the Ag Building. The components for the fire alarm system will not support the devices for a monitored fire alarm system and should be replaced. A fire alarm system that cannot notify its occupants to quickly leave the building during an emergency puts its occupants at great risk. When the fire department cannot be called for help during an emergency, the physical building is at risk of being damaged or destroyed, and

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

persons cannot be given potential lifesaving assistance.

Due to the age of the school buildings located on the Fowler Junior/Senior High campus, minimal fire alarm components exist. In some cases, there is no system at all. A building with no system means occupants are not notified to exit when precious seconds could mean the difference between life and death. Since the fire alarm systems for the school district's buildings are not monitored, the fire department is not notified unless a phone call is made. When a hazard to the building exists after hours, there may be no one present and therefore no call is made. The elementary school has a fire alarm system, but was designed with exterior doors for all classrooms, which exempted the building's fire alarm system from being monitored.

As of January, 2009, the International Building Code requires that all fire alarm systems in public school buildings be monitored. This requirement will be enforced by the Colorado Department of Fire Safety. Previous inspections by the Colorado Department of Fire Safety have found many deficiencies regarding the emergency lighting in the Junior/Senior High School buildings. All emergency lights are to be updated per the Department of Fire Safety. A previous inspection for the Kitchen hood identified a Pre-UL 300 fire suppression system that is not in compliance, which must be updated or risk not being certified in 2011.

## **Proposed Solution to Address the Deficiencies Listed Above:**

The existing fire alarm system at the Junior/Senior High School buildings will be completely removed as well as all detection and annunciation devices (pull stations and horn strobes). The new system will be fully addressable with the capacity for future expansion. All existing pull stations will be replaced as well as the existing wiring. All existing horns will be replaced with combination horns/strobes in areas where these devices are currently installed. The system will be provided with a dialer unit and the necessary wiring will be provided for remote monitoring. Two remote LCD annunciators will be provided to monitor all functions and the status of the Fire Alarm Control Panel (FACP) unit. One annunciator will be located at the school office and the second at the main entrance, the response entrance designated by the fire department authority.

Fire alarm panels will be replaced at the Junior/Senior High School campus to permit a monitored system. This will include the Junior/Senior High School, the C Building, the Ag Building, and the High School Gymnasium. Emergency lights will be updated, and the fire suppression system at the kitchen hood will be replaced. All existing fluorescent fixtures connected to the emergency panel will be retrofitted with battery backup ballast and test buttons. All exit signs have already been upgraded by the school district.

The fire alarm in the Gymnasium has been disabled for more than four years, and will be replaced with a newer unit that will perform the same functions as the existing unit, but will also provide for future expansion to interface with the unit in the Junior/Senior High School building for remote monitoring.

The Ag Building does not currently have a fire alarm system. Detection and annunciation devices will be provided to meet code.

An additional exit sign will be installed at the Elementary School per an inspection report from the Department of Fire Safety, and the connection of the existing fire alarm control panel will be made for remote monitoring. Programming of the existing control panel will be completed by an outside agency, and two telephone lines (dedicated or shared) will be provided by the District for the monitoring functions. An annual contract by the District is also needed with a certified monitoring service.

## **How Urgent is this Project:**

The urgency of updates to the life safety systems is real. Occupants of buildings without a fire alarm system, and the other systems without a monitoring service, put the buildings at risk. An outdated fire suppression system at the kitchen hood does not meet current certification standards and must be replaced to ensure the rapid extinguishing of grease fires. The reliable operation of life safety systems have a high priority in buildings and ensure that fires are extinguished so persons can quickly exit from buildings in the event of an emergency. When notified, a quick response from the fire department can also save lives.

## **How Does this Project Conform with the Construction Guidelines:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

This scope of work conforms with the Public Schools Construction Guidelines as follows:

- A building fire alarm and duress notification system will be designed to meet State and Local Fire Department requirements for all occupied buildings. (3.5)
- Emergency lighting will be available when normal lighting systems fail and in locations necessary for the orderly egress from the building in an emergency situation. (3.10)

**How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The systems that are part of this grant will be durable and appropriate for their intended use. Given the relatively simple scope of work, the school district plans to maintain this project as part of ongoing maintenance and repairs for the district's facilities. Examples of ongoing maintenance include checking the operation of emergency lights, testing alarm and monitoring systems, and inspections required of the Colorado Department of Fire Safety. The yearly dollar amount allocated to maintain and replace this project is based on an expected life of 30 years.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

N/A. The grant describes upgrades to the existing building's fire alarm systems.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

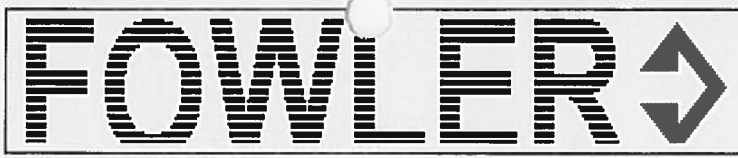
LETTERS OF SUPPORT ARE PROVIDED FROM FOWLER STATE BANK, THE FOWLER MAYOR, AND THE OWNER OF THE FOWLER DAYCARE PRESCHOOL

<input type="checkbox"/> <b>Health, Safety</b>	<input type="checkbox"/> <b>Overcrowding</b>	<input type="checkbox"/> <b>Technology</b>	<input type="checkbox"/> <b>Other</b>
<b>Importance:</b> L	<b>Urgency:</b> L	<b>Planning:</b> No Plan	<b>Ability:</b> Not Able
		<b>Previous BEST Grants:</b> 0	
<b>Red Flags:</b>	<b>Red Flag Explain:</b>		
<b>Current Grant Request:</b>	\$50,817.81	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$22,831.19	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$73,649.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	177.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	84,911	<b>CDE Minimum Match Percent:</b>	31
<b>Cost Per Sq Ft:</b>	\$0.79	<b>Actual Match Provided by Applicant:</b>	31
<b>Cost Per Pupil:</b>	\$378.27	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	479.72	<b>Does this Qualify for HPCP:</b>	Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	3.50%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>	N/A		
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	50.59%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	17716

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	1800508.186
<b>District FTE Count:</b>	402.50	<b>Existing Bond Mill Levy</b>	10.25
<b>Assessed Valuation</b>	17002540.93	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	42242.337714	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	809452.52	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	1600000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	3400508.186	<b>Bond Capacity Remaining</b>	1800508.186
		<b>Percent Bonding Capacity Used</b>	0.47051790864





317 Main Street  
Fowler, CO 81039  
719/263-4461 Town Hall  
719/263-5845 Fax

Colorado Department of Education  
1525 Sherman Street #B.17  
Denver, Colorado 80203

**Fowler School District RJ4 Life Safety Grant Application**

Dear Mr. Ted Hughes:

I am in full support of the Fowler School District R4J and their grant request to make their facilities safer for the students, teachers, staff and the public

The grant would be used as follows:

- Fire alarm monitoring system for all buildings
- Fire alarm system update at the Junior /Senior High School
- Fume exhaust system for welding stations in the Ag Building
- Junior/Senior High School emergency lighting update
- New hood for the Junior/Senior High School kitchen

I do have two interests in this grant one as the Mayor of the town and the other as a Captain on the Fowler Fire Dept. The effort of the Maintenance staff, teachers, administrative staff, school board and many others committed to making the school a safer place for our kids and the community that use all of the school facilities.

I respectfully ask for any help and support you can give to make this project a reality.

Sincerely,

Patrick K. Christensen Jr.  
Mayor Town Of Fowler

# FOWLER STATE BANK

ESTABLISHED 1899

FOWLER, COLORADO

TELEPHONE (719) 263-4276

Member  
FDIC

**Jonathan R. Fox**  
CEO, Chairman of the Board

22 February, 2012

Mr. Ted Hughes  
Colorado Department of Revenue  
Director of the Division of Public School CCA  
1525 Sherman Street, Suite B-17  
Denver, CO 80203

Re: Fowler School District R4J-Grant Request.

Dear Mr. Hughes:

I would like to take this opportunity to thank you for your review and consideration of the grant request being submitted by the Fowler School District R4J in Fowler. This grant would enable the school district an opportunity to address life safety issues in the school's buildings where they are needing to update the fire alarm and add a monitoring system, as well as emergency lighting, a new kitchen hood and a new exhaust system in the Ag building.

These improvements are important and essential not only for the school district but for the community's benefit as well. It is quite amazing how the Fowler Schools serve as the "hub" for activities for the Fowler community and the surrounding area. Numerous activities are held at the school which are enjoyed by the community that include not only the programs put on by the school, such as band and choir concerts and athletic events, but also meetings and events are held by many community organizations and clubs which utilize the facilities as a gathering place for these various groups from the area..

For example, the Fowler Hobby Club hosts at the school, a large annual event which is a craft show. This brings both participants and visitors from near and far and helps support numerous local cottage industries; it also helps support this community's economy while these visitors are in town.

The school facilities offer the community access to a computer lab, open to the public of all ages, serving an important educational tool beyond the student population. Other groups such as local 4-H clubs and youth basketball and wrestling meet throughout the fall, winter and spring.

The activities run from early in the morning to late in the evening, with both young and old alike finding this school a welcoming and useful place to gather. The facilities continue to remain busy through the summertime as well, providing a venue for both youth and adult summer sports programs.

I believe you can get a sense of the important tradition that our school serves for the Fowler community and surrounding areas, reaching far beyond its foremost role of providing a safe environment in which to educate our youth.

I again thank you for your consideration of this grant on behalf of the Fowler School District, and for our community's benefit as well, for these very essential projects proposed.

Very truly yours,  
  
Jonathan R. Fox,  
Chairman/CEO/President

JRF:jf  
cc:file.

Mr. Ted Hughes  
Colorado Department of Education  
Director of the Division of Public School CCA  
1525 Sherman, Suite B-17  
Denver, Colorado 80203

February 23, 2012

Dear Mr. Hughes;

This letter is in support for the grant request from Fowler School District R4J to the Colorado Department of Education's Capital Construction Assistance Fund.

I have a vested interest in improving the life safety system at our schools. All three of my children attended and graduated from Fowler, as did my husband. Likewise, our grandchildren are presently enrolled in the Fowler Schools and benefit from the quality education they receive here. I am personally involved with the Fowler School District as director / teacher of Fowler Preschool and my preschool program has been contracted as the Colorado Preschool Program provider for the past eleven years for the school district. As the only preschool program offered in the Fowler School District our enrollment includes CPP children, tuition pay and children receiving BOCES services at our center. We definitely represent the parents and children of our community. Goals and objectives discussed and implemented by our Colorado Preschool Program District Council are set in place for all our preschool children. Among the representatives serving on our council include parents, both kindergarten teachers, school board members, the school counselor and Superintendent.

The Fowler Schools and Fowler Preschool works closely together in many areas. In cooperation between the Fowler kindergarten teachers and myself, we compiled a pre-kindergarten expectation list. Our preschool teachers use this as a basis to plan our curriculum in preparing the children for kindergarten success. The school nurse does vision and hearing screening for our children. We are able to use school transportation for field trips. Preschool children have attended drama production and special assemblies at the school. On occasion we have also received some supplies and materials that the school no longer needed. Fowler School facilities are used for activities as our Family Thanksgiving Feast and Christmas Magic Show as well.

In my 27 years of operation, I have always had a wonderful working relationship with the Fowler Schools. Six years ago we restructured our center to only offer preschool services and no longer day care. This decision was made in order to give our full attention toward a quality preschool educational program. Eighty percent of Fowler Preschool's funding comes through the school district because of the Colorado Preschool Program and BOCES services. It is evident that we could not offer a quality program were it not for Fowler School District R4J.

I have always been very proud in Fowler Preschool having the opportunity to set that first building block in place when preparing children to continue creating a rewarding educational journey with the Fowler Schools. I place my full support in the Fowler School District's educational excellence.

Sincerely,



Sharon K. Harris - Owner / Director  
Fowler Day Care Preschool  
208 Main Street  
POB 245  
Fowler, Colorado 81039

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PLATTE CANYON 1 - Deer Creek ES - ES Partial Roof Replacement - 1973

**School Name: Deer Creek ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	49,696
Replacement Value:	\$11,485,139
Condition Budget:	\$4,089,924
Total FCI:	35.61%
Energy Budget:	\$17,394
Suitability Budget:	\$1,874,600
Total RSLI:	23%
Total CFI:	52.1%
Condition Score: (60%)	3.53
Energy Score: (0%)	1.63
Suitability Score: (40%)	3.95
School Score:	3.70



Q#: 110.4 - What is the condition of the roof covering? The roof is in good condition. Score: 4

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: PLATTE CANYON 1  
County: PARK  
Project Title: ES Partial Roof Replacement

Applicant Priority # 1  
Cash Grant Rank: 1.5

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The roofing systems on Deer Creek ES were installed at two different times. The older ballasted EPDM roof is found on the Deck 1 area identified in the Roofing Master Plan. This Deck 1 roof area is located on the north end of the school and accounts for about 1/3 of the total school roof area. This roofing was constructed with older glued seams that are now starting to open up as the old rubber roofing sheets shrink. This shrinkage is also pulling the roofing flashings from wall surfaces.

The roof is now at a point where it can no longer be economically maintained. There are a variety of problems on the roof that have led to a series of interior leaks. These leaks are unsightly and detract from the use of certain areas of the interior below. If the roofing is not replaced within the next year, there is a danger of a severe flashing leak occurring with little to no advance notice.

When this roof is replaced, there are drainage problems along the west side of the building that must be included in the detailed solution. The drainage conditions at the soffit and at grade level create a situation that not only restricts the use of this property, but also causes safety concerns when ice forms on the ponded water areas.

The District is committed to providing safe, well maintained facilities for its student learning environments. The failing roof and drainage problems on the west side of the building detract from that goal. The scope of the project and sudden urgency it presents have left the School District in a position where though some funds are available to address these concerns, they are not sufficient in dollar value to cover the remedial work needed. Therefore, a roofing system master plan has been generated and this grant request has been prepared.

It should also be noted that Platte Canyon School District #1 has listed all of the findings and recommendations of the Roofing Master Plan in the Colorado Schoolhouse Facility Database (the COMET internet site). Therefore the documents attached to this grant reflect the information posted at that site.

## Deficiencies Associated with this Project:

The roofing systems on Deer Creek ES were installed at two different times. The older ballasted EPDM roof is found on the Deck 1 area identified in the Roofing Master Plan. This roofing was constructed with older glued seams that are now starting to pen up as the old rubber roofing sheets shrink. This shrinkage is also pulling the roofing flashing from wall surfaces. The following specific deficiencies were noted during the Winter 2012 Roof Audit.

1. The seams are failing and the rubber sheet is so old and oxidized on its surface the District has had a difficult time getting repairs to hold.
2. A series of repairs were made on the roofing during the last year and even with these repairs there are now six active leaks. Some of these leaks appear to be associated with repairs that also have failed.
3. Past and current leaks around the roof drains have caused damage to the soffit where the leaders penetrate through.
4. The EPDM sheet is now starting to shrink to the point where sufficient stress has been place on the base flashing that they

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

are now pulling off there wall and curb substrate. This could lead to a serious leak occurrence should one of the stressed flashings pull completely from the wall.

5. The sheet metal flashings along the north parapet have been damaged by high winds and are in danger of coming loose if high winds occur again.

6. The drains along the west parapet discharge onto a narrow sidewalk adjacent to the building. Some of these soffit leader discharges occur at exterior windows. This leads to icing in this area.

5. The landscaping adjacent to the sidewalk described in Item 6 does not have positive drainage away from the building. As a result a muddy pond exists here during summer rains and icy conditions exist most of the winter making the area unusable.

## **Proposed Solution to Address the Deficiencies Listed Above:**

The proposed project provides for new roofing over the Deck 1 portion of the building, roof drainage modifications and landscaping drainage modifications. A description of the major work items follows.

1. The EPDM roof system will be removed to the metal decking. On ballasted EPDM roofs it is sometimes possible to salvage the insulation, but in this instance the insulation consists of 2" of EPS beadboard. This insulation isn't to be installed directly over metal decking if a UL Class A roof is to be installed as is the case here. The insulation should have been installed over a layer of 5/8" Type X gypsum board. Therefore we will not be re-using the R-8 insulation board.

2. R-30 iso. foam insulation system will be installed on the metal deck with a thin gypsum cover board. Tapered insulation crickets will be placed between the roof drains to help better direct water to them. The field of the roof has a deck slope of 0.25/12 so tapered insulation will not be needed over the entire roof.

3. A fully adhered 60 mil fire rated EPDM roofing system will be installed over the cover board. Cured and uncured EPDM flashing will be installed. The finished roof will carry a 20 year manufacturer's labor and material warranty.

4. Sheet metal counterflashings and flashings will be installed to join the new roofing to the structure.

5. The west side drains & drainage will be reworked. The number of drains will be reduced because of the new crickets. This will allow for the roof drainage to be simplified along this roof perimeter. The leaders will be re-routed and run out to a buried landscaping drain line to the west.

6. The landscaping to the west will be graded to provide a swale that runs to the north away from the building. The roof drains will be piped to the new landscaping drain line.

## **How Urgent is this Project:**

The District roofs have remaining service lives established by the Master Plan. This roof is the one with the highest replacement rating. The roof membrane is shrinking from age and it is now causing stress on the flashings sufficient to pull them from the walls. If the flashings pull from these walls in high winds or with snow loads severe leakage will damage the building components below. The drainage along the west side of the building also causes maintenance and safety concerns.

The other reason for the high priority is that the roofing material itself is now well worn and it is very difficult to provide any sort of a long lived repair. This has been proven out with the last round of repairs that the District had installed. The roof is now 20 years old and considering its type it has performed well and is at the end of its life.

## **How Does this Project Conform with the Construction Guidelines:**

The solution makes use of EPDM roofing which is approved by the Construction Guidelines. This roof has an expected service life of 20 years. Tapered insulation crickets, new drains & better grade level drainage meet system guidelines. The new R-30 insulation level & UL Class A fire rating also meet thermal and fire requirements.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The main protection will be from a manufacturer's 20 yr. warranty on material & labor in a leak free state at a no-dollar-limit (~\$.25/sf added cost). The warranty will take care of any noted leakage that is the direct result of either material failure or misapplication of material by the Contractor.

Besides this level of protection there will also be periodic random onsite QC visits from the design team during construction. The best insurance for the performance of a new roof is to make sure that it is installed properly. We would anticipate three visits a week with a weekly meeting at one of the visits.

Besides the manufacturer's and designer's participation during construction, the District Staff will also help to make sure the new roof system sees out its 20 year life. The roof will be walked every spring and fall. Any items that may affect the life of the roofing system will be noted. If they are covered by the warranty, the manufacturer will be notified. If they are not warranty covered items, the District will arrange to have proper repairs made. Also a repair fund of \$.10/sf will be set aside for preventative maintenance repairs about year 10.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The school was constructed by the District and is still in good conditions but requires a roof replacement. The replacement is due to age related deterioration of the roof system.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

ASSESSMENT CRITERIA SCORE AND DESCRIPTION LISTED ON TITLE PAGE IS INACCURATE. ROOF IS IN POOR CONDITION AND DUE FOR REPLACEMENT.

**Health, Safety**                     
  **Overcrowding**                     
  **Technology**                     
  **Other**

**Importance:** L    **Urgency:** L    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$127,050.00	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>
<b>Current Applicant Match:</b>	\$235,950.00	<input type="checkbox"/> <b>Charter School Three Month Notification</b>
<b>Total Project Cost:</b>	\$363,000.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>
<b>Affected Pupils:</b>	541.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	18,316	<b>CDE Minimum Match Percent:</b> 65
<b>Cost Per Sq Ft:</b>	\$18.02	<b>Actual Match Provided by Applicant:</b> 65
<b>Cost Per Pupil:</b>	\$609.98	<b>Historical Significance:</b> N/A
<b>Sq Ft Per Pupil:</b>	33.86	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	200	<b>If Match is a Bond Election Date:</b>
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b> 0.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b> NA

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	31.27%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	25795

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	15630348.994
<b>District FTE Count:</b>	1,038.00	<b>Existing Bond Mill Levy</b>	6.088
<b>Assessed Valuation</b>	128151744.97	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	123460.25527	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	1397689	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	10000000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	25630348.994	<b>Bond Capacity Remaining</b>	15630348.994
		<b>Percent Bonding Capacity Used</b>	0.39016245945



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ASPEN COMMUNITY CHARTER SCHOOL - Replace K-8 School - 1970

**School Name: Aspen Community Charter School**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	28,000
Replacement Value:	\$6,414,009
Condition Budget:	\$4,085,806
Total FCI:	63.70%
Energy Budget:	\$0
Suitability Budget:	\$4,255,900
Total RSLI:	4%
Total CFI:	130%
Condition Score: (60%)	2.73
Energy Score: (0%)	2.29
Suitability Score: (40%)	3.31
School Score:	2.96



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: ASPEN COMMUNITY CHARTER SCHOOL

Applicant Priority # 1

County: PITKIN

Cash Grant Rank: 1.6

Project Title: Replace K-8 School

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

ACS is a charter of the Aspen School District, located in rural Woody Creek, serving 127 K-8 students. Founded in 1970 as a private school, ACS became a charter in 1995 to diversify enrollment by eliminating tuition that many families could not afford. Though located in a wealthy part of the state, ACS is not wealthy. The economies of scale for a small school, combined with the very high cost of living and doing business in the Roaring Fork Valley, demand a very lean annual operating budget. Parent and board volunteers fundraise for programs that would otherwise be cut. Our educational program is strong, but our facilities are extremely inadequate and failing. There are two significant changes in this, our third BEST application: repurposing of the original building and widening/paving the driveway have been removed – for a total reduction of \$1.5million. Both of those items have been shifted to future phases dependent upon fundraising. We have listened carefully to BEST feedback and culled our request to include only those items most essential to resolving the health/safety issues at ACS. The facilities have a myriad of deficiencies and the failing physical plant is undermining the educational program. According to the CDE Facility Assessment, it would conservatively cost \$8 million to bring current bldgs into compliance with condition and suitability guidelines. ACS whittles away at repair and maintenance issues each year, but the physical needs have outgrown our ability to make significant headway. The band-aid approach is not cost effective or a responsible use of tax dollars. Practically, it makes more sense to build a new school than to upgrade and expand the existing school. ACS hopes to replace the 42 year old log school with a new building, bringing facilities into compliance with health/safety codes, and creating a CO-CHPS 21st century school that will keep pace with the strength of our educational program. Pressing facility needs have motivated us to undertake our most ambitious fundraising goal to date, and to meet our full match. ACS has an exceptional relationship with the District, which supports us in every way they can, including a commitment to provide 50% of Land Dedication Fees toward our BEST match and an ongoing per pupil share of all mill levy funding. The District has no plans to put forth a bond issue and do not consent to ACS putting a bond forth independently. We concur with the District position based upon: the reality that only 30 ACS families reside within the voting area; economic climate; cost to put forward a bond issue (\$25,000 minimum); voter saturation with bonds and mill levies from prior years. Without a bond issue ACS cannot access tax dollars for capital improvements. Therefore we will make our match with a capital campaign. ACS is full each year with a waitlist often in excess of 100 students. ACS is a small school with combined-grade learning centers emphasizing experiential ed, integrated-thematic curriculum, outdoor ed, social emotional health, community service, visual and performing arts. Academic excellence is achieved through a non-traditional approach and ACS is consistently ranked among the highest achieving schools in CO. ACS has a pay scale that is 90% of the District's and a modest benefit package. Teachers make due in spaces that are outdated, inefficient and small. Nevertheless, job satisfaction is high and teacher retention is typically 100%. ACS is a good investment for BEST – not only a successful school, but a sound business with a long history.

## Deficiencies Associated with this Project:

The deficiencies present on the ACS campus fall into many categories. Some, but not all of these were identified in CDE's own Facility Assessment Report. Others have been identified by the County in past land-use actions, or in the course of preparing the Master Plan.

## CODE COMPLIANCE

The most glaring code compliance issue for this school is the lack of accessibility to persons with mobility impairments. The school's main entrance is on grade with minimally non-compliant thresholds, but only the vestibule, administrative office,

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

principal's office and the floor of the Central Area (main meeting space) are on that level. Class spaces serving K, 1-2, and 508 grade levels are located in two separate pods, each of which is up six steps from this level. The spaces serving 3-4 grade level, as well as the only rest rooms in the building, are located down a longer flight of steps. Mitigating this situation might include adding two ramps (each at least 36' long) to access the upper areas or two lifts, plus an elevator or another lift to access the lower.

Virtually all doors in the facility do not provide the required clearance for wheel chairs. In some case, such as bathrooms, the configuration of walls would not allow larger doors to be installed. The rest rooms themselves are far from large enough to meet required clearances for accessibility. In addition, the lack of separate rest rooms for Kindergarten, sick room and adult staff, are in violation of standards for educational facilities.

The Fire District which covers this site currently requires all buildings over 5000 sf to have a sprinkler system, due to the rural nature and resultant response time. The existing facility is over that size and does not have such a system.

The lack of positive ventilation system(s) is another code deficiency, and applies not only to the main building, but also the gym and especially to the current art teaching space, an unheated straw-bale structure a short distance from the main building. While operable windows address this to some degree, their use is limited during winter months in such a harsh high-altitude climate. The CDE assessment measured high levels of carbon dioxide in the main building which are likely a result of this lack of ventilation on days when the weather is not conducive to opening multiple windows.

Non-compliant stair handrails, below-limit headroom in classrooms, spaces exiting thru other spaces are among many other code deficiencies which exist and would be further enumerated as the design process goes forward.

## MAJOR SYSTEMS

Site – Due to pre-existing County and State requirements, site work and infrastructure improvements constitute an abnormally large portion of the scope and cost of this project. Pitkin County has placed conditions such that, before any new alterations or construction may be done on the campus, the following systems must be brought into compliance:  
• Driveway – does not meet minimum twenty-foot width required for fire vehicle access; slope is steep and dangerous during frequent snowy and icy conditions. There have been several instances of parent vehicles sliding off the side of the road and downhill in snowy conditions; thankfully there have been no significant injuries to date. Existing unpaved surface has chronic and severe potholes, requires constant maintenance and repairs may last only a few days in changing temperature and weather conditions. This project proposes to increase width, moderate the steep slope, add guardrails, improve drainage and improve surface durability.

• Sanitary Waste Treatment — existing underground treatment fields are undersized for current student population and have exceeded their expected useful life span, resulting in sewage backing up into the main school several times a year and annual costs in excess of \$10,000 for septic pumping and repair. Some buildings on site cannot be fully occupied due to lack of proper treatment. Fields are also located in or adjacent to student pedestrian circulation and play areas, raising possible health concerns. The County has made any alteration or new construction contingent on providing an adequate waste treatment system meeting engineering standards. The estimated daily volumes requiring treatment (over 500 gpd) place the system under the jurisdiction of the State rather than the County.

• Employee Housing – Pitkin County requires all construction to provide employee housing for a portion of the employees generated. Based on prior history, the County has allowed the ACS to operate without doing so, however it has placed requirements on the property that, prior to any further alterations or new construction, the landowner must provide housing (to the satisfaction of the local Affordable Housing Authority) for at least four employees. While the cost of providing such housing is not being applied for under the BEST program, the Master Plan envisions where and how this requirement might be met, since it will be a prerequisite for moving forward.

• Water supply – water for the campus is provided by a single well, which was not originally adjudicated to supply a school of the current size. In order to legitimize this service for the current and projected number of users on the campus, a decree of the state water court was issued several years ago. This decree requires significantly increased water storage to meet possible calls for downstream water rights and to maintain proper reserve for fire suppression. Domestic water storage and treatment also need to be improved to meet current use and codes, as well as the addition of a second well or pump to avoid loss of potable water in the event of equipment failure. Compliance with these water rights requirements is also a pre-

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

condition for new construction or alterations.

• Pedestrian/vehicular safety, while not specifically a County remediation requirement, is another serious deficiency of the existing site arrangement. Currently all vehicles (buses, teacher, staff and parent vehicles) arrive on the same driveway and utilize the same parking areas. This vehicular circulation is directly adjacent to, and with no separation from, areas where students (including those of an associated pre-school) walk, creating a dangerous and congested situation. In addition, several of the walkways connecting various structures on the campus are steep and subject to solar melting followed by afternoon shade, resulting in frequent icy and dangerous walking conditions.

**Building Systems** – The ACS functions are primarily housed in an 8000 sf log structure (ACS Main Building), built in 1972, largely by volunteer labor, with several small additions over the years. Music and visual arts classes utilize several smaller buildings nearby, as do the gym, library, special education classroom and computer laboratory. The following comments apply to the Main Building unless noted otherwise.

• **Building Envelope** - The most glaring deficiency in the ACS's building systems is the exterior envelope, which consists almost exclusively of stacked-log walls, approximately 8" in thickness, giving an estimated insulating value of R-6 to R-8, versus the minimum of R-19 which is required by current codes. These walls are also very porous to air movement, resulting in spaces frequently described as drafty and cold in faculty interviews. In addition, large portions of the upper walls are devoted to a simple daylighting system of clerestories which are not actual windows, but rather consist of sheets of translucent corrugated fiberglass panels attached to the interior and exterior faces of 2 x 4 stud framing, allowing far more infiltration and heat loss than would even a moderately well-specified modern window assembly. The main roof has an estimated R-9 roof system, some small additions an estimated R-15, both deficient in light of current code minimum R-38 (and common local practice of insulating to around R-50 to reduce ice damming and other problems).

• **Structure** - While there are no current acute structural failings (major cracking, gross sagging, breakage) there are two obvious remedial beams (about 24' long) which have been added to main log arches in the Central Area. These confirm that the original construction was not adequate for snow loading, an conclusion which is consistent with bowing visible in at least one of the main log walls. In the event the roof assemblies were to be insulated to current standard, it is to be expected that less snow would be melted off due to heat loss, leading to increased snow loading and probable increased deficiency of the structure. A full structural analysis is expected to indicate that additional steel or other reinforcements would need to be installed in such a case.

• **Roofing** - The system passed beyond its 20 year service life in 2009 and is showing signs of deterioration and leaking into several classrooms.

• **HVAC** – Heat is distributed by a poorly-zoned system of baseboards which are in poor condition, resulting in an estimated 40 to 50% overall efficiency and little more than on/off control. There is no mechanical ventilation system.

• **Plumbing** – The building has only one small restroom for girls, and one for boys; with no other accommodations for staff, sick students or Kindergarteners. Neither restroom meets accessibility dimensions. The fixtures themselves are functional but quite old, require frequent maintenance, and do not meet accessibility standards, even if the required clearances could be achieved.

• **Electrical** - The system is beyond its 30 yr. life. There are inadequate number and placement of outlets, resulting in extensive use of extension cords and plug strips. Surface wiring has been added in places to address need. Capacity for phone and data service is seriously lacking. Lighting in many areas is via bare-bulb fixtures which have been retro-fitted with compact fluorescent lamps but have no lenses, reflectors or other light controlling features. Combined with dark interior wall surfaces, this results in high-glare, very high-contrast light situations, especially when snow on the ground makes windows and clerestories extra bright. Window coverings permanently tacked in place over some classroom windows attest to the dysfunctional quality of the daylighting.

• **Finishes** – Much of the interior wall surface is the exposed face of log construction. While these originally had bark on them, most of that was removed some years ago to combat insect infestation. These walls show wear and the effects of years of attaching fixtures and materials to them. Their rough surface limits use for curricular purposes, and also makes them very difficult to clean or refinish. (The CDE assessment calls for replacement of interior partitions; since these are actually load-bearing log walls, they cannot be replaced, but could be furred and concealed, at a loss of room size.) Floors are a combination of concrete, wood plank and carpet, also very worn and difficult to keep clean. Ceilings are, for the most part, the exposed underside of the roof or floor structure above, with exposed beams. In many of the classrooms the ceilings slope down to 5'-4" in height, in two to as little as 4'-6", limiting use and resulting in frequent head-banging injuries.

• **Water Quality** – Water is provided by an on-site well. As noted in the 'Site' section above, improvements to this are required by an Agreement with the State Water Authority which was necessary to legitimize the right to this use.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

¶ Air Quality – The main air quality deficiency is a lack of continuous ventilation. This is experienced in the art building (which has no mechanical ventilation and no central heat - it is warmed by use of plug-in electric devices) through the noticeable odors of various art materials. Some activities must take place outdoors due to these deficiencies, and off-gassing of art supplies and works is uncontrolled. In the main building the lack of ventilation results in high CO2 levels (as measured by the CDE-AR), and in the gym is evident in the stuffy sweaty atmosphere during use.

¶ ADA Accessibility – As noted above under code Compliance, the facility is not at all accessible, with every classroom reached via stairs and virtually every door undersized. Railings, door hardware, restrooms and stalls, etc. all reflect a facility which was constructed before accessibility standards were mandated.

¶ Furnishings and Equipment – Furnishings and equipment, being subject to replacement over the years on an incremental basis, are somewhat more serviceable than the building itself. That said, most fixtures, furnishings and equipment are of low durability and well-worn.

## SAFETY

¶ Students, staff, visitors – The pedestrian/vehicular safety issues have been noted above, under ‘Site.’

¶ Secure from unwanted intruders – The school’s main protection from intruders is its remote and inconspicuous location. Should an intruder wish to enter however, the rustic nature of the building and spread-out nature of its facilities suggests it would be quite vulnerable to forced entry.

¶ Egress – There are a number of doors to the exterior from various spaces, meaning that egress from all but the 5-8 grade areas would be readily accomplished. The 5-8 areas are on an elevated level with only one path of egress, thru the Central Area. In the event of a fire in that space, occupants of the 5-8 areas would likely have to use windows to escape to the ground about 12’ below, or to be rescued.

¶ Lock-down ability – There is no central access control or monitoring system; lock-down is effected by manually locking about half a dozen doors located all around the perimeter.

¶ Evacuation Ability – Due to the large number of doors to the exterior, evacuation of students from classrooms in the K, 1-2, and 3-4 grade levels is readily accomplished. The 5-8 level spaces would take a little longer exiting toward the center of the building before exiting, but given its small dimensions, this would still be fairly quick, unless the cause for evacuation were in that Central Area through which they must pass.

## ¶ Safety Systems

¶ a. Fire alarms - The main ACS and the gym have alarms which annunciate but do not communicate to the Fire District or anyone else. Other buildings have only portable fire extinguishers.

¶ b. Phones and intercoms – The school has a very basic 9-line phone system which is used also as an intercom system but has no capacity to contact spaces which do not have a phone, such as hallways, restrooms, etc.

¶ c. Locks – manually operated cylinder locks, no common-master keying system.

¶ d. Parent and bus drop-off/pick-up of students – As noted above under site, the current condition is congested and dangerous, with walking students un-separated from arriving and departing vehicles, and approaching idling school buses through their exhaust stream.

## ¶ Hazards

¶ a. Asbestos – there is no known asbestos in any of the buildings, and the original architects have provided letters documenting that they did not specify any asbestos. An on-site hazardous material survey will be required prior to any demolition or remodeling.

¶ b. Lead based paints were still in use when this building was first constructed, in 1972 (federal ban on lead-based paints in housing dates to 1978) so it is possible they may have been used, however, since much of the interior consists of exposed unfinished structure, the extent, if any, would necessarily be limited. An on-site hazardous material survey will be required prior to any demolition or remodeling.

¶ c. Mold – there have been no reported mold issues in the school, which has few concealed spaces and is located in a relatively cold, dry climate.

¶ d. Dangerous Conditions – In addition to the comments above, water supply for fire suppression is currently questionable due to freezing of the small pond and limited hydrant or standpipe availability. Headroom at the stair to the 3-4 grade areas is well-below 6’ at the bottom riser, resulting in frequent head-bonks.

## ¶ Functional Deficiencies

a. The ACS building was designed to house 80 students. With some small additions, it now serves 127 students and is severely overcrowded.

b. The library is currently located in separate building adjacent to the noise and active energy of the gym.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Getting from the main building to the library requires walking some distance outdoors, regardless of weather or snowpack.

c. The gym (which also houses the library, computer lab and special ed classroom) has no handicapped access and is entered up an exterior set of railroad tie stairs.

d. Most student-used computers are currently located in a separate computer lab due to classroom crowding. This is also located in the gym building, subject to noise and exterior access.

e. The school has no dedicated lunch room, with the result that lunch for many students is consumed in their classroom areas, resulting in unsanitary and unclean conditions. This also works against the lunch break being an effective time for release and recuperation, to optimize the learning hours which follow.

f. Circulation to some spaces used by one class group goes through other classrooms and teaching spaces, resulting in disruption and lost learning opportunities.

g. The Central Area, the main meeting space for the school, is too small to seat the current student population for the frequent all-school functions which are integral to the educational approach of the ACS. Since this space is defined by structural log walls and is surrounded by other spaces, enlarging it would present great difficulties.

h. The current wood floor structure and log dividing walls present little impediment to sound travel between spaces. Classroom activities are frequently disrupted by noise from other rooms, or are compromised by the need to limit sound volume to avoid disturbing others.

i. Due to low ceilings, window placement and other aspects of configuration, wall space for display of curriculum related materials is limited. In one case, for example, a classrooms only blackboard is attached to the ceiling by a hinge, so it can be raised out of the way to access storage and other display materials.

## Proposed Solution to Address the Deficiencies Listed Above:

ACS is a stable institution with excellent relations to its parent District. It serves an area with moderately growing population and a demonstrated desire for educational options. The site itself offers tremendous natural context and separation for incompatible uses, but is burdened with sub-standard access and infrastructure. In order to determine the best way to remedy deficiencies while maximizing advantages, a Campus Planning Committee was formed and a design team selected.

Through a series of steps – Space Needs Assessment, faculty and staff interviews, existing building assessment, community input sessions - a Master Plan has been developed which proposes to replace the existing main ACS building with a new structure which will have adequate space for classrooms and related spaces, will bring technology and the library into the heart of the school, and will address all of the code, safety, sustainability and functional deficiencies. Because the ACS places high value on visual and performing arts, the Master Plan proposes to retain a small portion of the existing building and repurpose it and another smaller building to house music and visual arts. These will be in closer proximity to the new main building and will remedy the deficiencies of their current buildings, while demonstrating the economies which result from responsible use of existing facilities.

In order to make available a sufficiently large flat site for the new school building, the plan includes relocating the existing gym ( a pre-engineered metal structure which can be disassembled and re-assembled) and refurbishing it to serve as a multi-function community hall as well as gym, with improved connections to arrival, parking and playing field.

The master Plan includes specific solutions to specific deficiencies such as:

**Site Access:** Loop driveway farther west into meadow to reduce slopes, widen entire driveway (including required cut, fill and retaining walls due to side-slope), pave main traffic portion, construct proper drainage slopes, shoulder conditions and guardrails to meet County standards and provide safe road conditions and suitable emergency vehicle access.

**Sanitary Waste Treatment:** Construct a new secondary treatment system with underground dispersal field, located across the driveway from all student activity areas, designed and permitted to meet State and County standards.

**Water Systems:** Expand domestic water storage capacity by constructing larger tank; add second pump for back-up, modernize chlorination equipment and facility. Size these to meet interior fire suppression requirement as well. Restore existing ditch to resolve supply source; increase size of pond(s) to meet legal requirements and to meet site fire suppression requirements.

**Pedestrian/vehicular safety:** Separate access to ACS from that of pre-school, thereby reducing number of vehicles in either location and subsequent crowding and confusion. Locate new ACS arrival area closer to school building, with improved sightlines, surfacing and clearances. Arrival will be designed such that students step off a bus directly on to a pedestrian path

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

that leads them into the school.

**ACS School Building:** Due to the deficiencies in virtually every building system or assembly, the most cost-effective solution is to construct a new ACS school building on the existing gym site, allowing school to continue in the existing facility during construction. Design this facility in accordance with CDE Guidelines and the Space Needs Assessment (attached). Relocate existing gymnasium to allow this new structure and remodel it to serve as a multi-purpose Community Hall, in addition to its gymnasium function.

**Music building:** Remove most of the existing ACS building with the Central Area retained as a meeting/rehearsal/performance facility and with new space added to it to house the Music classroom and associated space needs.

**Art building:** Rehabilitate the existing Music building (which was originally designed and constructed to house a visual arts program) to house the Visual Arts classroom and associated space needs.

Overall, this plan will create a complete new school facility which will be high-performing, meet current and projected space needs, and reduce energy use and maintenance costs.

**Timeframe for accomplishing solution:**

The Proposed Timeline illustrates the steps and sub-projects envisioned to accomplish this Master Plan. In summary, the timeline shows:

• Infrastructure improvements (driveway, water, sewer, etc.) which are required by County land-use actions, must be among the first work initiated. These include construction of the new and enlarged water storage ponds and a separated access and drop-off to the adjacent pre-school.

• At roughly the same time, the employee housing and resultant re-location of administrative offices (Future Phase II of the Master Plan) will begin, as required by previous agreement with the County (note: these Future Phase II tasks are not part of BEST funding application and will be accomplished as funds are raised.)

• Disassembly and relocation of the existing gym in order to make available the new school site and reduction of the existing playing field (to make available a construction staging area) are the next priorities.

• Construction of the new ACS building will follow, and will have the longest duration of any project activity.

• While the new ACS is being constructed, the existing Gym will be reconstructed and repurposed as the Community Hall.

• Once the new ACS building is complete, school functions will move into it and the existing main building will be largely removed, keeping the central space. New space for music programs will be constructed adjacent to this.

• Once the new music spaces are completed, those programs will move out of their current building which can then be altered for use by visual arts.

• Once the rehabilitated visual arts building is available for use, the existing art buildings can be removed and the area vacated by them and, by reduction of the existing ACS building, converted to additional playing areas.

• Once all these construction activities have been accomplished, the construction staging area can be vacated, allowing remaining outdoor improvements – new ACS drop-off area, walkways, parking, driveways, new playing field, landscaping, etc., to be constructed, thereby completing Phase I of the Master Plan.

• Given the need to raise 100% of the funds for Future Phase III of the Master Plan (rehabilitation and expansion of the ECC pre-school building), it is likely that it will not occur until after Phases I and II are completed.

As the timeline shows, it is anticipated that Phase I & II activities can be accomplished by the middle of 2017 if BEST funding is awarded in the 2012 cycle and becomes available in early 2013. This is a general timeline only, and will certainly be adjusted as the project moves forward. Contractor involvement, hiring of an Owner's Representative, and funding procedures will all affect the detailed schedule, which will be adjusted to better reflect seasonal conditions as other project parameters become more resolved.

## **How Urgent is this Project:**

According to the CDE Facility Assessment, ACS has numerous items tagged as needing immediate attention, and others that must be resolved in 3-5 years. Given the magnitude of this project, to resolve issues within 5 years, we are behind schedule.

**Site Access:** Pitkin County has made remediation of this access a condition for any future improvements on the site. It must be completed before a Certificate of Occupancy can be issued on any improvements to the school itself.

**Sanitary Waste Treatment:** Pitkin County has made remediation of this system a condition for any future improvements on the site. It must be completed before a Certificate of Occupancy can be issued on any improvements to the school itself

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

**Water Systems:** In order to legitimize use of the well for domestic water supply for the school, the State Water Authority required the execution of an Augmentation Agreement which makes remediation of the various water issues a condition for any future improvements on the site. It must be completed before a Certificate of Occupancy can be issued on any improvements to the school itself

**Pedestrian /vehicular safety:** As a life-safety concern, addressing this must be part of the first phase of any proposed improvements.

**ACS Building:** Lack of fire protection and ventilation are immediate life-safety concerns. ADA access is required by Federal mandate. In addition, numerous systems and assemblies are currently beyond their useful life span (see CDE Assessment); numerous others will pass that threshold within the next three to five years. Even if funded in the next BEST cycle, construction of a new facility would not be completed until at least three years from now, making this application urgent.

**Music & Art buildings:** The ventilation concerns suggest that this is a relatively urgent issue. Under the proposed most-cost-effective scenario however, Art cannot move into the existing Music Building until the existing ACS is reduced and rehabilitated to house Music, which in turn cannot happen until after the new ACS is constructed. Remediating the Art deficiencies therefore factors into the urgency of the overall ACS replacement.

## **How Does this Project Conform with the Construction Guidelines:**

The Capital Construction proposed in the ACS Master Plan conforms to the following elements of these Guidelines:

(note: "CDE- AR" refers to the Assessment Report compiled last year under the direction of the Department of Education)

### **SECTION ONE – Promote safe and healthy facilities...**

**3.1 Sound Structural Systems –** The existing building shows visible evidence of insufficient load-bearing capacity (bowed walls, remedial beams added). The new replacement structure will be designed to current codes and will take all loading factors in to account to create a sound structure.

**3.2 A weather-tight roof –** the existing main building and several others have roofs which are beyond their expected useful life and showing signs of deterioration. The proposed new structure will have a new roof with proper insulation and detailing to provide better weather protection and lower energy consumption, with less frequent maintenance. Roofing materials will be selected from the materials listed in 3.2.2 of these guidelines, with the likely addition of planted-roof systems for some low-slope elements.

**3.3 A continuous and unobstructed path of egress –** the existing building has impaired egress from the 5-8 Grade level spaces. The proposed new building will be designed all on one level, with clear paths of egress sized for the current student population.

**3.4 A potable water source and supply system –** The existing school is served by a single on-site well. A part of the proposed project, domestic water storage will be increased and treatment improved. A second well or pump will be installed to reduce the possibility of interruption in supply.

**3.5 The existing buildings do not have a fire alarm and duress notification system as described.** Alarms which exist in the main building are annunciator only, not monitored or connected to any responder, and were judged in the CDE-AR to be inadequate and require replacement. As part of the proposed new construction and rehabilitation of existing buildings, a conforming alarm and notification system would be installed.

**3.6 Facilities with safely managed hazardous materials.... -** Currently available information does not indicate the presence of any hazardous materials in the buildings.

**3.7 Facilities equipped with closed circuit video and keycard or keypad building access -** The current facilities are not so equipped. The proposed new construction and rehabilitation of existing buildings will include installation of a keycard or keypad access system. Given the small size of the school and its rural location, closed circuit video does not seem appropriate although it could readily be installed, or conduit provided to facilitate future installation.



## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

3.8☐An Event Alerting and Notification system – the current buildings are not equipped with such a system, except thru use of the telephones. The proposed new construction and rehabilitation of existing buildings will include installation of such a system.

3.9☐Secured facilities .... The main entrance of the Main ACS building does pass the main office area, for visual recognition of traffic. In most other respects the current building does not meet this guideline. The proposed new construction and rehabilitation of existing buildings will provide improved visual surveillance, lockable doors (possibly with vision lites) and other improvements.

3.10☐Safe and secure electrical service and distribution systems - electrical systems in the Main ACS building have not been identified to be unsafe, but are beyond their expected useful life and inadequate to current usage. Electrical services in other buildings are similarly minimal. The proposed new construction and rehabilitation of existing buildings will incorporate increased electrical capacity and circuit protection, complying with current codes and will constitute a substantial decrease in potential risks.

3.11☐A safe and efficient mechanical system... As identified in the attached report by Resource Engineering, the heating system in the main building is highly inefficient and ineffective. There is no mechanical ventilation. These deficiencies were also noted in the CDE's own assessment and evidenced by over-limit CO2 readings. Similarly, the current Gym and Art buildings have deficient, partially inoperable and highly inefficient heating systems and inadequate ventilation. The proposed new construction and rehabilitation of existing buildings will include installation of modern HVAC systems with improved distribution and control, including mechanical ventilation to meet current codes and standards.

3.12☐Healthy building indoor air quality... Air quality in the buildings is currently achieved only thru operable windows, a means which is naturally limited by weather conditions at this high elevation. In addition to the CO2 buildup measured by the CDE Assessment team, there is anecdotal evidence of air quality problems in the classrooms, especially the art spaces. The proposed new construction and rehabilitation of existing buildings will address these and result in greatly improved air quality, while also providing operable windows for use when the weather is suitable.

3.13☐Sanitary school facilities... The current materials of the school (exposed log walls for example) are not all in compliance with the referenced standard, and do not lend themselves well to cleaning and sanitation. Materials in the proposed new construction and rehabilitation will be selected to meet those standards.

3.14☐Food preparation and associated facilities... The current ACS kitchen is woefully undersized and over-utilized. Combined with the age of the finishes and appliances, this makes it difficult to maintain in a clean and sanitary condition. The proposed new construction includes a reasonably-sized kitchen. Currently some classes have a separate space in which to eat lunch, but some do not, and students in those classes must eat at their desks. The proposed new construction includes a space (the Integrated Learning Center) for each class which is to have durable cleanable surfaces and be used for lunch as well as for curriculum functions such as science projects and demonstrations which are messy or disruptive and so are best kept separate from the academic desk work.

3.15☐Safe laboratories, shops and art rooms...storing paints or chemicals...As noted above, the current art spaces are not properly ventilated, heated etc. There is also inadequate storage for paints and art materials. The proposed new construction and rehabilitation of existing buildings will include providing proper storage for paints and chemicals.

☐There is no separate laboratory, nor is one proposed in the project. The Integrated Learning Centers proposed for each class will include proper storage for laboratory materials associated with that class curriculum.

3.16☐A separate emergency care room...The existing buildings do not provide a separate care area. The proposed new construction will include a separate sick student space, with bed and rest room, etc., to meet this guideline.

3.17☐A facility that complies with the ADA – the current main ACS building is far from complying with the ADA, in that every classroom requires negotiating stairs to access it, internal travel between various spaces requires negotiating stairs, all rest rooms are on a downstairs level, nearly every door is undersized to provide wheelchair passage, etc. The proposed new construction and rehabilitation of existing buildings will address these deficiencies and create ADA compliant facilities.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

3.18 A site that safely separates pedestrian and vehicular traffic... The current site requires all vehicles to use a single lane access, directly adjacent and with no separation from walking areas used by students and others, as well as students from the adjacent pre-school. The proposed new site plan separates school vehicles from pre-school vehicles, and provides enhanced separation of both from pedestrians. Given that only two buses serve the ACS, it was determined that providing a totally separate bus access would not be an efficient use of site area or budget, however the new site plan provides increased space for drop off and vehicle circulation, as well as a removed parking area so buses need not remain in the drop-off zone for the entire day after they have unloaded. These measures are expected to result in a dramatic decrease in congestion and a significant reduction of hazard.

3.19 A safe and secure site with outdoor facilities....The ACS is fortunate to be located in a rural setting where security is not the same issue it is in many more developed locations and where safety is primarily an issue of natural hazard. While this project does not have significant changes to playing areas as an objective, all work on outdoor areas will be done with attention to safety and will result in conditions which are at least as desirable as, if not better than, existing conditions. The new playing field will be in a location which offers better visual supervision from and connection with the Community Hall (gymnasium), and will also be better isolated from the driveway which is used by several adjacent property residents.

SECTION TWO – ...Promote “learning environments” conducive to performance excellence....

4.1 ...schools built with high-quality, durable, easily maintainable building materials and finishes - The existing school was built nearly forty years ago with locally available materials and much volunteer labor, on a very minimal budget. Many of its materials are rustic and difficult or impossible to clean, show decades of wear and tear, and have finishes integral to the structure and therefore not readily replaced when worn out. The proposed new school will be constructed with modern materials selected for, among other criteria, durability, easy maintenance and ability to be cleaned.

4.2 Educational facilities that accommodate ...CAP4K, NCLB, model content standards? As detailed in Section IV – 3 of the BEST application, the deficiencies of the current building do not provide a good physical environment in terms of educational suitability and health & safety. The proposed new school will be a high performance CO-CHPS design that will align the facilities with the 21st century educational program. The new school will be used as a teaching tool, so that students can learn about and experience renewable energy first hand, and learn about sustainable building design through truth windows, etc.

4.3 Educational facilities...connected to ....distant learning networks.... The Aspen Community School curriculum and programs do not make use of distant learning, therefore this guideline is not applicable.

4.4 School administrative offices should be provided with technological hardware and software that provides control of web-based activity.... Current technology systems are secured by several levels of content and spam filters, layers of access permission and log-in requirements. Students and parents are required to sign a computer/internet use agreement each year. All computer use is monitored by classroom teachers. The main database and user files are backed up onto a server daily.

4.5 Administrative software should include...ACS utilizes Power School and Alpine Achievement software for reporting and tracking student data with the District and CDE, in addition to an internal database that generates contact information, bus routes, etc. Software is also used to monitor and report on IEPs, ILPs, PLPs, library records. As the school is very small, records on immunization, behavior and transcripts are maintained manually.

4.6 Facility protected with emergency power back-up...The existing facility relies upon point-of-use UPS devices. The proposed new and rehabilitated facilities will still rely on such devices but may also be equipped with separate circuits for critical electronic equipment and newer, more reliable overall electrical systems.

4.7 School sites that meet the recommended school facility size guidelines... The campus exceeds the recommended size guidelines and provides more than adequate space for the school.

4.8 ...buildings that functionally meet the recommended educational programming set forth.... The existing ACS buildings are functionally deficient in many respects noted elsewhere in this Application. The proposed new and rehabilitated buildings will

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

address present and expected space needs (see separate Space Needs Comparison, attached to this Application), provide specific spaces for specific activities, all in a configuration which is precisely designed to suit the ACS' unique mission and curriculum. They will provide an exciting learning environment, with adequate classroom sizes, proper dedicated facilities (such as Kindergarten rest room).

4.9 The Assistance Board recognizes... As this section of the guidelines anticipates, the ACS does differ in some respects from what might be described for a 'typical' school. ACS classes are smaller (14 per grade) and organized in to multi-age groups. ACS curriculum emphasizes multi-subject and project-based learning, which leads to extensive use of the Integrated Learning Center which is part of each multi-year space grouping, and eliminates the need for separate computer labs. These and other departures reflect its mission as an alternative to larger more traditional environments, and its unique location and fit with the local community.

4.10 Elementary schools shall provide exciting learning environments... The ACS site provides a wonderfully exciting environment, with ample opportunities for outside activities. The proposed new and rehabilitated buildings will provide adequately-sized classrooms and Integrated Learning Centers (which between them allow for computer lab work, science projects and other activities which, in their own classroom might be remote and poorly maintained due to staff limitations), separate art and music spaces with proper amenities, a newly centralized library, an improved kitchen and lunch accommodations, a refurbished gym and properly constructed administrative areas.

4.11 Middle schools (grades 5-8)... The proposed new and rehabilitated ACS buildings will provide a vibrant and cheerful learning environment with abundant natural light and views, as this guideline encourages. For the most part they will provide the functional areas listed here. Due primarily to the small size of the ACS however some separate spaces are not planned to be provided.

Computer lab – we prefer to integrate computer work directly in the classrooms.

Distance Learning lab – not applicable due to the school's unique nature and program.

Science Lab – due to our size we do not have a separate science teacher or space, the subject is taught in the classrooms and Integrated Learning Centers, by the classroom teachers.

Family Consumer Science Lab - due to our size we do not have a separate space for this purpose.

Band Classroom – while we do not have a band, instrumental instruction takes place in the Music classroom, which will be provided by rehabilitating the existing school building.

Vocal Classroom – vocal instruction will also take place in that same building.

Beginning shop, vocational... An existing wood shop also located on the campus is used for vocational instruction; the cabinetmaker who runs that shop participates as an adjunct faculty member, in exchange for use of the shop.

Commercial Kitchen – ACS does not offer food service to students, who all bring their own lunch from home. The proposed new building will have a larger and well-design kitchen however, to assist in consuming and cleaning up after lunch and for special events such as fundraisers and after hours programs.

Cafeteria and multi-purpose room – It is the nature of the ACS program that classes eat lunch in the Integrated Learning Centers located within each multi-age group, rather than having a dedicated lunchroom. For multi-purpose and community uses, the new school is proposed to have an enlarged Central Area which can accommodate the entire school populations. In addition, the existing gym, when reconstructed as the Community Hall, will be available for community meetings, and is well-located for that (near to access and parking, with adjacent green lawn space for events to move outdoors). In addition, the Central Area of the existing ACS building, once that is reduced and refurbished, will provide another location for mid-sized gatherings of school or community groups.

Gymnasium – the school's gymnasium is of adequate size for our student population and includes basketball backstops, volleyball sleeves and safe wall surfaces.

Weight training area – given the size of our school and the wealth of outdoor recreational opportunities available to our students, a weight training area is not justified.

Men's and women's locker rooms – minimal locker facilities have proven adequate for our small population and emphasis on outdoor recreation.

Administrative offices – The Space Needs we have identified for the new ACS building include administrative offices, nursing area, adequate rest rooms, conference, reception and building support areas, as this guideline describes.

4.12 High Schools - This guideline's directives do not apply to ACS.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

4.13 PK-12 Rural Schools - This guideline's directives do not apply to ACS.

SECTION THREE – Implement the current version of LEED or CO-CHPS or other.

5.1 Upgrading the existing building to meet either of these standards would require very extensive reconstruction and would still leave a facility unsuited in space and configuration to the curriculum taught. Because the CO-CHPS program is focused specifically on schools and on Colorado's climate and non-urban communities, it has been chosen for this project. A checklist is attached to this Application showing the points which have been targeted. These indicate that, with a very reasonable level of effort and expenditure, the project can meet or exceed the CO-CHPS 'Verified' level, and may well achieve the higher "Verified Leader" level.

5.2 Analysis of...school facility size...achieve reduced school facility size...

The Space Needs Comparison attached to this application reflects the use of multi-purpose spaces (the Integrated Learning Centers) to avoid several separate use areas (dedicated lunch room, dedicated science room, dedicated computer labs, dedicated distance learning center, separate rooms for cubbies and lockers, etc.) The individual space allocations have been carefully considered and suited to our class sizes (classrooms of 450, 500 and 600 sf., rather than the commonly used 600, 780 or 1000 sf minimums).

5.3 A district-wide energy management plan – Since the ACS is a charter school, this requirement is not applicable

5.4 Adoption of a goal of zero-waste from construction...operation and renovation... The specifications for construction of the new and rehabilitated facilities for the ACS will include requirements for construction waste sorting and re-use, reduction, recycling and composting to the greatest degree feasible.

5.5 Training to establish district wide preventative maintenance... While district-wide efforts are not applicable to this charter school, our project timeline specifically envisions a significant training effort as new facilities come on line, in order that they be well operated and maintained to maximize their functionality and effective life.

SECTION FOUR – evaluate based on rehabilitation costs versus replacement costs.

6.1 The school district's desired facilities life span... Because ACS is a charter school, and due to land-use requirements imposed by the County, student enrollment is not anticipated to change even many years into the future. Because of that, an adequately sized, well-designed, -built and -maintained school can be anticipated to have a useful life measured in decades. The current ACS building has served for nearly forty years, and it is the intent of this project that the new facilities be designed to serve at least that long.

6.2 The facility's relative importance in history... The existing school building is not considered a historic structure.

6.3 Building code, health and safety deficiencies... As described elsewhere in this application, the current buildings contain many deficiencies in these areas. The proposal to construct a new building, and to rehabilitate most of the existing ones, will correct these deficiencies and provide modern high-performance, code-compliant facilities at the least cost and with the least disruption of educational activities.

6.4 Educational programming and green building deficiencies...it is not feasible to separate the costs of remedying a deficiency such as 'insufficient exterior wall insulation and resistance to air infiltration,' or 'lack of sufficient noise attenuation between spaces' out of the overall square foot cost allowance for new construction. The proposal to construct a new building, and to rehabilitate most of the existing ones, will correct these deficiencies and provide modern high-performance, code-compliant facilities at the least cost and with the least disruption of educational activities.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

ACS is dedicated to maintaining an adequate annual budget for all care, maintenance and grounds keeping of the existing

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

school buildings as well as the future buildings. This dedication is demonstrated by the current annual Maintenance and Operations (O&M) Budget:

Buildings and Grounds:	\$19,000
Maint. Personnel & Vehicle:	\$21,225
Janitorial:	\$20,035
Utilities:	\$17,500
TOTAL	\$77,760

ACS also contributes \$10,000 annually to a reserve fund. At the end of June 2011 the reserve fund will have a total of \$40,000.

According to the American School and University Magazine, 32nd Annual M&O Cost Study, April 2003, for schools under 1,000 students, the national average for the total annual M&O budget is \$629.22 per student. ACS can demonstrate that over the last three years we have committed \$634.46 per student. Adding \$10,000 annual contribution to the capitol reserve account, or \$81.97 per student, the total real contribution to M&O annually is a demonstrated \$716.43, or approximately 12.5% higher than the national average.

In terms of Facilities Management in regard to the future buildings which are still in schematic design only, ACS intends to implement the following strategies:

• ACS will employ a staff of one for all M&O programs. This staff will receive six (6) months of on-going training at the beginning of operations. Included in part of this training will be all teachers, administration and staff to ensure a widespread understanding of the new high performance systems.

• Maintenance personnel, in cooperation with the general contractor, relevant sub contractors and a commissioning agent will create and maintain a standardized structure for maintenance, operations, custodial work and grounds keeping.

• The standardized structure mentioned above will include CO-CHPS recommended practices and procedures to address on a quarterly, bi-annual and annual basis the following areas of concern:

- o Health and Indoor Air Quality
- o Thermal Comfort
- o Visual Comfort
- o Acoustic Comfort
- o Security and Safety
- o Ecosystem Protection
- o Energy Efficiency
- o Water Efficiency
- o Materials Efficiency
- o Buildings as a Teaching Tool

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

ACS was newly constructed in 1970 & 1971, with occupation in 1972. At the time maximum enrollment was 80 students (vs. 127 today), building codes were very lax (if even in existence) in the rural neighborhood, and the school was private until converting to become a public charter in 1995. The 42 year old school is fortunate to have no facility debt and a beautiful mesa campus. Though we'd be reluctant to relocate, we have assessed the viability, only to discover there is very little vacant land in the District area suitable (or more affordable) for a school campus. Land purchase and building a campus from the ground up would cost us much more than investing in what we already have.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$10,000

## CDE COMMENTS:

THE APPLICATION HAS BEEN SUBMITTED THE PREVIOUS 2-YEARS AND NOT RECOMMENDED. IT HAS BEEN REVISED THIS YEAR TO ELIMINATE SOME SITE WORK THAT WILL BE PAID FOR BY THE CHARTER SCHOOL OUTSIDE THE GRANT.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Health, Safety

Overcrowding

Technology

Other

**Importance:** H    **Urgency:** M    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** High Cost p/SF    **Red Flag Explain:** They have broken down the costs to show the hard costs and the higher soft costs due to site development. Have worked over their budget with multiple firms over several grant cycles and feel the costs are as competitive as they can be for this project and area.

<b>Current Grant Request:</b>	\$4,179,397.62	<input checked="" type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$4,906,249.38	<input checked="" type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$9,085,647.00	<input checked="" type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	129.00	<b>Waiver Letter Included:</b>	Meets
<b>Affected Sq Ft:</b>	21,129	<b>CDE Minimum Match Percent:</b>	54
<b>Cost Per Sq Ft:</b>	\$409.53	<b>Actual Match Provided by Applicant:</b>	54
<b>Cost Per Pupil:</b>	\$68,133.83	<b>Historical Significance:</b>	N/A
<b>Sq Ft Per Pupil:</b>	166.37	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	78.74	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	Charter School	<b>Inflation %:</b>	3.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	If ACS ceases to exist, assets become property of the Aspen School District.

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	2.40%
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Median Household Income</b>	NA
<b>Fiscal Health Watch:</b>	Yes	<b>Bond Capacity Remaining</b>	NA
<b>District FTE Count:</b>	126.00	<b>Existing Bond Mill Levy</b>	NA
<b>Assessed Valuation</b>	NA	<b>Bonded Debt Approved</b>	NA
<b>PPAV:</b>	NA	<b>Year Bond Approved</b>	NA
<b>Unreserved General Fund FY0910</b>	NA	<b>Bonded Debt Failed:</b>	NA
<b>Bonded Debt:</b>	NA	<b>Year Bond Failed:</b>	NA
<b>Total Bonding Capacity</b>	NA	<b>Bond Capacity Remaining</b>	NA
		<b>Percent Bonding Capacity Used</b>	NA

# Aspen School District

April 5, 2012

Colorado Capital Assistance Board  
c/o Ted Hughes  
Colorado Department of Education  
1525 Sherman Street, Suite B-17  
Denver, CO 80203

Dear Mr. Hughes,

The Aspen School District (District) strongly supports the BEST grant application of our excellent charter school, the Aspen Community School (ACS), for the following reasons:

1. Significant Need. It is imperative that ACS either renovate or replace its 42-year-old facilities, which are clearly deficient under current building standards and which impede learning. The major issues include inadequate fire department access, safety and suppression; traffic separation; pedestrian safety; handicapped accessibility; indoor air quality; lighting; insulation; energy efficiency; and sanitary waste treatment. The original school was built for 70-80 students, while current enrollment is 127. Classrooms are overcrowded. Key elements of the core educational program –technology, library and special education – reside in separate buildings, undermining their connection to the school curriculum. Inasmuch as the CDE Facility Assessment estimates it would cost approximately \$9 million just to bring the existing school into compliance with current health and safety codes, it makes far more sense to construct a new facility. If ACS is unable to rebuild, it will be forced to use operating funds each year to make incremental repairs and improvements, which we believe would constitute an irresponsible use of tax dollars even if there were sufficient operating funds to keep up with the growing structural needs.
2. Lack of Alternative Funding Sources. Construction of school facilities are typically financed through a bond approved by the local community. It is extremely unlikely that ACS would be successful if it were to seek a construction bond from the voters in the District, for a number of reasons: a) ACS has 70% enrollment from out-of-District students, and only 30 ACS families reside in the voting area; b) while our electorate has been very generous to the District in the past six years, approving construction bonds to replace its 35-year-old middle school and to acquire and construct affordable teacher housing, a Technology and Transportation bond that will be spread out over 6-7 years, and a mill levy override, we have heard clearly from our community that voter fatigue would likely derail any measure presented by the educational community; c) it costs approximately \$25,000 to put a bond measure on the ballot, an expense that would severely impact ACS's lean budget for an unrealistic effort; and d) it will probably be at least ten years until the District presents a construction-related bond to the public, and thus there is no foreseeable opportunity for ACS to roll its project into a District project and bond measure.

We are aware of the perception that the affluence of many of Pitkin County's residents, and the high real property values, encourage the assumption that the Aspen School District must have abundant discretionary monies that it could contribute to ACS's project: this is absolutely not the case. The state of Colorado sets the Per Pupil Revenue which the District is entitled to collect each year, and the District is limited to this amount regardless of local property valuations. In past years, the District was able to collect all of its PPR from local tax collections; however, property assessments declined approximately 30% last year, resulting in significantly lower tax collections for 2012 and 2013 and a gap between the amount due the District and the amount collected. Aspen School District, like most districts, is thus dependent on the state to make up the difference – which it is only partially able to do.

This revenue shortfall, combined with increased PERA and insurance expenses, has forced the District to reduce its budget by over \$1 million the past few years, primarily through a combination of furlough days, staff and program cuts, and pay freezes. A mill levy override approved by the voters in 2010 for non-capital expenses, combined with a salary freeze for all staff, allowed the district to avoid deeper cuts this fiscal year; extending the freeze will keep the deficit to approximately \$300,000 next year and \$1 million in 2013-14. While the District does have reserve funds, these monies are used in full each year to cover expenses until tax collections are received in March. Finally, the percentage of operating budget that the District typically devotes to classroom expenses is approximately 69%, which is among the highest, if not the highest, ratio in the State. In summary, despite its geographical location, the District is not able to fund the ACS project.

3. History of providing a high quality alternative to traditional education choices in the Roaring Fork Valley. As noted above, the ACS facilities were built over 42 years ago, primarily by parent volunteers and with private donations. ACS was operated as a private school until 1995, when it became a public charter school. ACS succeeds with a wide variety of students, including those who may not thrive in a larger, more traditional school, by providing a small-school environment where learning is personal and vital. The curriculum emphasizes integrated and hands-on projects, and incorporates community participation, social-emotional instruction, service, outdoor education and visual and performing arts. ACS is a valuable partner in education with all of the schools in our district, and our students often flow between the schools as their needs may change from grade to grade. Ninety percent of ACS graduates matriculate into Aspen High School and quickly find their way onto our honor roll list, further strengthening our District.

The District partners with and supports ACS in a variety of areas, including administrative and personnel support in the areas of school finance, human resources, transportation, special education, professional development, school administration, best practices and educational programs. Furthermore, ACS shares, on a per pupil basis, in the mill levy override funds collected by the District, and similarly in revenues from a Technology and Transportation Bond passed by the District several years ago. The District also includes ACS in the line of credit it procures each year, and passes through funds to bridge ACS expenses that accrue until property tax payments are received around March.

The Board of Education for the Aspen School District has again committed to contribute fifty percent of all Land Dedication Fees (which may only be used for the renovation or expansion of school facilities) raised during the 2011-2012 fiscal year to the ACS project should ACS be

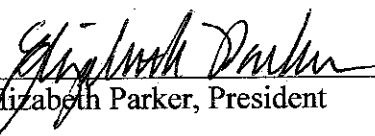


successful in obtaining the BEST grant; to date, ACS's portion of the fees would be approximately \$145,000.00.

As a proven and unique provider of high quality K-8 educational services, the Aspen Community School is deserving of financial assistance in the form of a BEST grant, is in dire need of rebuilding its facilities, and has no other options to obtain the funds necessary to accomplish this project. On behalf of the District and ACS, we respectfully request that the BEST committee give this application its most serious consideration. Thank you for your hard work on behalf of public schools across Colorado, and for the time and thought you have devoted to this application in particular.

Sincerely,

Aspen School District Board of Education

By:   
Elizabeth Parker, President



**GAIL SCHWARTZ**

Senate District 5  
200 E. Colfax Avenue  
Denver, Colorado 80203  
Capitol: 303-866-4871  
FAX: 303-866-4543  
Home: 970-925-3013

Email: gail.schwartz.senate@gmail.com

Senate Chamber  
State of Colorado  
Denver

**COMMITTEES**

Agriculture, Natural Resources & Energy Chair  
Committee on Legal Services Member  
Capital Development Committee Member  
Transportation Committee Member

April 18, 2012

Dear Mr. Hughes and Members of the BEST Board,

I am writing to express my strong support for Aspen Community School's grant request for funds to replace their 42-year-old log school building for this rural charter school to meet critical state health and safety standards. The proposal before you explains the cost-effectiveness of a substantially new structure versus renovation of the existing buildings. This third grant request by the Community School identifies not only their significant physical needs, but demonstrates the resolve of the school to support their exceptional educational programs with an efficient 21<sup>st</sup> century facility.

The Community School has gone to great lengths to fund improvements internally, and they have assumed increased fundraising responsibility to reduce the amount requested in the previous grant application by \$1.5 million. To clarify their financial situation with regard to property income, it's important to note how the funds are managed and distributed. The Community School's parent organization, Compass, is the property owner of both the parcel sold and the parcel for sale. Property-sale revenue is specifically dedicated toward the obligation on debt for three separate schools, and the income is contractually dedicated to county-required improvements. Therefore, the Community School cannot use their portion of the proceeds towards the capital improvements outlined in their application for BEST funding.

I trust your process will allow for a fair assessment of the Community School's financial challenges as a long standing institution supporting educational choice in a large area of the Roaring Fork Valley, encompassing multiple counties and districts. Any bond issue asking for voter approval is unrealistic as 70% of the enrollment comes from outside of the county in which it resides, coupled with District's current burden on the taxpayers for construction of other new facilities over the past few years.

Like many schools in Colorado, the Community School is faced with budget challenges. Through this grant, the school will be able to address their crisis, create an educational environment that increases the school's performance, and serve families in the region seeking the educational choice for which the school is renowned.

Thank you for your serious consideration of this application.

Sincerely,

A handwritten signature in black ink that reads "Gail Schwartz".

Gail Schwartz  
Colorado State Senator, District 5

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LAMAR RE-2 - Lamar MS - Boiler Replacements at (2)-ES & (1)-MS - 1929

**School Name: Lamar MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	79,802
Replacement Value:	\$18,998,858
Condition Budget:	\$10,718,886
Total FCI:	56.42%
Energy Budget:	\$27,931
Suitability Budget:	\$4,045,200
Total RSLI:	15%
Total CFI:	77.9%
Condition Score: (60%)	3.18
Energy Score: (0%)	2.50
Suitability Score: (40%)	4.20
School Score:	3.59



## LAMAR RE-2 - Parkview ES - Boiler Replacements at (2)-ES & (1)-MS - 1953

**School Name: Parkview ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	35,834
Replacement Value:	\$7,397,690
Condition Budget:	\$3,068,378
Total FCI:	41.48%
Energy Budget:	\$12,542
Suitability Budget:	\$1,437,800
Total RSLI:	30%
Total CFI:	61.1%
Condition Score: (60%)	3.37
Energy Score: (0%)	1.92
Suitability Score: (40%)	4.14
School Score:	3.68



## LAMAR RE-2 - Washington ES - Boiler Replacements at (2)-ES & (1)-MS - 1951

**School Name: Washington ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	37,821
Replacement Value:	\$7,174,290
Condition Budget:	\$3,619,376
Total FCI:	50.45%
Energy Budget:	\$13,237
Suitability Budget:	\$2,338,500
Total RSLI:	25%
Total CFI:	83.2%
Condition Score: (60%)	3.29
Energy Score: (0%)	2.21
Suitability Score: (40%)	3.76
School Score:	3.48



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: LAMAR RE-2

Applicant Priority # 1

County: PROWERS

Cash Grant Rank: 1.3

Project Title: Boiler Replacements at (2)-ES & (1)-MS

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement            | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input checked="" type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade            | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      | NA   |

## General Background Information and Reasons for Pursuing a BEST Grant:

Washington Elementary was constructed in 1951. After four additions the square footage of the building is 37,821. Originally the building was heated by 1 large steam boiler. With the 1971 addition a heat exchanger was added to allow for hot water heat to the new addition. The 1986 addition was tied into the hot water heat also. With ongoing issues the 1951 boiler was replaced with 2 smaller boilers. Air conditioning was added and new unit ventilators in 1996 along with central monitoring. The unit ventilators started developing leaks and control issues in 2004. Maintenance thought the coils were freezing up and would have to be removed and repaired. In 2009 it was found that the issue was corrosion and not freezing. In 2010, 12 heating coils were replaced. The pads that the boilers sit on are deteriorating. Both boilers have leaks. One of the boilers has had a leak for a year and is offline. Maintenance tried to run this boiler to see if it would operate. When the boiler was turned on, the main gas valve opened but the igniter malfunctioned. Once the natural gas was ignited there was a small explosion which blew out the bottom of the windows in the boiler room. The boiler is no longer turned on. The current operating boiler had a leak that has since sealed up. Rust and corrosion are evident on both boilers which helps stop leaks. Parkview Elementary was constructed in 1951. After three additions the square footage of the building is 35,834. Originally the building was heated by 1 large steam boiler. With the 1971 addition, a heat exchanger was added to allow for hot water heat to the new addition. With ongoing issues, the 1951 boiler was replaced with 2 smaller boilers in 1992. Air conditioning was added and new unit ventilators in 1996 along with central monitoring. The piping infrastructure in this building is having catastrophic failures allowing steam and water leaks within the mechanical chases. During the 2011/2012 heating season we operated with only one boiler because the other had a leak. In January of 2012 the only operating boiler produced a large leak. The boiler that was idle all this time had corroded and within a few hours of work we were able to fire it up and are currently using this boiler. The steam valves to the leaking boiler can't be turned off all the way and we lose a small amount of steam. Both boilers have leaks. The boiler offline has not operated for a year now which again leaves us with no backup. Lamar Middle School was constructed in 1929. After two additions the square footage of the building is 68,867. Originally the building was heated by 1 large steam boiler. With the 1986 addition, a heat exchanger was added to allow for hot water heat to the new addition and parts of the older building. With ongoing issues the 1951 boiler was replaced with 2 boilers. Air conditioning was added in 1986 and some new unit ventilators and heating and cooling controls were updated but no monitoring was added. There is an area within the building not on the chiller system that uses window air conditioners and needs to be added to the chiller system. This would include replacing the piping and unit ventilators in the 1951 addition and adding cold water cooling by adding it to the chiller loop. The project would include replacing the 26 year old chiller that has compressor problems. The aging infrastructure of all facilities is failing. Regulating heat and cooling is a struggle. We need to replace the 2 existing steam boilers with 2 hot water boilers at each building. This would allow us to eliminate the aging heat exchanger and provide hot water heat throughout the facilities. This would include replacing the existing 1951 piping within the facilities and updating the system controls with a web based system. The system would include CO2 monitors tied into a web based HVAC system to provide the adequate indoor air quality needed.

## Deficiencies Associated with this Project:

The boiler systems in all three buildings are not acceptable. Heating and cooling systems are antiquated and uneven at best. The boilers are leaky and corroded. The boiler units require constant attention by the maintenance staff. The boiler pads are also deteriorating. There are concerns about safety, especially after the minor explosion at Washington Elementary which blew out some windows. The systems need to include CO2 monitors to provide adequate indoor air quality needed for a safe learning environment. There are also health concerns due to the stagnant water in the boiler rooms from the leaks. At the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Middle School there is an area within the building that is not on the chiller system and uses window air conditioners. This needs to be added to the chiller system. The unit ventilators work fairly well but the controls of the units are not the best and fail often. Regulating heating and cooling is a struggle. Temperature in one classroom has topped eighty degrees at times. The 26 year old chiller at the Middle School has compressor problems and is costly to operate. The Middle School is eighty three years old and the heating and cooling systems have been revamped many times to accommodate both the old and the new parts of the three story building. The piping infrastructure of the buildings is causing catastrophic failures allowing steam and water leaks within the mechanical chases. We need more than “band aids” to make everything work properly and efficiently. We also need to have a workable back-up system.

## **Proposed Solution to Address the Deficiencies Listed Above:**

At both Washington Elementary and Parkview Elementary, we would need to replace the two existing steam boilers with two hot water boilers. This would allow us to eliminate the aging heat exchangers and provide hot water heat throughout the facilities rather than split systems. This would also provide us with 85% efficient hot water boilers rather than the current steam boilers at 65% efficiency. This would include replacing the existing 1951 piping in the facilities and replacing the deteriorating boiler pads. We would update system controls with more efficient web-based systems. These systems would include CO2 monitors to provide for adequate indoor air quality. The current system is not adequate.

At the Middle School, the project would replace the two existing steam boilers with two hot water boilers. This would allow us to eliminate the aging heat exchanger and provide hot water heat throughout the facility rather than a split system. This would also provide us with an 85% efficient hot water boiler rather than the current 65% efficient steam boilers. At the Middle School, the project would include replacing the piping and unit ventilators in the 1951 addition and adding cold water cooling by adding it to the chiller loop. The project would also include replacing the 26 year old chiller that has compressor problems and is costly to operate. The system would include CO2 monitors to provide the adequate indoor air quality needed for a safe learning environment. This would be tied into a web based HVAC system.

## **How Urgent is this Project:**

The Parkview Elementary school boilers are facing immediate catastrophic failure. Both boilers are leaking. The only thing holding them together is the process of alternating them and allowing one to rust shut while the other runs for a month. After a month it starts leaking and we again switch boilers. We are operating on luck and hoping the boilers will last this season. We had this issue come up just this week. The operating boiler developed a large leak and luckily a couple of hours later we were able to fire the other boiler. The alternate plan was to purchase space heaters for each classroom to finish out the heating season. The piping infrastructure in this building is having catastrophic failures allowing steam and water leaks within the mechanical chases

Washington Elementary school is where we attempted to fire the back-up boiler and had a small explosion which blew out the bottom frame of the steel window. Since then we have no backup at this school and it would be difficult to rely on this system for the 2012 -2013 school year. The boiler pad and piping infrastructure are also deteriorating.

Lamar Middle School has boilers that might to be able to make it for a short time. We are seeing the effects of corrosion in the boilers and piping infrastructure as we have at the other schools. Temperature control is almost impossible in this building. The chiller is 26 years old. It has compressor problems and is very costly to operate.

## **How Does this Project Conform with the Construction Guidelines:**

Capital Construction Assistance Public Schools Facility Construction Guidelines address Health and safety issues, including security needs and all applicable health, safety and environmental codes and standards as required by state and federal law (1.2.1) Our boiler situation reflects health, safety and environmental problems. There are health concerns with the leaking water issues; safety issues such as the boiler explosion and environmental issues with quality air control. Also, building performance standards and guidelines for green building and energy efficiency (1.2.4) need to be addressed. Section One – Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes (3.11) and Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope (3.12) and Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

temperature range of facilities during low/non-use periods and after operating hours (5.1.17). Our new boiler system would correct all these issues: water leakage, temperature control, ventilation and even help us become more energy efficient.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Upon completion of the capital construction project, the district will maximize the life of the new system by appropriating funding both in the general fund and capital projects. The general fund will provide for maintenance and the capital projects fund will help the district manage replacements and larger repairs as they become necessary. Staffon Warn, the project management director, and his team will provide a stringent water testing program to prevent corrosion and maintain or extend the life expectancy of the boilers. During daily boiler checks, they will collect information to record in log books. Early detection is critical to operating efficiently and at a low cost. Managing leakage will prevent standing water with the possibility of mold problems. Surfaces will be cleaned and vacuumed as required. Sensors will be checked and calibrated on a regular basis. Students and staff spend a great deal of the day indoors and indoor pollutants can have harmful effects on health. Filters will be changed on a regular basis and recorded in the log books. The HVAC system needs to be maintained on a timely and routine basis since climate control plays an important role in the effectiveness of teaching and learning as well as impacts health and wellness. Two effective ways to improve HVAC performance are through air balancing to ensure that air reaches each space in the building and water balancing to manage the flow of water from the chiller in accordance with mechanical plans.

The district will adopt a focus on preventive maintenance to interrupt cycles that perpetuate high energy use and short equipment life.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

NA

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

## CDE COMMENTS:

**Health, Safety**

**Overcrowding**

**Technology**

**Other**

**Importance:** H    **Urgency:** H    **Planning:** No Plan    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

**Current Grant Request:** \$2,030,553.00

**Charter School Authorizer Letter**

**Current Applicant Match:** \$225,617.00

**Charter School Three Month Notification**

**Total Project Cost:** \$2,256,170.00

**Charter School Chartered For Five Years**

**Previous Grant Awards:** \$0.00

**MasterPlanComplete**

**Previous Matches:** \$0.00

**Did Applicant Meet the Minimum Required Match**

**Affected Pupils:** 987.00

**Waiver Letter Included:** Waiver Requested

**Affected Sq Ft:** 142,522

**CDE Minimum Match Percent:** 21

**Cost Per Sq Ft:** \$14.39

**Actual Match Provided by Applicant:** 10

**Cost Per Pupil:** \$2,078.08

**Historical Significance:** Yes-Granted Exempt

**Sq Ft Per Pupil:** 144.4

**Does this Qualify for HPCP:** Not Required

**Per Pupil Allocation to Cap Reserve:** 50.00

**If Match is a Bond Election Date:**

**Who Owns the Facility:** District

**Inflation %:** 0.00%

**Does the Facility have existing Financing** No

**Who will the Facility Revert to:** NA

**Explain Existing Financing:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	69.09%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	14253
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	12961283.442
<b>District FTE Count:</b>	1,483.00	<b>Existing Bond Mill Levy</b>	5.694
<b>Assessed Valuation</b>	84006417.21	<b>Bonded Debt Approved</b>	5015000
<b>PPAV:</b>	56646.269191	<b>Year Bond Approved</b>	02
<b>Unreserved General Fund FY0910</b>	1650285.21	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	3840000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	16801283.442	<b>Bond Capacity Remaining</b>	12961283.442
		<b>Percent Bonding Capacity Used</b>	0.22855396811



Due to financial constraints Lamar RE-2 School District is requesting a waiver to reduce the 21% match required by the Capital Construction Assistance Grant to a more manageable 10%. The financial shortfalls, decreased enrollment, and increase in expenditures have had a serious negative impact on Lamar School District over the past three years. The need to replace the failing equipment for the health of our students and staff are at a critical level. At this point in time the only way the district could fund these would be to cut more staff or programs. Lamar School District is not in any danger of spending the required Tabor Reserve, but there are not any excess monies out there to make the improvements needed.

The current budget reflects a \$232,242 loss in general fund ending balance. The board of education has taken a very cautious approach over the past three years in the amount needed in the general fund balance. The concern is the financial security of the district in the event of budget rescissions from CDE in the future. The capital reserve fund for the 2011-12 fiscal year projects a \$283,840 ending fund balance, which is insufficient to make a \$430,724 match needed for the proposed projects. With the severe cuts in revenue over the past two years the board of education made a choice to allot less for that particular line item in order to save jobs and programs. Lamar School District asked the voters to approve a \$5,015,000 bond in 2002 for improvements in the various elementary schools and the high school. The tax payers are currently paying off the bond from 2002 with an additional 5.644 mill levy. The overall economy of Lamar is fairly weak at this time and the community would not be in favor of passing an additional mill levy to pay for the needed improvements.

Lamar School District has seen an incredible surge in insurance costs in the past two years as well. Workmen's comp has doubled and unemployment insurance has increased by an astronomical 750% due to the elimination of 34 positions from the last round of budget cuts. Our unemployment insurance was previously \$20,000, it is now \$150,000. The board of education froze the salary schedule this past year to help but the district's portion in PERA contributions will increase in the amount of roughly \$55,000 in the next fiscal year. Lamar School District continues to see costs of operation rise as well. The amount budgeted for fuel has doubled in the past two years. The overall amount allotted for utilities, maintenance supplies and repairs has increased significantly as well.

Over the past five years we have lost 22 students in our FTE count. Future enrollments are not promising as CDE has the district's FTE projected to be five less for next year. The enrollment of our district fluctuates tremendously throughout the school year. This past school year we have seen a significant amount of families leave our community. Over the past two years there has been a reduction in general fund revenue from CDE in the amount of \$1,057,717. The negative factor of 13.27% is costing the district \$1,559,551 in general fund revenues this year alone. The current projection from CDE for funding next year includes an additional cut in general fund revenues by \$26,037. The district is currently having roof repairs done throughout the district due to hail damage from two years ago. In previous years the district has budgeted an amount of \$5,000 to \$7,000 and we have not purchased new curriculum over the past five years



as that has been one of the sacrifices made due to budget constraints. We are currently in need of replacing our special needs bus that will be equipped with a wheelchair lift and the estimated cost of this is \$78,000. This purchase is not included in this year's budget and will need to be in the 2012-13 capital funds expenditures. The projected ending fund balance in the capital projects fund is \$283,840. A 10% match would equate to \$205,106, leaving our fund balance at \$78,734, which would allow our capital projects fund to support the project without additional revenue from the general fund. A 21% match would equate to \$430,724 which would exceed our current anticipated fund balance by \$146,884 and this shortfall would need to be transferred from the general fund. This additional amount would require the district to cut that amount from our budget, which has already been significantly reduced in the past three years.

The overall condition of the district's heating, cooling, and air quality are of great concern at this point in time. The air quality is not satisfactory and the boilers in three of the buildings are in urgent need of replacement. At this point in time the district could not fund the replacement without significantly reducing the general fund balance, and we do not foresee how we could do this at this time without cutting additional staff and programs. A 10% match would be manageable for our district and a 21% would cause significant additional cuts in staff and programs. At this point in time Lamar School District is in a position where we are concerned about being able to provide heat for our students. Improvements are not optional for the next school year and we are not in a financial position to fund the entire 21% match. Please take the time to consider Lamar School District for a waiver to reduce the matching fund portion to 10%. On behalf of Lamar RE-2 School District I would like to express my appreciation to the committee for taking the time and effort to complete this process.

Respectfully Submitted,



Dave Tecklenburg Lamar RE-2 Superintendent of Schools

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SOUTH ROUTT RE 3 - S. Routt ES

### - ES Entryway Addition and Gym Window Replacement - 1950

School Name: S. Routt ES

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	37,720
Replacement Value:	\$7,702,287
Condition Budget:	\$1,101,310
Total FCI:	14.30%
Energy Budget:	\$0
Suitability Budget:	\$695,500
Total RSLI:	43%
Total CFI:	23.3%
Condition Score: (60%)	3.38
Energy Score: (0%)	3.37
Suitability Score: (40%)	4.29
School Score:	3.74



Q#: 125.1 - Is there restricted access at secondary entrances and controlled access at the building main entrance as recommended in the CDE Construction Guidelines C 3.9? AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines Score: 5

Q#: 125.2 - Are there lines of sight from the administrative area or video cameras monitoring the main entrance? DISAGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Visibility inside the building is restricted due to the design around instructional pods. Score: 1

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: SOUTH ROUTT RE 3

Applicant Priority # 1

County: ROUTT

Cash Grant Rank: 1.9

Project Title: ES Entryway Addition and Gym Window Replacement

- |  |                                     |  |  |
|--|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> Addition       | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Asbestos Abatement        | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement  | <input type="checkbox"/> New School                    |
| <input type="checkbox"/> Boiler Replacement        | <input type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security | <input type="checkbox"/> Land Purchase                 |
| <input type="checkbox"/> Electrical Upgrade        | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework   | <input type="checkbox"/> Other Please Explain:         |
| <input checked="" type="checkbox"/> Energy Savings | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems       | N/A  |

## General Background Information and Reasons for Pursuing a BEST Grant:

**Organizational Background:** South Routt School District is located in Northwestern Colorado. The school district has two campuses: South Routt Elementary is located in Yampa and SOROCO Middle and High School is located in Oak Creek. The approximately 400 students in the district come from a very large geographic area encompassing the rural, southern portion of Routt County and extending into Eagle County. Students come from the communities in and around McCoy, Toponas, Yampa, Phippsburg, Stagecoach and Oak Creek.

**Affected Facilities:** The facility of focus for this proposal is the South Routt Elementary School, which is located in Yampa, Colorado and serves about 200 students. The school was built in 1950 and has since had two additions for classroom space. It is 29,859 square feet and one story. Investing in the building is appropriate; the CDE 2009 School Assessment Report indicates the building is in functional condition, which will continue with typical maintenance and upgrades. In addition to serving Kindergarten through 5th grade students, the elementary school is the heart of Yampa as it provides the only playground space, open field space, and basketball /tennis courts in the town. The school is located on Main Street one block off of Highway 131, which is a major state thoroughfare for north/south travelers and for visitors entering the Flattops Wilderness Area.

**Educational Programming:** South Routt Elementary School serves kindergarten through 5th grade students with comprehensive core curriculum in addition to music, art, and physical education. Colorado Content Standards and Response to Intervention guides instruction.

**Maintenance Programs:** The district employs a Director of Facilities and Operations with custodial personnel at each school site. The district's maintenance program includes an inventory of building and grounds maintenance and capital needs. Routine maintenance is conducted.

**Reasons for pursuing a BEST grant:** This proposal addresses two projects to improve the safety and security of its most vulnerable students: an entrance addition and replacing single pane windows in the gymnasium. These projects are beyond the scope of limited capital funds available in the district's budget, therefore financial assistance is sought through the BEST grant.

**Entrance Addition:** Funds will be used to construct a 968 square foot entryway at South Routt Elementary School. The project includes deconstructing walls so that the entrance connects to the main office. The addition will require students and visitors to enter the school through the main office. At this time, the main entrance places students and visitors in a hallway connecting them to classrooms and the gymnasium without main office staff contact. The 1950 design of the main entrance is grossly inadequate for monitoring walk-in traffic. The entrance has not been altered since it was built in 1950, and it was not designed to meet 21st Century school safety criteria. Research identifies line of site and monitoring of school visitors as critical for a safe educational environment. Current facility conditions pose significant challenges in the district's responsibility to provide a secure school.

**Gymnasium Windows:** Funds will be used to replace single pane windows in the gym with energy efficient windows. The gym is lined on the upper portion of the north facing wall with single pane windows from the original 1950 construction. At this time, the gym's heating system has difficulty keeping the space at a safe and healthy temperature for students because it drops below the required 65 degrees at times during South Routt's long, cold winters at 7880 ft. in elevation.

## Deficiencies Associated with this Project:

Entrance Addition

Existing Conditions: Visitors and students entering the school's main doors move immediately into a school hallway that

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

connects them to the gymnasium and classrooms. Visitors can access the gymnasium without passing the main office. In order to access the main office, visitors must proceed through double doors and take a sharp left into a standard sized hall door. Visitors can easily miss the main office entrance and proceed down the hall into classrooms. Main office staff has limited line of site through the small door into the hallway to monitor visitor entrance, which means visitors and intruders can easily proceed to classrooms and the gym without office staff's awareness. A brick wall separates the addition site with the current main office; this brick wall will be deconstructed in order to connect the entrance with the main office. Additionally, the existing conditions cause crowding and congestion at the main entrance during school start and end times. Students all enter and leave school through the entrance, but there is not adequate space in the hallway near the door to accommodate the students as they congregate near the door.

**Issues Related to Deficiencies:** The risk of an intruder entering the school with harmful intentions is very real in any school. The proximity of the school being one block away from Colorado State Highway 131 increases the traffic of non-locals in addition to threatening situations typical of any school (disgruntled employees, upset parents, families with domestic issues brought into the schools, mentally unstable students, and adults seeking to take advantage of young children). Lack of office staff oversight of people entering the building has caused disruptions to classrooms. For example, the district has experienced upset parents entering and proceeding directly to classrooms during the school day, which puts teachers and students in potential harm as well as disrupts learning. The additional issue of student congestion at the beginning and end of the school day exists because the main entrance moves students through a relatively narrow hallway directly to the main doors. Physical safety is a concern when 200 students are crowding in and out of the hallway at the beginning and end of the school day.

### Gymnasium Windows

**Existing Conditions:** The gym is large with a very high ceiling, making it difficult to heat the space adequately. The school is heated with a geothermal heat pump, however the gym is supplemented with propane heat because the space is so expansive and inefficient. The heat rises and escapes out of the single pane windows at the top of the north facing wall. The temperature in the gym drops below 65 degrees at times, which is below the baseline established as safe and healthy for students using a school gym. The gym roof was replaced five years ago and 6 inches of rigid insulation was installed at that time, so heat loss through the roof has been mitigated. A fire occurred three years ago resulting in replacement of one-third of the roof, which includes the same insulation. The entrance addition will alleviate the need to replace the single pane windows that currently make up the top portion of the wall that will be removed.

**Issues Related to Deficiency:** The health and safety of students is jeopardized when temperatures drop below 65 degrees in the school gym according to established guidelines. During these times, students are not allowed to use the gym, which impacts their educational experience. The Routt County Department of Environmental Health has been involved due to temperatures dropping below 65 degrees. Additionally, the high cost of heating the gym reduces funds that could be allocated toward educational efforts or other maintenance initiatives.

### **Proposed Solution to Address the Deficiencies Listed Above:**

**Entrance Addition:** Building an entryway for the main entrance of South Routt Elementary School is the proposed solution to main entrance monitoring and space deficiencies. Standard 3.9 in the Public Schools Construction Guidelines identifies the need for a secured main entrance that requires walking traffic to flow through the main office. The addition will be built adjacent to the current main office. A brick wall will be removed between the addition and the main office to open the entrance to the main office. The addition will be designed so that visitors pass directly in front of the main office desk in order to check in and so that office staff can easily monitor visitor and student presence. When the school design requires parents to interface with office personnel first, appropriate actions can take place to help ensure productive interactions in minor situations, such as with an upset parent. In extreme situations, office staff can initiate school lock-down procedures before an intruder enters classroom areas. The entrance will also provide adequate space for students at the start of school and end of the school day. The increased space will allow the school's 200 students to safely enter and depart from school at the beginning and end of the school day without the physical safety concerns of crowding and congestion. The addition will be constructed using high quality standards and materials. Brick will match the construction of the main building and will require low maintenance. Store front windows will maximize outside light while providing energy efficiency. The simple design of the addition is cost-effective while still meeting the established safety needs and construction standards.

**Gymnasium Windows:** The solution to low gym temperatures and high heating costs is to replace single pane windows with energy efficient windows according to standard 5.1.19 in the Public Schools Construction Guidelines. The new windows will reduce heat loss, making it possible to maintain a minimum of 65 degrees in the gym throughout the entire winter.

### **How Urgent is this Project:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

**Entrance Addition:** This project is urgent because the school is already failing to meet school safety standards according to Public Schools Construction Guidelines and research on school safety. Risks to student and staff safety are taken every day that the school functions without proper safety conditions.

**Gymnasium Windows:** The single pane windows are already failing because they have caused limitations in students' ability to use the gym for educational purposes and high heating costs, which reduces funding for other important projects and educational initiatives.

## How Does this Project Conform with the Construction Guidelines:

The addition connecting the main entrance to the main office is designed to meet the Public Schools Construction Guidelines standard 3.9 for secured entrance with traffic flowing past the main office.

The design and construction of the addition will conform to the Guidelines:

3.1 The addition will be built with sound building structural systems

3.2 The addition roof will conform to water discharge and installation standards.

3.3 Doors impacted by the addition will include a continuous path of egress and fire safety measures.

Green building and energy performance guidelines will be considered as appropriate.

5.1.16 The store front windows and glass doors will maximize outside lighting.

5.1.19 The addition covers a series of single pane windows that currently create an inefficient barrier between the school and outdoors. Single pane windows in the gym will be replaced with energy efficient windows.

5.1.24 The addition plan includes a vestibule in order to minimize loss of conditioned air.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

The entryway addition and replaced gym windows will be incorporated into the district's general maintenance plan. The life of the projects will be maximized through consistent custodial attention and maintenance repairs as needed. Funds for general maintenance will come from the elementary school's maintenance budget. Replacement funds for the projects will become part of the district's capital renewal budget plans.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

N/A - This application is for an addition to a functional building.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$11,475

## CDE COMMENTS:

<input checked="" type="checkbox"/> <b>Health, Safety</b>	<input type="checkbox"/> <b>Overcrowding</b>	<input type="checkbox"/> <b>Technology</b>	<input checked="" type="checkbox"/> <b>Other</b>
<b>Importance:</b> L <b>Urgency:</b> L <b>Planning:</b> No Plan <b>Ability:</b> Able <b>Previous BEST Grants:</b> 1 - \$562,150			
<b>Red Flags:</b> Waiver request	<b>Red Flag Explain:</b> Waiver Request		
<b>Current Grant Request:</b>	\$219,308.00	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$219,308.00	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$438,616.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	186.00	<b>Waiver Letter Included:</b>	Waiver Requested
<b>Affected Sq Ft:</b>	968	<b>CDE Minimum Match Percent:</b>	67
<b>Cost Per Sq Ft:</b>	\$411.92	<b>Actual Match Provided by Applicant:</b>	50
<b>Cost Per Pupil:</b>	\$2,143.77	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	5.2	<b>Does this Qualify for HPCP:</b>	Not Required

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Per Pupil Allocation to Cap Reserve:</b>	63.75	<b>If Match is a Bond Election Date:</b>	
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	1.00%
<b>Does the Facility have existing Financing:</b>	No	<b>Who will the Facility Revert to:</b>	N/A
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	40.05%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	23598
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	16623406.734
<b>District FTE Count:</b>	350.80	<b>Existing Bond Mill Levy</b>	5.827
<b>Assessed Valuation</b>	124892033.67	<b>Bonded Debt Approved</b>	1570000
<b>PPAV:</b>	356020.6205	<b>Year Bond Approved</b>	07
<b>Unreserved General Fund FY0910</b>	820375.67	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	8355000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	24978406.734	<b>Bond Capacity Remaining</b>	16623406.734
		<b>Percent Bonding Capacity Used</b>	0.33448890832



**SOROCO RAMS**  
**SOUTH ROUTT SCHOOL DISTRICT**  
970-736-2313 305 Grant St. Oak Creek CO 80467

February 6, 2012

Colorado Department of Education  
Capital Construction Assistance Board

Re: Hardship Request for Reduction of Required Match

South Routt School District has applied for funding from Building Excellent Schools Today (BEST) to assist in the construction of a main entrance addition and replacement of single pane windows in the gym at South Routt Elementary School. The current required matching monies for the District is 67%, which is \$267,157 of the overall budget of \$398,742. We respectfully request the match be reduced to 50% or \$199,371. The cost of complying with the identified 67% in matching funds would significantly limit educational opportunities in South Routt School District. The difference of \$67,786 in funds required by the district would need to be moved from instructional and functional programming to the capital budget in order to complete the project. It is not feasible for the District to provide the full 67% match and also meet students' basic needs and provide adequate instruction.

The District requests a 50% match in place of the higher 67% match. The District is able to contribute a portion of the 50% and other matching funds can be found elsewhere. The District is working diligently to secure funds through the local Education Fund Board and through other Foundations. This task will be easier when funding sources see that BEST funds have been secured.

**Our request for hardship is based on the following issues and correlating data:**

**1) The general fund**

The operating budget for the 2011-2012 school year is \$5,641,455. We are a small school district of about 400 students. It is difficult to meet educational needs of students with such a limited budget in addition to saving for capital projects. Despite having a smaller student body and budget than many schools, South Routt School District is still faced with similar facility challenges of other larger districts, such as the outdated, unsecure entrance to the elementary school.

Furthermore it has been the norm for the District to have to borrow money from the State Treasurer's Office to operate on until our tax revenues come in. In other words, for example, this year we started borrowing interest free from the state in September to meet our expenses. Of course the District eventually has the money to pay the state back and pay our expenses but it is the norm for us to have a yearly cash flow problem.

**2) Commitments to the capital reserve fund**

South Routt School District's capital reserve fund for the 2011-2012 school year is allocated toward specific projects. Monies have been targeted for three upcoming capital projects including:

- transportation replacements (\$76,584)
- Operations and heat systems (\$15,000)
- South Routt Early Learning Center building (\$3,965).

The capital reserve fund includes money allocated for equipment purchases in each school:

- Elementary (\$6,800)
- Middle/High (\$7650)
- Elementary (\$11,475)



# SOROCO RAMS

## SOUTH ROUTT SCHOOL DISTRICT

970-736-2313 305 Grant St. Oak Creek CO 80467

- Middle/High (\$11,475)

There is also \$9,843 set aside for a phone upgrade lease. Besides the allocated funds mentioned above, other capital reserve funds listed in the South Routt School District budget are grant funds for specific projects. The only funds currently available in the capital reserve budget for this project are the \$11,475 for elementary school site improvements.

The District is working with the school board on procedures for increasing the amount of funds in the capital reserve. For example the most recent budget passes by the board included some capital reserve line items that were increased using the fund amounts that weren't expended the previous year and adding new funds, making larger funds available in those categories. These larger sums of money will be available to help with grant matches or when a major system breakdown occurs or a major project needs to be funded.

### 3) Bond history

South Routt School District has two bonds in place, which District residents are currently paying a mill levy tax to pay off. In 2000, a 10 million dollar bond was put into place and it will exist until 2020; this bond paid for major renovations at the middle school, an elementary school addition, a new gym, and a district office building. Additionally, a later 1.5 million dollar bond was enacted to supplement CDE capital provided to improve the heating systems in the schools. This bond will be in place until 2021. Because District residents are paying a mill levy tax for these two bonds, it is not feasible to seek additional mill levy revenue for the South Routt Elementary School entrance addition for security and window replacement for the gym.

The per capita income in South Routt School District is \$27,471 (based on the 2009 American Community Survey). The per capita income in Colorado is \$30,151 (2010 Census). That is a difference of almost 9% in earnings between our District's residents and the rest of Colorado. Much of South Routt School District is in close proximity to Steamboat Springs, which inflates the prices of homes and increases the cost of living. The average owner-occupied home in South Routt is \$260,300 (based on the 2009 American Community Survey). The average owner-occupied home in Colorado is \$236,600 (2010 Census). Our residents make 9% less per capita than the rest of Colorado but pay 10% more on average for a home.

This information is highlighted to show that our residents are financially stressed. Our district is also small enough that it is not practical to expend resources on a formal survey or data collection mechanism to prove that a third mill levy would be unlikely to pass at this time. Administrators and staff are connected with district residents and Town and County officials enough to know the sentiments of our residents. We are thankful that the total of 11.5 million in bonds is currently in place, but we are confident that another bond issue would not pass.

### 4) Changes in enrollment

Enrollment numbers in the District have been declining since 2001-2002. Pupil counts are steady enough that the District is not in danger of closing schools; however decreased enrollment has strained the budget and the district's ability to budget for capital reserve funds. The District total pupil count in 2001-2002 was 451 students; in 2011-2012 it is 390. This is a reduction of 61 students over ten years, which is close to a 15% reduction in funding. Despite the reduction in pupils and funding, little can be cut from the budget because of basic district operational requirements.

### 5) Changes in revenue

Decreased revenue has complicated the already challenging task of providing educational excellence to students in a rural, small, isolated school district. Between 2007-08 and 2011-12, the District's adjusted total





# SOROCO RAMS

## SOUTH ROUTT SCHOOL DISTRICT

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program funding decreased by \$133,795.50 per year, which adds up to hundreds of thousands of dollars of lost revenue. The District's adjusted state share decreased by \$188,296.27 per year between 2007-08 and 2011-12. Had these reductions not occurred, the lost funds could have been put into capital reserves in order to save for projects such as the South Routt Elementary School entrance addition and window replacement.

### 6) Additional projects undertaken

The two bond issues identified in number three above explains significant projects undertaken by the District, which are still impacting the District's ability to fund a capital project at this time. Additionally, the District has completed the following significant capital and maintenance endeavors in recent years:

- Construction of an Early Learning Center
- Replaced the roof on the South Routt Elementary School gym.
- Replaced the floor of the South Routt Elementary School gym.
- Painted the walls of the South Routt Elementary gym.
- Cleaned the inside walls and ceiling of the South Routt Elementary school gym.
- Cleaned and painted the walls and ceiling of the aging high school gym.
- Replaced the water system pressure pumps at the secondary school campus
- Installed a handicapped elevator at the secondary school campus
- Installed ice protection dormers above doors in the administration/vocational agricultural building
- Installed football parking lot to stadium steps
- Repaired of one of the two main roads leading to the secondary campus
- Renovated a science room to allow for better chemical storage, adding fume hoods and an eye wash station

These projects have limited the amount of capital reserves available to match BEST funds for the project in question.

The issues described above outline factors contributing to a lack of District funds to cover the <sup>67</sup>~~73~~% match identified as required by the BEST grant. South Routt School District feels strongly about needing to construct an addition to South Routt Elementary School to ensure student safety, therefore the District is pursuing a BEST grant, a hardship waiver to reduce the match, and additional funds from other sources in order to assist in keeping our students safe. It is also our obligation to replace the single pane windows in the gym so temperatures allow it to be open for student use all winter and to reduce high energy costs. A match reduction from ~~73~~<sup>67</sup>% to 50% will make it feasible for the District to carry out our responsibility of providing matching funds and ensure that BEST funds are leveraged productively.

We appreciate your consideration and the efforts of the Capital Construction Board.

Respectfully Submitted,

Scott Mader  
Superintendent

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## JULESBURG RE-1 - Julesburg ES - ES Fire Alarm Replacement - 1952

**School Name: Julesburg ES**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	31,395
Replacement Value:	\$7,412,860
Condition Budget:	\$3,731,386
Total FCI:	50.34%
Energy Budget:	\$0
Suitability Budget:	\$1,849,100
Total RSLI:	16%
Total CFI:	75.3%
Condition Score: (60%)	2.92
Energy Score: (0%)	2.40
Suitability Score: (40%)	3.79
School Score:	3.27



**Q#: 87 - Is there a school fire alarm system that meets current fire codes? IFC Required? The fire alarm system is in poor condition and some of its components are not functioning properly. Score: 2**

**Q#: 87.2 - Describe the type age and condition of the fire alarm system. The alarm system is obsolete, relay circuit design and should be replaced. Score: 2**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: JULESBURG RE-1

Applicant Priority # 1

County: SEDGWICK

Cash Grant Rank: 1.6

Project Title: ES Fire Alarm Replacement

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof               | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation            | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

After on-site inspections were conducted by the Division of Fire Safety within the past two years, at the Julesburg Elementary School, there is much concern regarding the existing Fire Alarm System. Based on the information that was requested and received from the licensed service contractor, the following items will create an understanding of the need in proceeding forward with a plan to provide the necessary Life-Safety considerations for the occupants and the school district:

- The system is not only antiquated, but does not have proper Listing and Approval information from a nationally recognized agency.
- The current arrangement is of an outdated 120v operation rather than 24v capability, and is equipped with a primary and supervisory electrical phase instead of a 3 phase power source.
- There are no back-up batteries or secondary power source as is required by the International Fire Code and the National Fire Alarm Code (NFPA 72).
- The system is incapable of producing trouble, supervisory, and ground fault signals as required.
- There are no visual notification appliances and the current audible only signals are not of what the Code refers to as "Temporal 3 EVAC " which would make the system ANSI/ADA compliant if provided. The existing audible signal does not achieve the necessary sound pressure level (dbA) within all occupied areas of the building as well.
- The system is incapable of handling signals from smoke detectors currently within the corridors. The detectors were connected to a security panel and are not part of the fire alarm system, which creates an illegal and non-approved installation.
- Monitoring of signals is currently through a security panel and not through components that are Listed and Approved for Fire Alarm Signaling Service.

The listed items represent conditions that are deemed to be of priority that were discovered during our routine inspection and testing.

## Deficiencies Associated with this Project:

The deficiencies of this system include:

- The system antiquated and does not have proper Listing and Approval information from a nationally recognized agency.
- The current arrangement is of an outdated 120v operation rather than 24v capability, and is equipped with a primary and supervisory electrical phase instead of a 3 phase power source.
- There are no back-up batteries or secondary power source as is required by the International Fire Code and the

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

National Fire Alarm Code (NFPA 72).

- The system is incapable of producing trouble, supervisory, and ground fault signals as required.
- There are no visual notification appliances and the current audible only signals are not of what the Code refers to as "Temporal 3 EVAC " which would make the system ANSI/ADA compliant. The existing audible signal does not achieve the necessary sound pressure level (dbA) within all occupied areas of the building.
- The system is incapable of handling signals from smoke detectors currently within the corridors. The detectors were connected to a security panel and are not part of the fire alarm system, which creates an illegal and non-approved installation.
- Monitoring of signals is currently through a security panel and not through components that are Listed and Approved for Fire Alarm Signaling Service.

## **Proposed Solution to Address the Deficiencies Listed Above:**

The best solution to address this safety hazard concern is to remove the existing fire alarm panel and replace it. The Silent Knight Fire Alarm Panel seems to provide the necessary updates / required changes that our district needs to address. It would include: installing a new control panel and distributed power module, obtaining a gel cell battery, a remote annunciator, addressable single action pull stations, addressable photoelectric smoke detectors, strobes, and horns. The upgrading will allow the district to meet international fire codes and the American's with Disabilities Act guidelines.

## **How Urgent is this Project:**

There is not time frame in which failure could occur with this system, the system is a failure and neglects to meet the safety needs of our students and staff on a daily basis. It's an immediate safety hazard that is currently existing within our elementary school.

## **How Does this Project Conform with the Construction Guidelines:**

According to section one listed under 3.5 the Julesburg Elementary School does not conform with the Public Schools Construction Guidelines as the current fire alarm and duress notification system is not in accordance to state and local fire department requirements.

SECTION ONE - Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled:

3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements. Exceptions include unoccupied very small single story buildings, sheds and temporary facilities where code required systems are not mandatory and the occupancy does not warrant a system.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

Our district will continue to have an annual Fire Inspection Report completed. The maintenance and of this system would be covered by the general fund of the school district. Should any additional concerns with the new system arise, bids would be obtained and financial options would be explored with the understanding our district would have to match a percentage of the requested funds.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

N/A

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

NA

**CDE COMMENTS:**

Health, Safety

Overcrowding

Technology

Other

**Importance:** L    **Urgency:** L    **Planning:** No Plan    **Ability:** Not Able    **Previous BEST Grants:** 1 - \$874,665

**Red Flags:**

**Red Flag Explain:**

**Current Grant Request:** \$10,450.00

**Current Applicant Match:** \$17,050.00

**Total Project Cost:** \$27,500.00

**Previous Grant Awards:** \$0.00

**Previous Matches:** \$0.00

**Affected Pupils:** 148.00

**Affected Sq Ft:** 31,395

**Cost Per Sq Ft:** \$0.80

**Cost Per Pupil:** \$168.92

**Sq Ft Per Pupil:** 212.13

**Per Pupil Allocation to Cap Reserve:** 314.97

**Who Owns the Facility:** District

**Does the Facility have existing Financing** No

**Explain Existing Financing:**

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

**Waiver Letter Included:** Meets

**CDE Minimum Match Percent:** 62

**Actual Match Provided by Applicant:** 62

**Historical Significance:** Yes-Granted Exempt

**Does this Qualify for HPCP:** Not Required

**If Match is a Bond Election Date:**

**Inflation %:** 0.00%

**Who will the Facility Revert to:** N/A

**State Financial Watch:** No

**# of Fiscal Health Warning Indicators:** 0

**Fiscal Health Watch:** No

**District FTE Count:** 219.50

**Assessed Valuation** 31077424.46

**PPAV:** 141582.79936

**Unreserved General Fund FY0910** 1778280.74

**Bonded Debt:** 0

**Total Bonding Capacity** 6215484.892

**Free Reduced Lunch %:** 14.28%

**Median Household Income** 15584

**Bond Capacity Remaining** 6215484.892

**Existing Bond Mill Levy** 0

**Bonded Debt Approved**

**Year Bond Approved**

**Bonded Debt Failed:**

**Year Bond Failed:**

**Bond Capacity Remaining** 6215484.892

**Percent Bonding Capacity Used** 0

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PLATTE VALLEY RE-3 - Platte Valley Grade School - HS Renovation With ES Addition - 1908

**School Name: Platte Valley Grade School**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	24,999
Replacement Value:	\$5,780,061
Condition Budget:	\$4,197,139
Total FCI:	72.61%
Energy Budget:	\$8,750
Suitability Budget:	\$1,154,800
Total RSLI:	5%
Total CFI:	92.7%
Condition Score: (60%)	2.03
Energy Score: (0%)	1.56
Suitability Score: (40%)	2.55
School Score:	2.24



## PLATTE VALLEY RE-3 - Revere HS - HS Renovation With ES Addition - 1908

**School Name: Revere HS**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	51,402
Replacement Value:	\$15,593,823
Condition Budget:	\$8,117,447
Total FCI:	52.06%
Energy Budget:	\$18,277
Suitability Budget:	\$4,211,100
Total RSLI:	16%
Total CFI:	79.2%
Condition Score: (60%)	2.45
Energy Score: (0%)	1.25
Suitability Score: (40%)	2.63
School Score:	2.52



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: PLATTE VALLEY RE-3  
County: SEDGWICK  
Project Title: HS Renovation With ES Addition

Applicant Priority # 1  
Cash Grant Rank: N/A

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof              | <input checked="" type="checkbox"/> Window Replacement |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> New School                    |
| <input checked="" type="checkbox"/> Boiler Replacement | <input checked="" type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security          | <input type="checkbox"/> Land Purchase                 |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework | <input type="checkbox"/> Other Please Explain:         |
| <input checked="" type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

Platte Valley School District's (PVSD) school facilities have been maintained to the extent possible with current financial resources; however, the health & safety deficiencies continue to grow while enrollment is stable.

Through the master planning process our school board has made the decision to close our Platte Valley Elementary School (PVES) because of many health, safety, and security issues, high utility costs, and code compliance violations & repair Revere Jr.-Sr. High School (RHS) for all PK-12 students. RHS is historic & is a point of pride in our community. This solution will allow many spaces to be shared including music, art, gymnasium, kitchen, cafeteria, & site amenities. The school will be right-sized & total district square footage will be reduced by 20,000 square feet saving energy costs & staffing redundancies. This solution saves approximately \$4,000,000 compared to the cost to repair facility & educational suitability issues in both facilities per the State Facilities Assessment (SFA).

PVES has Emergency egress safety concerns, an unsecured site, lack of visual security inside & out, non-compliant fire alarms, no fire suppression system, health code violations in the kitchen, the kitchen is easily accessible by students creating safety issues, asbestos is present, throughout the school there are ADA compliance/accessibility issues, gymnasium bleachers aren't structurally sound, electrical infrastructure can't handle additional loads, outdated technology, & no staff restrooms.

Facility conditions and educational suitability were assessed by the SFA for the RHS as a high school. In moving elementary students into the building, we believe the new CFI is much higher. RHS lacks functional PK & K classrooms, playgrounds, separate restrooms for the different age groups, & a PK parent drop-off. Furthermore, there is not adequate existing classroom space for the addition of 85 elementary students to RHS.

Major safety issues at RHS include structural issues in the high school band modular, no visual security at the front entrance, high CO2 levels, unsecured transformers, lack of emergency gas shut-off in the science labs, ineffective mechanical system, a lack of fresh air in classrooms, lack of ADA accessibility & classes being held in separate buildings from the main school creating safety & security challenges. There is no special education room or nurse's office.

PVSD's boundaries include the towns of Sedgwick & Ovid in the most northeast county of Colorado along Interstate 76. We have combined our sports program with Julesburg School District so we don't need a second gymnasium, football field, or track which saves irrigation & maintenance costs.

PVSD's master plan is the product of many meetings with community, staff, students, the school board & administration. Stakeholders within the community have voiced concerns, shared ideas, & helped to determine the outcome of the master plan. The master plan process reviewed many options to improve the existing facilities. It was decided, to keep our students & staff safe & to be fiscally responsible, we should move all students to RHS in Ovid & close PVES in Sedgwick. The proposed PK-12 school remodel & addition would target LEED Gold requirements. Annual maintenance & utility costs are predicted to decrease greatly.

Our concern for students' health & safety will continue to increase as long as they are in our current schools & the district's assessed value limits funding of the needed corrective actions. We believe this proposal to be the most responsible

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

expenditure of construction funds to support the educational goals & effective operation of the District.

## Deficiencies Associated with this Project:

The existing schools in Platte Valley School District dramatically fail to meet minimum standards necessary for a safe and secure environment. Our school board has made the decision to close our elementary school because of its gross inadequacies and repair Revere Jr/Sr High School for all PK-12 students. This decision is based on the results of a comprehensive master plan process.

Detailed descriptions of the deficiencies are listed below.

### Overview:

The elementary has emergency egress safety obstacles, an unsecured site, internal and external visual security dangers, outdated technology, health code violations in the kitchen, unsafe student access to the kitchen prep and cooking areas, ADA compliance/accessibility issues throughout the school, gymnasium bleachers that are not structurally sound, presence of asbestos, and there are no staff restrooms. In addition, the elementary school has a dated, non-compliant fire alarm, no fire suppression system, and has an electrical infrastructure that cannot handle additional loads. There are multiple instances of animals gaining entrance to the basement and crawl space, which is inaccessible, where they defecate, give birth and ultimately die if they cannot get out. The playground does not meet current regulations, is beyond its useful life and is not ADA accessible. Furthermore, the preschool does not have a separate playground which is required for licensure. These deficiencies collectively create a CFI score of 92. Due to the numerous safety and security hazards, the high utility and maintenance costs and the excessive school building area for a school district with a current and projected enrollment of 125–150 students, the school board has decided that the elementary school must be closed.

The Jr/Sr high school has deficiencies which must be corrected to improve the environment and education suitability for PK-12 students. The conditions that need to be addressed include structural issues in the band modular foundation, a lack of visual security at the front entrance, a lack of fresh air in classrooms resulting in high CO2 levels, inadequate emergency lighting, unsecured transformers, a lack of emergency gas shut-off in the science labs, inadequate exhausts system in the wood shop thereby creating fire hazards, and classes being held in separate buildings from the main school creating safety challenges. Additional non-complaint code conditions that require mediation include the ineffective mechanical system, and the lack of ADA accessibility. There is no special education room or nurse's office.

**PK-6 Health and Safety Issues:** The emergency egress system is compromised at two interior stairs that lead students to elevated exterior doors. Both stairs have a horizontal pipe type guard rail which leaves gaping holes for young students to climb or fall through. These rails are not compliant with building safety codes. One of the stairs has landings with a head clearance less than 6'-4". This is not compliant with building safety codes and could lead to injuries to tall staff or visitors in an emergency egress situation. The main exit door is seven feet above grade with no landing at the door which results in a seven inch drop out the door to the first step. In a panic situation, this could lead to students tripping and blocking the exit door. There is a diesel fuel tank next to the building which holds fuel for the boiler, and a bus fuel dispensing pump on site; neither have the proper containment system present to contain spills or leaks. The location of these fuel storage containers immediately adjacent to the elementary school and playground is not desirable and is unsafe. The kitchen grille and prep area is exposed to the cafeteria and access is restricted to students only by established rules. There are no physical barriers. Due to leaks at the restroom plumbing fixtures and at some of the original radiators, floor joists on the second floor have been structurally compromised and should be repaired. Recently, plaster from the original ceiling fell through the suspended acoustic ceiling tiles below in a classroom while students were present. There is no clinic, nurse's office, or clinic restroom to house sick students until their parents can retrieve them. There is no waiting area for visitors other than standing in the main hallway. Outside, there is no ADA accessibility to playground equipment nor dedicated preschool playground. The preschool students use the same inadequate playground as the older students, which is not fully fenced creating security concerns.

**PK-6 Access Control and School Grounds Monitoring:** The music room and preschool are in a building outside the main building. This separation is a safety and security risk for travel to and from the main school since the site does not have a continuous fence around the school grounds. Not only do K-6 students travel outside to access the music room but also the Preschool students must travel outside to access the cafeteria, library, gym and any other shared school space. It is



## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

undesirable to have students travelling outside the building for classes for both the safety of the students during inclement weather and the security of the students during the school day. Several entrances to the building cannot be passively monitored nor are they basically secure. Vandalism occurs at the northwest exit from the school because it is well hidden between the school building and gymnasium building. This is a security risk and an ongoing problem because visitors can gain access to the building during school hours and the doors allow easy break-in after hours.

**PK-6 Indoor Air Quality/HVAC Deficiencies:** The facilities have substandard thermal conditions because of the existing mechanical systems, inadequate controls, and lack of mechanical ventilation. There are hot and cold spots in the classrooms and control is limited due to radiators that can only be turned on or off, window mounted residential air conditioning units, and operable windows, many of which have been painted shut. These issues present students and staff with physical distractions and decrease educational efficacy.

**PK-6 ADA Accessibility:** The first and second floors, which house all classrooms, are not accessible by ADA ramp. While there is an exterior ramp which provides gym access, there is no interior ramping making classrooms inaccessible. There is also a split level between the 1908 school and the 1927 addition that has a slope that is too steep to meet ADA requirements. There is no elevator or other means to the second floor or basement cafeteria except for the stairs. None of the restrooms in the building meet ADA guidelines for accessibility. In short, there is no means for someone in a wheelchair to gain access to any area other than the gym without assistance from others. There is no ADA accessibility to playground equipment nor is the equipment itself suited for students with disabilities.

**PK-6 Fire Safety:** There is a dated, non-compliant, unmonitored fire alarm system; no fire suppression system; the electrical infrastructure can't handle additional loads and there are inadequate outlets in classrooms causing teachers to use extension cords and power strips for daily use. Many egress challenges exist creating potential for devastating consequences.

**PK-6 Educational Inadequacies:** General classrooms have varying numbers of chalk, tack, and white boards. Some classrooms need more whiteboard space. The classrooms also need acoustical treatment because they are noisy making it difficult to hear the teacher if any excess noise is in the room. Inconsistent temperature distracts students and teachers and decreases educational efficacy. There is no specialized room for severe needs students. The district serves severe needs students and may have need for these amenities in the future. The stage in the gym is not suitable for performances or assemblies because of its inadequate sound system and lighting. The gym has no volleyball sleeves or adjustable hoops; it is also missing a water fountain, operational restrooms, and locker rooms. The teacher's lounge is too small to use as a workroom or to hold meetings or conferences.

**PK-6 Educational Inadequacies-Lighting:** The building's large windows have been infilled and smaller windows now take their place, dramatically reducing the amount of daylight and exterior views in the classrooms. Most classrooms have four small windows with one housing an air conditioning unit. Daylight and views are highly valued in schools as they have been shown to improve students' test scores on standardized tests. Lighting controls at the classrooms are off or on, paired with open or shut blinds. There is no opportunity to vary the light levels of the lighting fixtures for different types of presentations. The Art/Multi-Purpose Room is in the basement and has no windows to let in natural light. The restrooms have no light switches so lighting is controlled at the breaker box.

**PK-6 Technology Issues:** There is not an adequate number of electrical or data outlets in the classrooms. Teachers have to unplug items before they can plug in more; otherwise, they will overload the circuit. There are typically only two data outlets per classroom, but some have three. There is no wireless internet at the school. Teachers can play DVD's or video tapes on wall-mounted televisions and they each have one or two student-use computers. Technology in the classrooms is severely lacking. Teachers do not have interactive white boards or any other network-connected means of presentation.

**High School Health and Safety Issues:** At Revere High School in Ovid, the band classroom modular has visible buckling in the web of the supporting foundation beam. The Office in the main building is not positioned to have passive monitoring of the front entrance. The administration offices are far enough away from the entrance that it is possible for someone to gain access to the building without being observed. There is also no waiting area for visitors other than standing in the main hallway or in the office itself. Visitors can gain access to the entire building during school hours and the doors allow easy

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

break-in after hours. Several entrances to the building cannot be passively monitored, nor are they secure. This is an ongoing security risk.

**High School Access Control and School Grounds Monitoring:** The high school has classes outside the main building in either a band classroom modular or the separate wood shop building that also houses the distance learning lab. These separations are a big safety and security risk for travel to and from the main school due to inclement weather and a lack of continuous fencing around the outdoor areas occupied by students during the school day.

**High School Indoor Air Quality:**

**HVAC Deficiencies:** The facilities have uncomfortable thermal conditions because of the existing mechanical systems, inadequate controls, and lack of mechanical ventilation. There are hot and cold spots in the classrooms and control is limited due to radiators that can only be turned on or off, window mounted residential air conditioning units, and operable windows. These issues present students and staff with physical distractions and decrease educational efficacy.

**ADA Accessibility:** Handicap accessibility to all facilities is lacking. The second floor is not accessible by ADA standards. There is no elevator or other means to the second floor except for the stairs. The restrooms in the main building as well as the locker rooms do not meet ADA guidelines for accessibility. The restrooms by the entrance to the gym are large enough to meet ADA guidelines and do have a wider stall for wheelchair access, although they do not meet the current accessibility code. Wheelchair bound students are restricted to the first floor and do not have access to the Science room or Library. They would need to traverse the building to the gym in order to have access to a restroom large enough for them to maneuver.

**High School Fire Safety:** The building exceeds the allowable area for schools without a fire sprinkler and does not have fire walls to compartmentalize the building. All exit stairs are not enclosed as they should be per code. In short, it is not compliant with current fire codes.

**High School Educational Inadequacies:** There is no specialized room for severe needs students which the district serves. The music, dance, drama and theatre arts programs are constrained by a lack of facilities, and there is no permanent stage or platform for performances. The Band room has no practice rooms and no secure storage for instruments. The art room is an extremely elongated classroom with an aspect ratio of 2.2:1. Long, narrow classrooms compromise students' ability to see the immobile instructional tools and could hinder student achievement. The science furniture and equipment is dated and far below current standards, the prep room is also lacking basic fixtures and functionality. The Distance Learning classroom, Wood shop, and Band room are housed in separate buildings. There is no clinic, nurse's office, or clinic restroom to house sick students until their parents can retrieve them. There is a large closet used as an unmonitored sick room on the second floor far from any administrative or staff supervision. The high school has restrooms only on the first level. There are no restrooms on the second floor.

**High School Educational Inadequacies-Lighting:** The building's large windows have been infilled and smaller windows now take their place dramatically reducing the amount of daylight and views in the classrooms. Most classrooms have two small windows with one housing an air conditioning unit. Daylight and views are highly valued in schools as they have been shown to improve students' test scores on standardized tests. Lighting controls at the classrooms are off or on, paired with open or shut blinds. There is no opportunity to vary the light levels of the lighting fixtures for different types of presentations. Bathroom and hallway lighting is controlled at the breaker box.

**High School Technology Issues:** Technology is lacking and is not available throughout the buildings. Most classrooms have one computer for student use and a television. The electrical infrastructure is such that it cannot handle existing loads which severely limits the ability to add technology hardware. With current trends and opportunities in technology, the staff and students would benefit greatly from upgraded technology in the classrooms. The Distance Learning lab is being used six out of eight periods of the day and most students, teachers, and community members have expressed their desire for this program to expand. With a small student population and limited staff the school could benefit by having interactive white boards in the classrooms. More avenues for bringing information from outside the school walls into the classrooms could have an immediate and positive impact on student learning.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Listed Above:

The careful evaluation of master plan options resulted in Platte Valley School Board deciding to close the 104 year old Elementary School in Sedgwick and move the PK-6 student population to the current Revere Jr/Sr High School located 7 miles east in the town of Ovid. Closing the Elementary School is necessary to responsibly manage operational costs and provide a safe and adequate educational environment for PVSD students. Keeping the historic Revere Jr/Sr High School, which was designed by Temple Hoyne Buell and is on the State Historic Register, is important to the School District and its constituents. Revere Jr/Sr High School has significant life remaining and renovating it is more economical than a replacement school. The District is requesting funding to support the consolidation of all students to the High School site which requires the addition of an Elementary school wing and playground to accommodate PK-6 students and the correction of safety, security and education suitability issues at the High School which will now function as a PK-12 facility.

The closure of the Elementary School resolves all of the health and safety issues in the existing Elementary School building, generates significant operational savings, optimizes utilization of school administration, faculty and staff, and shares school resources such as the gymnasium, food service/cafeteria, art, music, and site amenities among all students. Now faced with the reality of accommodating PK-12 students, the Revere Jr/Sr High School Facility has a higher level of urgency and deficiencies than identified by the State Facility Assessment. The decision to consolidate schools is a responsible, economical solution that saves \$3.8 million compared to the cost of repairing deficiencies at both schools. Clearly, PVSD has astutely identified the school that can best accommodate the PK-12 population, the school which will require the least costly improvements and the school that can best serve the future needs of the District.

### Proposed Scope for Solution:

Addition of Elementary School Classroom wing.

Addition of permanent Music classroom.

Renovation to High School to right size classroom spaces and co-locate the wood and metal shops; provide administration offices adjacent to main entry with clear lines of sight for supervision and controlled entry; provide special education and clinic; correct non-complaint ADA conditions.

Provide elevator for access to second level; provide toilet rooms on the second level.

Replace and upgrade ineffective mechanical, electrical, and plumbing systems, building technology, emergency shut-off at science classrooms.

Provide safe and secure site infrastructure such as separation of vehicular and pedestrian traffic, parent drop-off, age-appropriate playgrounds, eliminate unsecured transformers.

Restore original exterior appearance of exterior of building by cleaning and tuckpointing masonry, removing opaque window infill material and replacing with glazing that will match the original design style, and replacing exterior doors. These restoration improvements have the added benefit of extending the life-span of the building envelope, allowing more natural light into classrooms and offices, and improving school security.

### Proposed Solution to Address Health Safety and Security Issues at Consolidated PK-12 Facility:

#### Elementary School Wing Addition

A new single-story elementary school wing will be added to the existing Revere Jr/Sr High School to house classrooms and amenities for the PK-6 student population. The new wing is less than half the size of a new stand-alone elementary school building because elementary students will be able to share spaces that exist in the high school such as the gymnasium, kitchen / cafeteria, music, and art classrooms. The new classrooms will be right-sized with abundant day light and up-to-date power and data distribution for technology needs now and for many years to come. The exterior walls will be well-insulated and the new HVAC system will be energy efficient contributing to the LEED-Gold target. Tying the new addition into the existing high school will strengthen the district's Cross Age Tutoring program where high school students tutor and mentor elementary school students. The new ground level addition will allow safe and easy egress in emergency situations.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Elementary School Playgrounds

The proposed solution includes two completely fenced-in playgrounds – one for Preschool students and one for K-6 students, a secure grassy area for older elementary school students to run, throw, and catch, and a hard surface area for basketball, 4 Square, or jump rope. These students will also have easy access to the high school regulation size athletic fields. All of these amenities will be a significant improvement over the pea gravel covered playground at the existing elementary school in Sedgwick.

## High School Health and Safety Issues - Connected classrooms:

The current disconnected band classroom modular building will be demolished due to structural issues and will be replaced with a small addition to the south of the High School. This addition also renovates and connects the current Wood Shop building to the Jr/Sr High School. This eliminates the safety and security risk of students traveling outdoors to reach classrooms. Platte Valley School District is unique in that its carpentry program builds a manufactured home every two years. The product is not just the framing and sheathing of the home but also includes the plumbing and electrical rough-ins. The district takes pride in the number of graduates who have pursued successful careers in the building design and construction industries because of their participation in this program. The renovated wood shop will move the shop closer to the project work space and provide better access to tools and equipment.

The renovated administrative office in the main building is positioned to provide staff monitoring of the front entrance and controlled access at the main entrance vestibule. Adequate office and waiting space is provided for staff and visitors. Access to the building will be controlled with new door hardware and improved lines of sight.

## High School Indoor Air Quality:

HVAC Improvements: Indoor air quality will be dramatically improved by modifying and replacing the current HVAC systems. Outdoor air ventilation will be supplied to regularly occupied spaces. This proper ventilation will eliminate all current concerns with CO2 levels. Residential, window-mounted air conditioning units will be eliminated and replaced with an energy-efficient, commercial grade air handling system and centralized controls that will provide thermal comfort, reduce noise distractions and provide energy savings.

ADA Accessibility: The new and renovated facility will meet all ADA requirements of new buildings providing convenient, accessible learning spaces for all students and staff and safe egress paths in an emergency situation. An elevator will be provided for access to the second level. Toilet rooms currently absent at the second level will be provided for students and staff.

High School Fire Safety: The new and renovated facility will meet all current safety and building requirements for life and fire safety. New fire alarms, smoke detection and fire sprinkler systems will be provided as required by current building codes.

High School Educational Suitability Improvements: Proposed renovation of the existing Jr/Sr high school facility will address current deficiencies by providing a specialized room for Severe Needs students and a clinic. Current inadequacies in Art, Science, Laboratory Prep Room, Distance Learning, Wood/Metal Shop, and Band will be corrected. All classrooms will be renovated to support 21st Century Learning and technology.

Lighting Improvements: The solution proposal includes the replacement of the historic Buell building windows to the original size and fenestration, utilizing high performance glazing to meet LEED - Gold performance standards. The restoration of the building's original fenestration will drastically improve day lighting and views from the academic spaces. This improvement has been shown to contribute to improved learning and performance on standardized test scores. Opportunities to supplement the funding of the historic restoration of the Revere building's windows are present through competitive State Historic Fund grants offered through History Colorado since the building is already on the State Historic Register. Improved light fixtures and controls will provide greater flexibility for different modes of presentation and instruction. Energy savings and building security will be improved by the addition of occupancy sensors to the building.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

High School Technology Improvements: The entire electrical system for the PK-12 school will be improved to support the required curriculum and technology typical of 21st century learning. The Distance Learning classroom will be optimized to support PVSD's student's ability to obtain higher education credits prior to graduation free of charge and expand the curriculum available at PVSD. Technology is valued at PVSD extending the resources of this rural district and providing competitive opportunities and job skills to PVSD students.

## How Urgent is this Project:

The urgency for Platte Valley School District is based on the immediate need to correct deficiencies outlined above that were uncovered in CDE's School Assessment Report and Master Plan process. The cost to make the proposed changes to the existing school facilities exceeds the school district's maximum bonding capacity of \$5.72 million. Acquiring BEST grant funding is of vital importance for Platte Valley School District so that it may address current health, life safety, security, and academic needs.

The health, life safety, and security deficiencies identified in the schools are many. The State Facility Assessment team identified numerous safety hazards present at the elementary school which contributed to an initial CFI score of 92; the master plan process identified even more facility problems. Coupling this information with the district's inability to continue maintaining and operating two separate school facilities has led the district to decide to close the elementary school. The elementary has emergency egress safety obstacles, unsecured site, internal and external visual security barriers, outdated technology, health code non-compliance violations in the kitchen, the presence of asbestos and lead, ADA compliance/accessibility problems throughout the school, and structurally unsound gymnasium bleachers. In addition, the elementary school has no fire suppression system, dated, non-compliant fire alarms, an inadequate electrical infrastructure which cannot handle additional loads, and the many egress challenges all create potential for devastating consequences.

Major safety issues in the historic high school include a structural failure in the high school band modular foundation, lack of visual security at front entrance, high CO2 levels, unsecured transformers, inadequate emergency lighting, lack of emergency gas shut-off in the science labs, fire hazards in the wood shop, and classes being held in separate buildings from the main school creating safety and scheduling challenges. Additional issues that need to be addressed include the ineffective mechanical system, a lack of fresh air in classrooms, and a lack of ADA accessibility. There is no special education room or nurse's office.

With the conversion of the high school to a PK-12 facility, there is need to remodel and add space to provide an appropriate educational environment for students. This must happen regardless of the district's financial position. CDE's School Assessment report identified the need to repair over \$12 million worth of facilities and educational suitability deficiencies at Revere Jr/Sr High School alone. The proposed solution economically corrects these issues and provides additional space for elementary students in the high school building. The costs cannot be met by the school district's maximum bonding capacity. It is not wise to pass a bond to only fix some of the major issues in a facility leaving others unaddressed. It would be throwing good money after bad. The BEST program was established to "provide financial assistance to school districts, boards of cooperative services, and charter schools throughout the state that have difficulty financing new capital construction projects and renovating and maintaining existing facilities." BEST funding is the only viable means for Platte Valley School District to provide a high quality education for its students in a safe, healthy, and secure environment.

## How Does this Project Conform with the Construction Guidelines:

The proposed new PK-12 building shall conform to all CCAB Public Schools Construction Guidelines without exception. Specific existing deficiencies that will be addressed include:

- 3.3. A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis.
- 3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements.
- 3.8. An Event Alerting and Notification system (EAN) utilizing an intercom/phone system with communication devices located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.
- 3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access. Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.

3.10. Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. The electrical system shall provide artificial lighting in compliance with The Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00. Emergency lighting shall be available when normal lighting systems fail and in locations necessary for orderly egress from the building in an emergency situation as required by electrical code.

3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.

3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.

3.14. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required by Colorado Retail Food Establishment Rules and Regulations 6 CCR 1010-2.

3.15. Safe laboratories, shops and other areas storing paints or chemicals that complying with CDPHE 6CCR 1010-6 "Rules Governing Schools."

3.16. A separate emergency care room or emergency care area shall be provided. This room shall have a dedicated bathroom, and shall be used in providing care for persons who are ill, infested with parasites, or suspected of having communicable diseases. Every emergency care room or area shall be provided with at least one cot for each 400 students, or part thereof, and be equipped with a locking cabinet for prescriptions and first aid supplies.

3.17. A facility that complies with the American Disabilities Act (ADA) providing accessibility to physically disabled persons.

4.13.1. Based on desired local programming, school sites should consider including sports fields, playfields, age appropriate equipment, gardens, trees, non-traditional play features, shade structures and a gateway to the community.

4.13.8. Band classroom with conducting podium, instrument storage room and acoustic practice room. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;

4.13.11. Career and technical education (CTA) classroom that supports desired educational programs.

4.13.12. Library/multimedia center (LMC) should be the heart of the school, providing a flexible space for students, staff, and parents to read, write and draw. The space should be designed with high ceilings, exposed structure and building materials. The space should have abundant natural light as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;

4.13.14. Cafeteria/multipurpose/stage room to support the school and community. Ceiling heights in cafeterias should be a minimum of fifteen feet above the finished floor and incorporate day light. The stage shall be provided with curtains, theatrical lighting, and sound systems. The multipurpose room shall be designed to accommodate the entire student body, school staff, and as required for community-wide productions;

4.13.16. Weight training area with free weights, mirror walls, exercise machines, rubber flooring, and protective wainscoting;

4.13.17. Men and women's locker rooms with independent bathrooms, showers and locking metal lockers;

4.13.18. Visiting team locker room with independent bathrooms, showers and locking metal lockers;

The proposed PK-12 will be designed for compliance with the High Performance Certification Program and to achieve LEED-Certification with a ultimate target of LEED-Gold. The design will focus on Optimizing Energy Performance, Water Efficiency

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

and Indoor Environmental Quality credits which provide the greatest long-term benefits for the school, while minimizing the up front cost impact to CDE and the district.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Platte Valley School District is committed to all aspects of education, including its facilities. Our facilities are a combined age of 188 years and have served thousands of students well. The buildings are clean but are falling apart, and we lack the resources to fund the repairs or to replace the aged equipment. A large portion of the budget traditionally goes to capital repair, maintenance or replacement.

### FY09 Maintenance Expenditures:

-Salaries	\$51,873
-Benefits	12,258
-Purch Service	19,398
-Supplies	45,871
-Capital	162,162
Total	\$292,092

### FY10 Maintenance Expenditures:

-Salaries	\$64,340
-Benefits	14,419
-Purch Service	15,364
-Supplies	22,612
-Capital	18,190
Total	\$134,925

### FY11 Maintenance Expenditures:

-Salaries	\$58,037
-Benefits	13,856
-Purch Service	16,866
-Supplies	23,547
-Capital	2,743
Total	\$ 115,049

### Capital Reserve Expenditures:

2006	\$55,153
2007	117,883
2008	22,890
2009	75,000
2010	27,794
2011	0

In the past, we have allocated a range of \$25,000 to \$93,000 per year to the Capital Reserve Fund. Our board feels it is appropriate to contribute to the Capital Reserve Projects & Maintenance Fund. The current balance in this new fund is \$50,140. We intend to continue contributing a minimum of \$20,000 to \$25,000 per year to this fund. Our intent is to contribute the thousands of dollars saved in utility and old-building maintenance costs to a capital renewal fund. A minimum of \$35,000 is budgeted annually in our General Fund as Operation & Maintenance Capital Outlay. These dollars are to cover the costs of typical equipment replacement, maintenance, and/or repairs. The accumulation of all three funding sources (CRPM Fund, O & M Capital Outlay, and allocations to the CRPM Fund) provides support to maintain and uphold the BEST-funded facilities and equipment. Once the building systems are installed and operational, an appropriate scheduled maintenance plan will be developed and followed in order to ensure proper operation and increased longevity of all systems. This fund will continue to build in order to replace our existing building in the distant future. PVSD's goal is to build an ample reserve for any major maintenance and upkeep expenditures for all the projects proposed within this application as per BEST regulations. We anticipate a capital renewal balance of over \$100,000 by Fiscal Year 2014-2015 once we begin to realize the savings of maintaining only one remodeled building rather than two older buildings. As stated above, a minimum of \$20,000

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

will be added on an annual basis.

We currently have no bond obligations and are completely debt free.

With a successful BEST grant application and bond election, the school district will build a new PK-6 wing onto the existing historic Buell building, which will undergo major renovation. Combining two campuses into one will eliminate a large portion of utility and maintenance expenses that come with having two buildings on two sites. Our single campus will allow the district to channel its resources away from the immediate health and safety needs that we lack the resources to fully fund. The annual utility savings due primarily to inefficient systems will allow our maintenance expenditures to decrease with new HVAC systems, new plumbing and updated electrical systems, etc. These savings will allow for the additional monies to be placed in the Capital Project & Maintenance fund.

We currently have 1 full-time custodian, 1 part-time custodian, and 1 part-time maintenance director. We feel confident that these people will be able to handle the maintenance and custodial needs in a new school. We will be able to better utilize the staff because all personnel will be working in one building. Staggering custodial and maintenance staff in one building has potential to increase savings by reducing overtime or the need to hire additional staff.

Our motivated custodians have worked for the district for several years and are eager to be trained on new systems and work with new equipment. They are dedicated alumni who look forward to many years of serving our district and facilities. The district will prioritize Capital Project & Maintenance funds to replace equipment and make necessary repairs. The current annual maintenance budget in addition to potential savings through efficiencies will meet the annual costs while providing a reserve for eventual repairs, replacements, and improvements. The board supports the necessity for the continual building of a maintenance reserve.

The Platte Valley School District is committed to the students, staff, community, and BEST guidelines. We pledge to maintain these capital construction projects in order to safely serve future generations in our facilities.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The original school was built in 1929 after which additions to original building were completed in 1964 and 1975. Each addition was built with building design, construction techniques and materials commonly used at the time.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$20,000

**CDE COMMENTS:**

**Health, Safety**       **Overcrowding**       **Technology**       **Other**

**Importance:** M    **Urgency:** M    **Planning:** Up To Date    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$9,322,385.07	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>
<b>Current Applicant Match:</b>	\$5,719,830.93	<input type="checkbox"/> <b>Charter School Three Month Notification</b>
<b>Total Project Cost:</b>	\$15,042,216.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>
<b>Affected Pupils:</b>	121.00	<b>Waiver Letter Included:</b> Statutory
<b>Affected Sq Ft:</b>	57,127	<b>CDE Minimum Match Percent:</b> 48
<b>Cost Per Sq Ft:</b>	\$239.37	<b>Actual Match Provided by Applicant:</b> 38.025188107
<b>Cost Per Pupil:</b>	\$113,014.40	<b>Historical Significance:</b> Yes-Deemed Signific



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Sq Ft Per Pupil:</b>	472.12	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	150	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	1.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	74.17%
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Median Household Income</b>	16989
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	4597581.032
<b>District FTE Count:</b>	116.00	<b>Existing Bond Mill Levy</b>	0
<b>Assessed Valuation</b>	22987905.16	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	198171.59621	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	689960.8	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	0	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	4597581.032	<b>Bond Capacity Remaining</b>	4597581.032
		<b>Percent Bonding Capacity Used</b>	0

## Statutory Waiver for BEST Grant District Match

A partial/full (circle one) district match waiver is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$ 7,220,263
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 5,719,831
- C. New proposed bonded indebtedness if the grant is awarded: \$ 5,719,831
- D. Current outstanding bonded indebtedness: \$ 0
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 5,719,831

School District:

Project: Platte Valley School District

Date: February 23, 2012

Signed by Superintendent:



Printed Name: Sharon Green

Signed by School Board Officer:



Printed Name: James P. Engelker

Title: President

# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LONE STAR 101 - Lone Star K-12 - PK-12 Roof, HVAC, Code Project - 1961

**School Name: Lone Star K-12**

Number of Buildings:	6
All or Portion built by WPA:	No
Gross Area (SF):	35,000
Replacement Value:	\$10,086,845
Condition Budget:	\$4,195,149
Total FCI:	41.59%
Energy Budget:	\$0
Suitability Budget:	\$2,532,300
Total RSLI:	23%
Total CFI:	66.7%
Condition Score: (60%)	2.71
Energy Score: (0%)	2.08
Suitability Score: (40%)	3.44
School Score:	3.00



**Q#: 110.4 - What is the condition of the roof covering? The roof is in fair condition. Score: 3**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: LONE STAR 101

Applicant Priority # 1

County: WASHINGTON

Cash Grant Rank: 1.5

Project Title: PK-12 Roof, HVAC, Code Project

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof              | <input type="checkbox"/> Window Replacement               |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> New School                       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                     | <input type="checkbox"/> Land Purchase                    |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework | <input checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                | Kitchen Upgrades  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The LoneStar School District facility supports grades pre-K thru 12 as well as houses the District staff offices.

The District has a long history of roofing problems due to inadequate design and detailing of the roofing systems not engineered for the extreme CO weather. The structure, built in 1962 was modified with additions in 1998 and 2000. The structure's 50-year-old roof is an R-Rib MPRS and the additions; a Butler MR-24 MPRS. Slopes are at absolute minimum and water management is less than adequate. After any measurable rainfall or snow melt, the school experiences 16 independent roof leaks scattered throughout.

The roofing system is a 1/4" per foot slope with metal purlins and steel framing structure. The entire roof is no longer under warranty and the most problematic roof sections are being submitted for this grant.

The panel configuration features low-grade steel panels with rolled standing seam ribs. The panel lengths are insufficient to extend the entire roof plane length and field panel splices are evident in each row. Typically these roofing designs are installed on slopes greater than 3-inch per foot; far steeper than the current system. We conclude that the structure was designed and installed incorrectly.

This roofing panel utilizes fastening directly through the panel and attachment does not allow for expansion and contraction; a regular condition with local temperature swings. With movement, fasteners loosen and back out repeatedly.

The roof's vented ridge is cracked and no longer adequately vents inside air. Exhaust fans were installed through the gym's lateral walls and into the cold-air attic area above the cafeteria (not directly to outside air). Venting warm, moist gym air into the cold attic space (on each gym sidewall) creates precipitation (droplets on the interior) into flanking sections of the school.

The splices and seams of the MPRS contain Butyl caulking strips that have failed. Significant roofing problems exist at the eaves, seams, rakes and valleys. Eaves were sealed with large cell foam, which has either dried or fallen out. This system was not a long term, adequate system design with the weather extremes of Eastern CO.

The District has made every effort to work with a limited operation and capital budget for its kitchen operations and staff. There are several major areas of concern related to ventilation, fire protection, sanitation and equipment support that we bring forward with this Grant.

The kitchen's main cooking equipment is not adequately protected with a proper service hood; the dishwashing/sanitization area, staff restrooms and proper flooring all require significant upgrade to meet essential health and safety code conditions. The staff restroom is without the proper hand washing sink and is not large enough to simply ADD that sink. Alterations to the areas service sink, cleaning area and restroom will be necessary. Both the kitchen ceiling (ACT) and flooring (VCT) does not adequately protect the environment. Water stained, degraded tiles and ceiling grid must be replaced as well as the flooring which is not adequate to support sanitary requirements required by health standards.

This work must be done when school is not in session since below grade and behind wall work will require several weeks'

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

construction.

As noted within the State Assessment Report of this facility, there are many areas of the site that have construction with excessive service life including the paving and lack of adequate storm water management. The grade plaza on the building west side is nearly level and does not have adequate slope or drains. It often freezes in the winter months which causes major safety concerns for the students and staff.

A new drain structure is proposed within this plaza area that will provide adequate storm drainage to the south into a separate seepage area; thus removing the hazard.

## Deficiencies Associated with this Project:

Deficiencies:

1. All roof planes being considered are compromised by age, water infiltration and poor design. They no longer adequately protect the building occupants and equipment as necessary.
2. Gym roof and Elementary area have original roof from 1962.
3. Steel used in the roof panels appears to be a low-yield strength commercial grade steel.
4. Twenty-four inch panels do not meet code for wind uplift, contributing to the on-going roof failure.
5. After any measurable precipitation, the school experiences 16 independent roof leaks scattered throughout the building. During typical storm events, the district has to move athletic and classroom activities to different parts of the building.
6. All splices and seams in the roofing system previously reinforced with Butyl Caulking Strips have failed.
7. Current panels don't allow for thermal movement, placing the roof at a higher risk for failure.
9. Venting warm air from the gym into the cold air space on each side of the gym creates precipitation (rain on the interior) in these sections of the school.
10. Current kitchen equipment and conditions are not adequate to protect staff and student with respect to fire safety and sanitary conditions.
11. Dishwashing transfer area has deteriorated and incorrectly connected equipment.
12. Staff restroom does not have necessary hand wash sink capability for cleanliness.
13. Both the ceiling and floor tile assemblies do not adequately protect this area with respect to sanitary conditions and health standards.

## Proposed Solution to Address the Deficiencies Listed Above:

Solution:

The new roofing system will include a new retrofit metal framing system over the existing roof system that includes full span metal panels, new perimeter and penetration flashings. The system will be mechanically attached into existing building structure with a hi-profile standing seam roof system designed and certified for this low slope, high temperature movement and intense wind and weather conditions local to this area. The new assembly will include performance attributes and testing approvals of ASCE 7-90, FM 4471, ASTM 1646, ASTM E 1592, ASTM E 2140, ASTM E 330 and TAS 100.

The gymnasium ventilation concerns will be upgraded with new equipment ventilating directly to the exterior and through the new roofing. All flashing will be completed and warranted for the longest, most cost-effective term possible.

The kitchen area will have limited upgrades to address the most concerns issues relative to sanitary conditions and fire protection. The proposed Type I hood will require several penetrations through the building roof assembly which will be addressed as part of (and along with) the roofing upgrade. Compliant with staff restrooms will be accomplished.

New drainage structures and storm water collection will be incorporated into the west plaza area to prevent storm water from standing and freezing over this area.

## How Urgent is this Project:

Urgency:

The roofing areas have degraded beyond a level of preventative maintenance and repair and the entire roof lacks adequate slope for proper drainage. Water frequently enters the building during storms and the school experiences as many as 16 independent roof leaks scattered throughout the building.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

During these events, the district has to move athletic and classroom activities to different parts of the building. The maintenance staff cannot keep up with repairs and attempting to do so is futile.

Ventilation inadequacy of the gymnasium, sanitary, health and safety conditions of the District kitchen area must be addressed to reduce the safety and health risk of the building occupants. The frequent freezing and icing of a major pedestrian area of the site must be addressed to protect the District from fall and injury.

The expected enhancement for the health and safety of both students and faculty will be immediate once these improvements are completed. If funds are awarded, the school district is prepared to undertake this project in 2013.

## **How Does this Project Conform with the Construction Guidelines:**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 3.1, 3.2, 3.2.1, 3.11, 3.12, 3.14, 6.1 and 6.3.

Sec. 1.2.1 The LoneStar structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 3.1 A significant portion of the LoneStar structure is not adequately protected by a sound, functioning roofing envelop. Areas of its metal roof decking have been subjected to significant and repetitive moisture intrusion. There is evidence of rust and potential design compromise in the structure that must be addressed.

Sec. 3.2 Many portions of LoneStar structure do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Many roofing areas lack proper drainage slope and drainage support. The roofing envelop is in poor condition throughout.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for the LoneStar structure that will protect the building's occupants and property within. Existing roofing assemblies will be upgraded, including additional slope and drainage structure (where necessary). The roofing will protect the building with the best (longest) warranty terms available for the funds requested that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.11 There are several significant areas of the building mechanical system that must be addressed to provide proper and code complaint ventilation. In particular these are within the gymnasium and kitchen areas.

Sec. 3.12 Replacement of the several roofing planes will warrant the renovation of several existing mechanical equipment positions. Upon completion all roof equipment will be adequately curb supported and flashed to protect the water resistive integrity of the curb flashing.

Sec. 3.14 The current conditions of the food service program require significant upgrades with respect to fire protection, operations, finish conditions and equipment upgrades. All are necessary to improve and maintain the high level of quality this food service program provides.

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of the LoneStar structure; a vital element of this rural community's infrastructure.

Sec. 6.3 These replacement improvements of the roofing and thermal assemblies will produce a more energy efficient building and achieve better energy code compliance. Such efforts will without a doubt, improve many of the present health and safety deficiencies present within the LoneStar structure.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The District has historically performed an impressive job of maintaining its existing facilities (and the specific systems) under

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

consideration here within this grant request. However, many of these systems have exceeded their useful service life that must be addressed globally within the building. The current level of maintenance necessary to preserve these aged systems is beyond normal and customary; warranting this request for replacement.

It is the intent of the District to provide adequate resources necessary to sustain these new improvements. Through cooperation with the product manufacturer and system warranties as well as those independent warranties from the misc. installers, the District staff will be an active part of the required general maintenance.

The District will commit to follow the preventative maintenance measures recommended by the systems manufacturer. At the conclusion of construction, a full Owner's Manual and training will be requested by the District for Record purposes. The systems manufacturer, installer, designer and District staff will be required walk and inspect the completed project annually for the first 2-years. In addition, we will expect as part of the long term warranties, bi-annual inspections from trained staff of the manufacturer as well as our District staff.

The District currently budgets funds for District Wide Operations and Maintenance as part of their General Funds. The District intends to maintain that similar level of financial commitment to ensure funds remain available when these system's "service life" terms expire. It is expected with this grant that our proposed solution will provide the longest lasting warranty available and we estimate the roof solution to offer at least a 40-year service life.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The Lone Star District facility was built around 1962 with several small expansion additions performed in the late 1990's. This building houses its K-12 students, staff and District offices. There are several buildings on campus to support the District. However, only the main building is under consideration with respect to this BEST Grant request.

The District personnel perform regular maintenance on these buildings and the level of maintenance and improvements necessary for these failed roof assemblies, mechanical systems and kitchen issues far exceeds staff resources and funds available.

The roof covering areas in question no longer provide adequate moisture protection to the building envelope, its occupants and equipment within. Mechanical equipment in both the gymnasium and kitchen areas is not in compliance with current mechanical codes and must be amended. There are paving areas of the school site that are simply too shallow with slope to adequately shed storm water that must be addressed. Several of these items were directly noted within The State Assessment Report and identified for replacement.

Nearly 100% of the grant request areas have exceeded their warranty period, service life and the work identified is meant to bring the building into a higher level of code compliance. These systems have degraded beyond a level of preventative maintenance and repair. Moisture regularly enters the building at many locations, disrupting education activities, damaging property and potentially compromising the building structure and increases potential for mold spore generation.

The improvements noted within the school kitchen will achieve a higher level of cleanliness and sanitation that will no doubt protect the students and staff. Mechanical improvements of the cooking equipment will improve the level of fire protection within the building. Alterations for the staff restrooms, dishwashing area and equipment will also improve the level of sanitation in this vital area of school nourishment.

Paving surfaces on the school's west side of the site often remain wet following any level of atmospheric moisture and is subject to freezing during the winter months, causing an unsafe passage area for students, staff and the general public.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

**CDE COMMENTS:**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

 Health, Safety

 Overcrowding

 Technology

 Other

Importance: M    Urgency: L    Planning: No Plan    Ability: Not Able    Previous BEST Grants: 0

**Red Flags:**
**Red Flag Explain:**

**Current Grant Request:** \$278,914.39  
**Current Applicant Match:** \$401,364.61  
**Total Project Cost:** \$680,279.00  
**Previous Grant Awards:** \$0.00  
**Previous Matches:** \$0.00  
**Affected Pupils:** 112.00  
**Affected Sq Ft:** 29,476  
**Cost Per Sq Ft:** \$20.98  
**Cost Per Pupil:** \$5,521.74  
**Sq Ft Per Pupil:** 263.18  
**Per Pupil Allocation to Cap Reserve:** 5540.18  
**Who Owns the Facility:** District  
**Does the Facility have existing Financing:** No  
**Explain Existing Financing:** N/A

Charter School Authorizer Letter  
 Charter School Three Month Notification  
 Charter School Chartered For Five Years  
 MasterPlanComplete  
 Did Applicant Meet the Minimum Required Match  
**Waiver Letter Included:** Meets  
**CDE Minimum Match Percent:** 59  
**Actual Match Provided by Applicant:** 59  
**Historical Significance:** Yes-Granted Exempt  
**Does this Qualify for HPCP:** Not Required  
**If Match is a Bond Election Date:**  
**Inflation %:** 4.00%  
**Who will the Facility Revert to:** N/A

**State Financial Watch:** No  
**# of Fiscal Health Warning Indicators:** 0  
**Fiscal Health Watch:** No  
**District FTE Count:** 101.00  
**Assessed Valuation** 5197705.7805  
**PPAV:** 51462.43347  
**Unreserved General Fund FY0910** 1202073.57  
**Bonded Debt:** 0  
**Total Bonding Capacity** 1039541.1561

**Free Reduced Lunch %:** 38.46%  
**Median Household Income** 21513  
**Bond Capacity Remaining** 1039541.1561  
**Existing Bond Mill Levy** 0  
**Bonded Debt Approved**  
**Year Bond Approved**  
**Bonded Debt Failed:**  
**Year Bond Failed:**  
**Bond Capacity Remaining** 1039541.1561  
**Percent Bonding Capacity Used** 0



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## OTIS R-3 - Otis ES - PK-12 School Replacement - 1984

**School Name: Otis ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	22,923
Replacement Value:	\$5,348,567
Condition Budget:	\$4,012,563
Total FCI:	75.02%
Energy Budget:	\$0
Suitability Budget:	\$731,700
Total RSLI:	34%
Total CFI:	88.7%
Condition Score: (60%)	2.96
Energy Score: (0%)	2.12
Suitability Score: (40%)	4.24
School Score:	3.47



## OTIS R-3 - Otis Jr/Sr HS - PK-12 School Replacement - 1922

**School Name: Otis Jr/Sr HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	69,036
Replacement Value:	\$19,767,855
Condition Budget:	\$14,212,555
Total FCI:	71.90%
Energy Budget:	\$0
Suitability Budget:	\$5,565,300
Total RSLI:	13%
Total CFI:	100%
Condition Score: (60%)	2.41
Energy Score: (0%)	2.12
Suitability Score: (40%)	3.66
School Score:	2.91



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: OTIS R-3  
County: WASHINGTON  
Project Title: PK-12 School Replacement

Applicant Priority # 1  
Cash Grant Rank: N/A

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The BEST Grant applications submitted in 2010 and 2011 were unsuccessful. Several factors influenced the CDE decision including the size in square feet per student and the overall cost. The District re-examined it's options for the significant building needs. With limited tax capacity and a need of \$24 million in deficiencies (97% of CDE estimated replacement value) the community looked to find solutions to address their facility needs.

With the assistance of the Wold Architects and Engineers / A & P Team, construction the District put together a supplement targeted towards criteria that would bring them into better alignment with the goals of the BEST program.

The previous plans were over ambitious in budget and square footage. The new team provided parameters that helped guide the new plan.

- Do not exceed 335 s.f. per student. (Small rural school average)
- Leverage flexible multi-use spaces.
- Re-use the District's recent addition only where financially logical.

The District started fresh with a blank slate. A committee of stakeholders was called. It was comprised of citizens, District staff and admin. Attendance was open to all parties. There was also great community participation during the process.

There were two (2) well attended community meetings held between December 1, 2011 and completion of the Master plan at the end of February 2012. They overwhelmingly supported the District's efforts to update facilities and ensure that Otis schools remain competitive into the future.

The citizens of the District are heavily invested in the schools. A tradition of providing meals at school events gives families the opportunity to gather. The public recognizes schools are an important part of the community. This support was exemplified in both the successful 1997 bond election and the DOLA Grant in 2004 for the early childhood addition.

The 2012 process included:

- Criteria to guide process
- Multiple options
- A Steering Committee representing the community
- Engagement of the community through public meetings.

Options for addressing the needs that were considered:

1. Continue to maintain facilities on an as needed basis. The grant is the only viable option, the building needs simply outweigh the financial capacity of the District.
2. Repair existing facilities. The facilities have served the District to this point and while without the advantages of a more modern flexible design, they could be serviceable. The need is estimated at \$24 mil. Remodeling costs more than building new while not providing a modern flexible facility that will support a vibrant learning environment.
3. New facility on new site. This option would minimize disruption of school during construction. The District does not own sufficient land and has a strong commitment to keep the school in town. The cost of purchasing land was thought to make the grant application less competitive.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

4. Preserve the best of the existing facility, and build new. The option demolishes the Jr/Sr High and Elementary school but re-uses the early childhood addition. The new facility would house pre K through 12th grade and be constructed at the north side of the site.

After careful consideration of the impacts of each option, and input from the community in a series of community meetings, the core group determined that the best option is to preserve the best of the existing (Preschool), and build new. This option has the community's support. The school board endorsed this master plan at their February 21st, 2012 meeting.

## **Deficiencies Associated with this Project:**

The Otis Jr/Sr High School consists of one building located at 301 Work Street, Otis, Colorado 80743. The original campus was constructed in 1922. The building overall is in poor condition and suitability with a CFI of 100%.

Key points about the Jr/Sr High School Facility: FCI = 71.90%

- The Building Envelope at the 1922 and 1940 building need significant repair. Portions of the envelope require replacement. There is no thermal insulation present.
- The Buildings are non sprinklered.
- Accessibility in the 1922 and 1940 buildings are very limited.
- Windows, doors, and door hardware are beyond their useful life and should be replaced.
- The floor, wall and ceiling finishes are beyond their useful life and should be replaced.
- Mechanical systems do not meet current design minimums; the systems are beyond their useful life and should be replaced.
- Electrical systems in some cases do not meet design minimums. The systems are beyond their useful life and should be replaced.

The Otis Elementary School campus consists of one building located at 518 Dungan Street, Otis, Colorado 80743. The original campus was constructed in 1984. The one story structure is in serviceable shape, but all of the system level components are nearing the end of their useful life. Multiple adequacy issues are also present like a very small gymnasium that is only used as a cafeteria. CFI = 88.7%

Key points about the Elementary School Facility: FCI = 75.02%

- The Building is non sprinklered.
- The roofing system is beyond its expected life.
- The floor, wall and ceiling finishes are beyond their useful life and should be replaced.
- Mechanical systems do not meet current design minimums; the systems are beyond their useful life and should be replaced.
- Electrical systems in some cases do not meet design minimums. The systems are beyond their useful life and should be replaced.
- The site has multiple deficiencies.

Based on the condition and suitability scores for the Jr/Sr. High School and Elementary School, replacement of the facility is considered to be more economical that repair and remodeling.

## **Proposed Solution to Address the Deficiencies Listed Above:**

With support of the community, the District and the Master Plan Core Group proposed solution is to replace both the Elementary and the Jr/Sr High School Buildings with one new consolidated facility. Careful consideration of all available options was included.

The existing facilities assessments were an important starting point for the discussion. The state assessment has indicated that the Jr/Sr High School has major needs to be addressed. The aging mechanical and electrical systems comprise a significant amount of the approximately \$14 million in replacement costs. In addition much of the facility has original finishes and fittings. The District has managed to extend the life of its current facility to this day, but understands that a major investment will be needed soon in order to correct facility age and maintenance problems for future generations.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The elementary building, while significantly newer, also is coming due for upgrades of many of its systems and finishes. Roofing, interior finishes, plumbing, HVAC, Fire Protection, Electrical, Equipment, Furnishings, and Site Improvements all have a SCI of over 97%. The replacement cost for the improvements was valued at 75% of replacement. The structure and exterior enclosure are still serviceable however the group concluded that the advantages and efficiencies gained by building replacement and consolidation were worth it. Features such as the elementary gymnasium create significant hurdles to effective re-use. The gymnasium is too small to act as a functional gym, yet too large to efficiently re-purpose into a new cafeteria space. The proposal includes demolition of the elementary school to allow more effective design of a state of the art PK-12 facility to serve the District.

The group considered options to demolish the 2009 early childhood addition and instead save the 18,000 square foot 1998 addition to the Jr/Sr High School. Because the two newest additions are at extreme opposite ends of the facilities, it would not be practical to save both. The Early Childhood addition was built with grants procured by the community. An agreement with the County requires the early childhood facility remain. The group concluded that the most viable option was to maintain the existing early childhood space and divest of the 1998 addition. Maintaining the 2009 addition is an important part of the solution. A modest budget to correct some system deficiencies is being proposed.

In considering the amendment to the master plan, the Wold and A&P planning team helped the community understand the needs and solutions with the use of various standards. The previous plans had included significant increases in facility size and amenities. The team was able to help the community understand that the BEST grants are a competitive process. Remaining reasonable in the request would improve the Districts chances of succeeding in the grant request. One important lens that was used was a benchmark of 335 square feet per student. This is a measure derived by Wold Architects and Engineers from a survey of rural Colorado school districts. This target would provide a affordable and equitable facility for the District.

With the decision to consolidate in one facility, the administration worked with the master plan team to develop space program that reflects the needs of the District, while also taking advantage of the efficiencies of a consolidated facility. This program was developed directly from the Colorado Department of Education construction guidelines. Flexibility and realistic square footage/budget targets were paramount. This program revealed that a significant reduction in square footage could be found in a re-designed new facility that could actually be slightly smaller than the existing facilities, and operate far more efficiently.

The proposed facility will result in a building that will house 209 students (10/1/10 enrollment).

Highlights of the new program include:

- New multi-function Gym with stage
- Cafeteria / Multi-purpose room
- Separation of Parent and Bus traffic
- PK-12 classrooms (incorporating existing PK)
- Core shared functions central within the building
- Consolidated media center, administration, spec. ed., computer, art, and music areas

In developing options, the planning team utilized its database of school construction costs developed through extensive experience in Colorado school construction. A & P Construction prepared detailed estimates of the projects providing solid information on budget planning for the master plan and grant efforts.

The final proposed solution for the PK-12 facility calls for divestment of the Jr/Sr High School building in its entirety. The elementary building will be demolished except for the 2009 early childhood addition. The proposed facility will build a new elementary wing adjacent to early childhood. This wing will house grades K through 6. The core of the facility will house many functions that can be shared between all grade levels. Things such as a consolidated media center, administration, special education area, and cafeteria will all function for K-12 and the community needs. The balance of the facility will consist of a Jr/Sr high school wing for grades 7 through 12 and a rebuilt VoAg area to support this successful Otis program.

Site development will include dedicated areas for bus loading and unloading, parent drop off, and parking. The existing play fields will be impacted minimally. By re-utilizing the existing site, minimal costs will be incurred for creating play fields and

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

athletic complexes. In order to provide the safest vehicle circulation, the proposal anticipates re-locating the elementary playground next to the pre-k playground.

The proposed solution has taken into account the needs of the District and best practices in design for rural Colorado schools in creating a master plan amendment. This request represents a thoughtful, economical and efficient proposal to help Otis School District, which has aging facilities and no means to provide adequate funding to solve their deficiencies without assistance.

## **How Urgent is this Project:**

Based on the findings throughout the assessment period of the master planning process, we can ascertain that the Otis Jr/Sr. High School facility is nearing the end of its useful life. The Elementary School has significant deferred maintenance needs that are coming due (FCI of 75%). Without a major investment in the very near future to correct the most pressing needs. The condition assessment values the building systems need at \$18,225,118, over seven (7) times the District's bonding capacity.

The District's Master Planning Core Group, a mixed group of School leaders, staff and community members, have discussed the pressing need to deal with their facility deficiencies. There is unanimous agreement that something has to be done soon to remedy the health, safety and security issues described in the previous deficiency section.

The Otis community at large understands that a major re-investment in the facilities will be required soon, and appreciates the opportunity offered through the BEST program to address the most pressing facility needs and build an excellent 21st Century facility that will support the District's excellent educational program. The community is supportive of the project and is excited about the possibility the BEST program represents.

## **How Does this Project Conform with the Construction Guidelines:**

The proposed school building will not only comply with the C.C.A. Construction Guidelines, but will also follow best practices for school design and construction in order to provide the Otis community with a 21st Century School.

3.1 The proposed project will provide the opportunity to review the integrity of the roof at the Early Childhood facility.

3.2 A new weather-tight roofing system will be installed throughout the school building.

3.3 The proposed building will be designed to current code and will comply with allowable areas, exiting requirements, etc. A fire suppression system will be installed as required to meet code.

3.4 A new potable water system will be installed complying with the Colorado Primary Drinking Water Regulations and all applicable codes.

3.5 A new Fire Alarm will be installed throughout the school per code.

3.7 A state of the art security system including cameras and keycard access is proposed as part of the proposed new school.

3.8 A new Event Alerting and Notification System that reaches all rooms in the new and consolidated school will be part of the safety and security features of the building.

3.9 The building layout will provide direct supervision of hallways and a secure vestibule that funnels visitors through the main office during school hours will be built. A dedicated entry to the early childhood area will be provided. All other exterior doors will remain locked during school hours in order to safe guard the school population. Classroom locks will be provided with small vision panels on doors.

3.10 A new and expanded electrical system will be provided and lighting levels will be appropriate for the task performed in each room.

3.11 New efficient mechanical systems will be provided for every space, even for the spaces proposed to be re-purposed. A

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

geothermal system is being considered for heating and cooling.

3.12 The system will be designed to provide the code-required outside air for schools, and windows will be provided in every classroom.

3.13 Every attempt will be made to provide durable cleanable finishes throughout the facility. Appropriate training will be provided for District staff as part of the building completion and turn over process.

3.14 Finishes and equipment in food preparation areas will comply with applicable health department codes.

3.15 Appropriate hazardous material storage will be provided.

3.16 A sick student area is being planned, with one cot and lockable medicine storage as recommended in the guidelines.

3.17 The school will be ADA accessible and handicapped friendly throughout.

3.18 Site safety will be improved. A dedicated bus loading and unloading area is anticipated. A dedicated parent/visitor drop off area is planned. Dedicated pedestrian paths are planned so that students will have safe routes from the building to play areas. The Early Childhood area will have dedicated parking for parent drop off and pick up separate from the K-12 functions. Site safety will be greatly improved by eliminating the need for Junior and Senior high school students to cross the site to get lunch service.

3.19 A new playground will be built for the elementary school to make way for the improved safety of the bus corral. The new playground will be built adjacent to the existing early childhood playground and easily accessible to the elementary wing of the new building without crossing vehicle circulation routes.

4.3 The dedicated space for Distance Learning will be included with acoustical treatment and state-of-the-art equipment to connect with the many available instructional opportunities that exist through BOCES, Colorado on-line and other sources.

4.4 Appropriate computer support facilities will be included in the facility.

4.8 Adequately sized standard classrooms are being considered. The minimum classroom size of 600 S.F. is being considered with some classrooms slightly larger to accommodate larger classes that may occur periodically ("bubble" years).

4.13.1 The new school will be incorporated into the existing site and capitalize on existing play field and playground equipment. The new school is proposed on the current Otis site in order to maintain its standing as a part of the fabric of the community.

4.13.2 Classrooms will meet the minimum square footage guidelines with a minimum ceiling height of 9'-0". They will be constructed with adequate windows and the required technology to provide a 21st Century instruction.

4.13.3 A new computer lab will be included. Infrastructure for planned technology will be incorporated into the design. In addition to accommodate the ever changing nature of technology, raceways will be provided wherever reasonable to allow addition and reconfiguration of technology in the future.

4.13.5 A distance learning lab is being proposed. Acoustic and technology requirements will be included in the design of the room.

4.13.6 A new science lab is being proposed within the secondary classroom area.

4.13.7 A new Home Ec (FACS) lab is being proposed.

4.13.8-9 The new building will provide a new music room as well as a multi-purpose cafeteria/community room/theater as

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

part of the proposed “cafetorium”. The new music area will be segregated from quiet classroom areas helping to eliminating classroom disruption.

4.13.9.1 Natural light will be provided for the Art classroom and it will including all necessary equipment, water, electrical and mechanical provisions.

4.13.10 The gym and music space will provide the opportunity for a performing arts support space.

4.13.11 The school has a robust and successful vocational agriculture program. The new program includes space to house this program including tool supply and outdoor work area.

4.13.12 A well-lit library/media center will be located at the core of the new facility for easy student and community access. Higher ceilings with clerestory windows are envisioned. The new combined facility will serve PK-12 and function more efficiently that the existing two spaces.

4.13.13 A professionally laid-out kitchen with necessary equipment will be included.

4.13.14 The new cafetorium space will be large enough for school-wide and community events, and new light and sound equipment will be included.

4.13. 15 A new main gymnasium is proposed with regulation dimensions. The cafetorium and new gymnasium will include curtains and equipment to provide maximum flexibility in these two large spaces.

4.13.16 The weight room is proposed to be located in the main building, and will be an adequate space for school and community use.

4.13.17 Locker Rooms will be on the main floor and will be fully ADA accessible.

4.13.19 The new administrative area will be properly sized. It will include an area for sick students and adequate meeting space. It will also serve as the security check point during school hours for visitors.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The Otis School staff and community are proud of their facilities. Maintenance and upkeep of its facility is something the School takes very seriously, which is evident in the fact that many of the Jr/Sr. High School buildings’ systems still function today, though they are aged beyond their expected life.

Regarding a capital renewal budget, the school understands that a healthy (industry standard) fund will consider approximately 2% of the asset value per year. In this case, 2% represents an amount in excess of \$300,000 per year.

Due to the strain on school budgets and the unpredictability of the future, Otis School District feels a responsible commitment would be approximately \$60,000 per year toward a capital renewal fund for maintenance of the new facility.

## **If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:**

The age and condition of Otis’ educational facilities are the primary reason that the School Board and Community decided in 2011 to pursue a Facilities Master Plan amendment and consideration of a 2012 BEST grant application. Both facilities have significant deficiencies that require investment greater than Otis is able to provide with local tax resources.

The District has limited tax capacity to ask its voters to address the deferred maintenance of their facilities. Both of the facilities have significant need for renovation. The State’s assessments have valued the need for repairs and remodeling at \$24,520,118. With the tax capacity of the District limited to approximately \$2.8 million, it is clear that the community will never be able to address the facility needs without outside assistance.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Facility: Elementary School, FCI 75.02%, Cost of Corrections: \$4,012,563 - CFI 88.70%, Cost of Corrections: \$731,700 = Elementary Total: \$4,744,263

Facility: Jr/Sr High School, FCI 71.90%, Cost of Corrections: \$14,212,555 - CFI 100.00%, Cost of Corrections: \$5,563,300 = Jr/Sr High Total: \$19,775,855

District Estimated Total: \$24,520,118

The District's two educational building sit on one site and share some resources, but greater efficiencies can be found. Reinvestment in the existing buildings would cost 97% of their CDE estimated replacement value, and leave the district with two outdated facilities built over 6 separate projects with portions as old as 1922.

As part of the discussions that developed the new master plan, the community came to consensus on the fact that a new facility could be built for less money than the needed repairs, operate more efficiently, and provide more opportunity for the District and its students into the future.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

\$60,000

**CDE COMMENTS:**

<input checked="" type="checkbox"/> <b>Health, Safety</b>	<input type="checkbox"/> <b>Overcrowding</b>	<input checked="" type="checkbox"/> <b>Technology</b>	<input checked="" type="checkbox"/> <b>Other</b>
<b>Importance:</b> L <b>Urgency:</b> L <b>Planning:</b> Up To Date <b>Ability:</b> Not Able <b>Previous BEST Grants:</b> 1 - \$30,000			
<b>Red Flags:</b> None	<b>Red Flag Explain:</b>		
<b>Current Grant Request:</b>	\$17,779,491.00	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>	
<b>Current Applicant Match:</b>	\$2,806,495.00	<input type="checkbox"/> <b>Charter School Three Month Notification</b>	
<b>Total Project Cost:</b>	\$20,585,986.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>	
<b>Previous Grant Awards:</b>	\$0.00	<input checked="" type="checkbox"/> <b>MasterPlanComplete</b>	
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>	
<b>Affected Pupils:</b>	191.00	<b>Waiver Letter Included:</b>	Statutory
<b>Affected Sq Ft:</b>	67,767	<b>CDE Minimum Match Percent:</b>	49
<b>Cost Per Sq Ft:</b>	\$289.31	<b>Actual Match Provided by Applicant:</b>	13.63303657
<b>Cost Per Pupil:</b>	\$93,807.18	<b>Historical Significance:</b>	Yes-Granted Exempt
<b>Sq Ft Per Pupil:</b>	324.24	<b>Does this Qualify for HPCP:</b>	Required
<b>Per Pupil Allocation to Cap Reserve:</b>	287	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	4.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	40.51%
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Median Household Income</b>	20463
<b>Fiscal Health Watch:</b>	Yes	<b>Bond Capacity Remaining</b>	2238001.3088
<b>District FTE Count:</b>	179.00	<b>Existing Bond Mill Levy</b>	7



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	13790006.544	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	77039.142704	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	277628.29	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	520000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	2758001.3088	<b>Bond Capacity Remaining</b>	2238001.3088
		<b>Percent Bonding Capacity Used</b>	0.18854233257


## Statutory Waiver for BEST Grant District Match

A partial full (circle one) district match waiver is requested due to:

22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$ 9,606,793
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 2,926,495
- C. New proposed bonded indebtedness if the grant is awarded: \$ 2,806,495
- D. Current outstanding bonded indebtedness: \$ 120,000
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 2,926,495

School District: Otis School District R-3  
Project: New Consolidated PK-12 School  
Date: March 2, 2012

Signed by Superintendent: 

Printed Name: Mike Warren

Signed by School Board Officer:

Printed Name: Alisha Smith  
Title: Board Member



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## FT. LUPTON RE-8 - Ft Lupton MS - MS Renovations - 1932

**School Name: Ft Lupton MS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	132,541
Replacement Value:	\$36,155,264
Condition Budget:	\$22,261,253
Total FCI:	61.57%
Energy Budget:	\$46,389
Suitability Budget:	\$3,606,400
Total RSLI:	8%
Total CFI:	71.7%
Condition Score: (60%)	3.06
Energy Score: (0%)	1.92
Suitability Score: (40%)	4.03
School Score:	3.45



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: FT. LUPTON RE-8  
 County: WELD  
 Project Title: MS Renovations

Applicant Priority # 1  
 Cash Grant Rank: N/A

- |  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window Replacement                      |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement  | <input type="checkbox"/> New School   |
| <input checked="" type="checkbox"/> Boiler Replacement | <input checked="" type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security | <input type="checkbox"/> Land Purchase                                      |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework   | <input checked="" type="checkbox"/> Other Please Explain:<br>Fire Sprinkler |
| <input checked="" type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems       |   |

## General Background Information and Reasons for Pursuing a BEST Grant:

“Our Gym is old and falling apart a tile fell off the ceiling in Volleyball. THAT’S SCARY!” That quote from a student currently enrolled in the eighth grade defines the primary reason we first applied for a BEST Grant and again this grant cycle. Removing and replacing this ceiling initiates a series of chain reactions throughout this building originally constructed in 1932 with additions and remodel projects in 1948, 1962, 1972, 1976, 1980, 1989, 1994 and 2003. Above this 1948 gym ceiling is asbestos insulated heating pipe supplying hot water to four “fans that constantly run serving no purpose other than making noise, which makes it extremely difficult to have classroom discussions and address the students. The gymnasium has been extremely cold during the winter months. I would say almost unbearable for the students.” per a Middle School PE Instructor. Those four “fans” are actually 1948 unfiltered air handlers that supply a combination of outside and return air through heating coils. Despite cleaning efforts, these heating coils are partially plugged from years of unfiltered air being pushed through them.

Much of the HVAC system’s components including boilers are not adequate and have outlived their life expectancy. That combined with the management of the system with a mix of older and newer controls leads to varying levels of heating / cooling and fresh air exchange. In certain areas of the building, these levels can be extreme as described in this statement from a 7th. Grade teacher “My classroom is very drafty near the windows, so it gets very cold, especially, on windy winter days. On hot or even warm days my room feels like an oven.” “The kids can’t focus and do a lot of complaining about the heat.” Additional energy consumption can be attributed to the windows allowing the heat out in the winter and in during the summer.

Multiple safety and security issues of equal or even greater importance to the failing gym ceiling are:

- The main entrance has no occupied reception area to greet and screen visitors to the facility. Rather it is an open vestibule that gives immediate access to all three floors without checking in with the main office.
- This is the main designated ADA entrance because of the existence of an elevator that accesses all three floors. Since this area has no receptionist the elevator doors are kept locked, therefore, a visitor that requires the use of the elevator must either call ahead, use the intercom or as last result shout up the stairway for someone to come and unlock the elevator door.
- Installed in 1980 the elevator doors hold open time cannot be adjusted to meet today's ADA Code.
- Due to its small size the elevator does not easily accommodate a patient on a stretcher.
- The 35 plus year old key system and aging door hardware greatly compromise security as pointed out by this 7th grader “It is easy to get in doors after school, because the doors don’t latch all the time.” More simply put by an eighth grader “You can get in the old wood doors if you pull hard.”
- Many of this school's entrances are in out of the way places with no surveillance.
- Like other building systems, the fire alarm system needs to be upgraded. A non-addressable Simplex system communicates through a Honeywell panel along with the burglar alarm and is recognizable only as one zone by the monitoring company. Therefore, the response time is slower because the specific area of the alarm within the building is not originally known.
- Roof drainage is discharged onto asphalt and concrete areas around the building. Heavy rainfall can cause enough flow to flood lower entrances, window wells and even seep through lower level walls. In the winter roof drainage flows across pedestrian access areas freezes creating extremely hazardous conditions, especially on areas with a northern exposure.

## Deficiencies Associated with this Project:

Fire Alarm Deficiency

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The following excerpts from a letter written on February 15, 2012 to the District Superintendent (Mark Payler) from Greg McGinn the Fire Prevention Captain for the Fort Lupton Fire Protection District illustrates the issues involved with the non-addressable fire alarm system at the Middle School;

"Mr. Payler,

I am writing to you today to address the need for an upgrade to the fire alarm system at the Fort Lupton Middle School. As you are aware, this system is an older system that incorporates a conventional zones system which only gives a "general" location on the fire alarm main panel readout and to the signal monitoring company instead of an exact location and type."

It is important to understand that the Simplex fire system communicates to the monitoring company through a Honeywell burglar alarm system on the same phone lines that burglar alarms go out on. The burglar alarm system recognizes the fire system only as one zone. Therefore, the initial call to the fire department only tells them there is a fire alarm at the Middle School.

If there is trouble anywhere in the Simplex system that cannot be immediately corrected we have to go on fire watch because the monitoring company only sees the fire system as one zone. If the system was addressable they could ignore the particular device that is in trouble and continue to monitor the rest of the system.

As Captain McGinn's letter continues he addresses the information they see once they reach the school; "In the past we have received fire alarm signals from the middle school and the only information we have is a general area like "the cafeteria" or "auditorium". With this limited information it takes time for our fire crews to assess the immediate needs and to determine what type of device, i.e. smoke detector, or pull station, that has been activated and where it is located. On October 28, 2011 we experienced an on scene time of 31 minutes to determine the situation, locate the activated device and to reset the fire alarm panel. This situation had occurred due to the fact of a lack of information and to the sheer number of devices to assess."

On more than one occasion the fire doors unexplainably will not reset even though the system has. Another issue in resetting the panel is it will occasionally blow an interior fuse when the alarms sound causing a trouble situation. Of course, these issues present themselves when a technician is not present and they won't occur when we try to recreate the situation.

Captain McGinn continues to the conclusion of his letter "I respectfully recommend that this system be upgraded as soon as financially possible to an addressable system that will give us an exact description and location of the activated device. This will ensure a swift and efficient response from our department members to safely mitigate any necessary response and to not disrupt your school day any more than necessary."

## Main Entrance Deficiency

The main entrance to this three story building is of concern to the District and local law enforcement as revealed by the following quote from Fort Lupton Police Chief Ken Poncelow "The entrance to the middle school is a real concern for the security of the building and the safety of the students and staff. The configuration of the building with the office setting away from the entrance on the second floor makes it impossible for the staff to monitor ingress and egress. Individuals are also able to enter the building and proceed to the lower level without passing the office. This creates a high risk situation and threatens the health and welfare of students, staff, visitors."

The outside entrance has a surveillance camera that can be viewed from the front desk and electronic locks that can be quickly set from that location. The entrance is high traffic and remains unlocked during the day. The individual that works at the front desk has many other duties to perform besides watch the camera and operate the door leaving a vast opportunity for an unwanted guest to gain entrance quickly and unnoticed.

The outside entrance doors were replaced to be ADA compliant due to an OCR complaint. However, once passed the outside entrance the a physically impaired visitor is confronted with locked elevator doors and stairs. If the individual is familiar with the school they will call ahead or use the intercom located on the outside of the building to call the front desk for someone to meet them to unlock the elevator doors. If those tactics fail they are left with yelling up the stairs for someone to come

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

down. The vestibule elevator doors are locked because the elevator can bypass the office and go to any floor.

The elevator does not comply with the current ADA standards of how long the door remains open if it makes contact with an individual or object while they are attempting to enter. The size of the elevator makes it nearly impossible to get someone on a stretcher on board.

### Other Building Entrances and Lock Deficiencies

Despite efforts to maintain and repair the other outside doors, their hardware and locking mechanisms continue to deteriorate. Many doors are 50 years old or older and have been racked by wind, use or abuse, with hinge pocket screws that have been stripped out, supported by door frames that are succumbing to rust in their lower portions and old hardware that has been used many times. Because of their conditions some doors require a conscious effort each time they are opened to be pulled tightly closed. A few doors can be pulled open with enough force unless secured by devices not accepted by the fire authorities. On some double doors fire authority approved aftermarket devices aren't able to counteract the flex of weakened mullions therefore still allowing the door to be forced open.

Outside of the one camera located at the main entrance there are no security cameras to monitor the many additional building entrances some of which are located in secluded areas around this large multi addition building. This compounds the passage door issue in three ways. First, we have no evidence of who gained unauthorized entrance into the building. Second, the absence of a visible camera encourages after hours tampering of doors because the intruder thinks they can go on with their entry attempts unnoticed. Third, we do not have the ability to monitor these entrances during the day or have a record of any unwanted activity that may be occurring around those entrances that may be harmful to students or staff.

The vigilance of the long time Office Manager in this school has helped to maintain the integrity of the old Corbin key system. Even with that the keys can be duplicated, a few have been lost and even with the efforts of a locksmith locks continually become inoperable, hard to operate or get the key back out. This building has two different keyways depending on the age of the area which leads to two different building masters. One seventh grade teacher views the key situation as a safety issue. She states there is a "Need for Key Card Locks so that teachers can access any outside door during school hours-a safety issue."

### Roof Drainage Deficiency

The drainage from the roofs on the back of the building is from downspouts that discharge directly onto concrete or asphalt areas that are used as access or playground areas. There is a subterranean main storm sewer that runs as close as 50 feet away from the building. Probably because of lack of funding the intent was to allow runoff to flow across the concrete or asphalt to the grass areas over the storm drain and eventually into the surface drains to the storm sewer.

The first problem is not all areas flow correctly and heavy rain fall can cause enough flow to enter lower level doors, windows and even seep through walls. The second problem comes in the winter. During the day as snow melts from the roof the runoff then freezes on the hard surfaces at night. This causes icy conditions around the building for periods of time.

The building is three stories tall and casts long shadows on the north sides of the east / west additions. The areas north of these east / west additions begin to build ice flows if conditions are right. As the ice flow builds it becomes next to impossible to remove any new snow that may fall from this area. This condition compounds the problems caused by the next melt cycle and can make these areas very treacherous to walk on.

### Gym Ceiling Deficiency and the additional Deficiencies related to its removal and replacement

Based on conversations with Best representatives it is our understanding that benefactors must complete a project that will be the proper long term solution. It is also our understanding to attain that goal all areas and systems that are touched due to correcting the original Safety and Security Deficiency are to be repaired or replaced to current construction standards, energy efficiency expectations, codes and with the intent to have a finished product that will perform well into the future with proper maintenance and no additional grant funded construction. It is with this spirit the Weld County School District RE-8 has approached this particular deficiency.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The Middle School Gym ceiling is finished with large ceiling tile that is attached to 1" strips of wood spaced to the size of the tile that are in turn attached to the wooden stringers above. The true integrity of the ceiling relies on the interlocking characteristics of the tile. The interlocking tabs are failing which has greatly compromised the integrity of the ceiling. Maintenance has reattached tile that has lost its tabs by stapling the tile back to the 1" wood strips. This is a temporary fix at best as the tile's construction does not have much substance causing it to sag and allowing the staples to pull through. Some tiles have fallen. Fortunately, no one has been hit by one as it falls over 25 feet.

Above the ceiling tile is the last bastion of Asbestos heating pipe insulation. It can't be removed without removing the ceiling tile and the ceiling tile can't be removed without removing the Asbestos.

The hot water piping supplies four 1948 air handles that supply exterior and return unfiltered air through heating coils that are partially plugged even after cleaning efforts. In the winter the gym barely gets over 60 degrees and not even that on zero or below zero days.

The heating water to the gym is supplied by an old gravity cast iron boiler with the moniker of the "south boiler". Records of its installation have not been found or known by current employees but it is estimated to be 60 years old. It is still operating but well beyond its life expectancy. There is no redundancy and should this boiler fail about half of the building's heating system would be in jeopardy.

The gym is the furthest south the "south boiler" supplies. The additions to the east and south of the gym are serviced by a combination of gas fired units with and without DX air conditioning ranging in age from 13 years to 50 years. Since these two additions were added well after the gym and the boiler did not have the capacity to supply this area they made the decision to use gas fired units in lieu of improving the hydronic system.

Three of the roof top units in this area are currently condemned and out of operation. In the Boy's locker room the District is using temporary in space heating which keeps the room in the upper 50's most of the time. The unit over the kitchen including the evaporative cooling portion is condemned. The doors between the kitchen and the cafeteria are kept open with those two units running 24/7 to provide some heat to the kitchen area when it is not in use. The area is usually below 60 degrees in the morning when the Food Service Staff arrives but starts to heat up as they start the cooking appliances. The third area is a room off of the cafeteria that is currently used as an exercise area and the cool temperatures are not a large issue. The 13 year old unit is a replacement for the first unit to fail and not be able to repair because parts were no longer available. The three units that are down at this time failed between two to four years ago.

Three years ago it was decided that the gym ceiling had to be a top priority. When it was realized what the issues associated with the replacement of the gym ceiling (the Asbestos and outdated air handlers) in conjunction with a boiler that had substantially performed past its expected life span plus the inefficiencies of the gas fired rooftops along with 3 units down and the rest close to the end of their life expectancy it became apparent that a solution that encompassed all these issues needed to be implemented. That is why instead of replacing the three down units with like and kind efforts are being directed towards a long term solution that would mitigate all the issues.

This logic is reinforced when the rest of the area serviced by the south boiler is considered. The remaining area serviced by the "south boiler" is the original three story 1932 structure. While the structure itself is solid the mechanical infrastructure is antiquated, inefficient by today's standards and inconsistent in performance. The heat from the hot water system is supplied through wall and ceiling ventilator units that are regulated by pneumatic controls. The system has never ran glycol and is too old to start now. Even with continued maintenance on the controls and linkages in the wall and ceiling units there is always a damper somewhere that is not closing properly. If that unit has a heat valve that fails to open in combination with very cold weather we can and have on several occasions end up with a broken coil resulting in a flood of heating water. The system was not installed with adequate isolation valves ( we do install them when we replace coils) so many times we have to drain the system down. If it is on the second or third floor we don't have to drain the entire system but it is likely the flood has migrated to the floor or floors below it. This disrupts classes, causes damages and in many cases leads to a chronic concern about mold by the building's inhabitants.

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Where there is classroom cooling in this section of the building (not all have cooling) it is supplied by window mounted air conditioners. They are energy hogs, noisy and at best keep room temperatures somewhat acceptable during the fall and spring months. The second and third floor double hung windows have been disabled to the point they either can't be opened or only partially opened with a lot of effort. This was done to eliminate the potential of students falling to the ground because they had been witnessed pushing the screens out and sitting on the window ledges or hanging over the window sills. The lack of fresh air exchange in some of these areas can lead to increased CO2 levels.

The auditorium has a gas fired roof top unit with DX cooling that was added 30 years ago when an addition was built behind the stage. Its primary purpose is to help the existing hydronic heating system, to heat the addition and cool the entire auditorium when necessary. The unit performs well but there have been control issues and the unit operates independently from other systems.

The addition to the north of the 1932 section was built in 1962 with a narrow addition constructed in 1989 to the street side that supplied additional classroom space and extended the library. The real motivation for this addition was to make the front section of that addition resemble the rest of the older building because many constituents viewed the 1962 addition to be unattractive and distractive from the original building's design.

Both additions are serviced by a water tube boiler that was installed during the original 1962 construction. The District had that boiler opened and cleaned this past summer because it was not running properly the winter 2010/2011. Once opened and the cleaning of the tubes began it was realized that substantial pitting of the tubes had occurred. It was decided to be cautious and not too aggressive in the cleaning for fear of damaging some tubes thereby forcing tube replacement. The decision was arrived at because of the age of the boiler, the belief that there are now more efficient boiler systems available, and the potential to incorporate the whole buildings mechanical system into a more efficient operation with redundancy.

Until 2003 this section was heated the same as the original building with wall and ceiling units. A few interior rooms were cooled by split system DX units, exterior rooms that did have cooling were by window air conditioning. One of the primary results of the passage of the 2001 Bond issue was the current board of that time directed the District that one of the two top priorities was to cool as much classroom space as possible. The original estimates that the Bond was built from did not consider this level of cooling. Fortunately, the commercial and education construction market was in a down swing in 2003 and the District was able to provide cooling to many more areas than was in the original plan. Because the elementary schools took first priority coupled with the higher expense of installing cooling in the middle school only a limited area of the north section received new RTU's with cooling. This resulted in most of the top floor minus two classrooms, two classrooms on the second floor and three on the first floor of the 1962 addition to receive heating and cooling from the units. These areas and units are controlled by DDC. All other areas are still heated and cooled as originally designed and installed. These areas are still controlled with pneumatics.

### Fire Sprinkler Deficiency

The 1962 and 1989 sections recently had the fire sprinkler system replaced with the help of CDE funding because the pipe was failing. The fire sprinkler system throughout the rest of the building will have to be upgraded to code because the heating and cooling system upgrade that we are proposing will touch all parts of the school. Additionally, from a life safety perspective and to protect the community's investment it is the right thing to do!

### Deficiencies caused by Renovation

The renovation will require electrical upgrades to remove power from where it is not needed and install it where it is needed. The extensive duct and piping work involved with the HVAC upgrade will require significant ceiling and lighting removal and replacement. While the ceiling probably wouldn't be qualified as a safety hazard in many areas where the original 12" by 12" tiles exist the old glue that holds the tiles in place is regularly failing causing the tile to drop to the floor. Some wall areas will be removed and replaced creating areas that will need to be painted.

To capitalize on the more energy efficient heating system 300+ windows will be replaced with properly installed and sealed with Low E, insulated windows.



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Listed Above:

### Fire Alarm Solution

Remove all existing devices and current Simplex system. Install new addressable devices as per plans developed by engineer selected by a construction team consisting of District Representatives, Owner's Representative, Architect Representative and General Contractor Representative. Plans will be such that the proposed system can be open to competitive bid by qualified vendors. All plans are subject to approval by the construction team and the proper agencies. Affected areas of the building will not be inhabited until approved by final inspection. New system will be monitored by an integrated digital system which will also monitor mep, fire sprinklers and security.

This project will be performed within the project of the Gym Ceiling and related Deficiencies Solution project.

### Main Entrance Solution

The contracted Architectural firm will be responsible for the design of an entrance addition that will be the work space for at least one building employee. This area will be occupied at all times during the school day by at least one school employee. All visitors will be required to sign in before entering the main building and sign out before leaving. The recently installed ADA doors for the current entrance, including the electronic lock system will be used as the main entrance to the new entry addition. The work station or stations will be such that they can be quickly secured in case of intrusion and for after hours closure to prevent unauthorized individuals from entering the work station area. ADA doors that can be electronically secured will be installed between this addition and the entrance to the main building. Surveillance cameras into and in this area will be installed to record all activities and allow law enforcement to view from a remote location. All exterior and interior communication systems and devices will be available to this area.

The current 1980's elevator, its related equipment and shaft will be demolished and replaced with a larger modern elevator that meets ADA guidelines and provide easy egress for an individual that may need to be evacuated from the top floor on a stretcher.

Past construction projects at this building have proven that it is paramount that any addition must match or improve the historic features and design of this building. For this reason strict attention will be paid to the architectural design of this addition.

The architectural design will be approved by a construction committee that will include a building representative, District representatives, owners representative and community member / members. Upon their approval all the required functions will be performed to gain a building permit and the area will not be inhabited until inspection approves it for occupancy.

This project will be performed within the Gym Ceiling and related Deficiencies Solution project.

### Other Building Entrances and Lock Solutions

Demolish all exterior doors, frames and hardware. Replace with commercial grade steel doors and frames with commercial grade hardware. Includes replacing both outer and inner ADA doors, operators and hardware to cafeteria and gym corridor. Special attention to be paid to the original main entrance doors and surrounding glazing to ensure the entrance maintains its original architecture while providing a secure entrance. Currently, this is one of the entrances that is easy to gain unauthorized access to the building.

All doors will be equipped with a form of electronic access hardware. Emphasis will be placed on hardware that is reliable, vandal resistant and easily programmed. The access system will communicate to the integrated mep, fire alarm, fire sprinkler and security monitoring system when it is in use as well as notify if the door is open or closed. The system will maintain history of door usage by whom and time.

Access and secluded areas will be monitored and recorded by digital surveillance cameras located in strategic positions. These

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

cameras will, also be integrated into the digital monitoring system.

This project will be performed within the project of the Gym Ceiling and related Deficiencies Solutions

## Roof Drainage Solution

A network of subterranean drainage will be installed to connect the existing downspouts and carry runoff below grade to the existing storm sewer that currently carries waste water from the property to the cities storm sewer system. All storm sewer piping will be properly bedded, backfill compacted, disturbed concrete and asphalt will be properly replaced. Contractor must present guarantee against settling for two years.

## Gym Ceiling and related Deficiencies Solutions

The ceiling tile have been tested and does not contain asbestos but the area will be isolated from the rest of the building from the beginning because of the asbestos insulation above the ceiling. All items within the area that are not removed will be covered and protected. Removal will be performed by certified Asbestos removal contractors, all required sampling will be done throughout this project, demolished materials will be properly disposed, manifests will be supplied and the procedure will become record in the District's Asbestos Management plan.

Existing Gym air handlers and all associated piping will be removed. All rooftop units and associated gas supply pipe will be removed from the south and east additions next to the gym.

The additional area serviced by the "south boiler" will be isolated from the area serviced by the north boiler. All furnishings will be moved to designated locations or removed from the building. Corridor flooring including asbestos containing materials will be removed and disposed of in the correct way. The "south boiler" system will be dismantled including associated piping, wall unit ventilators, ceiling ventilators. The domestic hot water system will be dismantled. The Auditorium RTU will be removed. All exposed roof penetrations will promptly be repaired. Ceilings and lighting will be removed to accommodate the new mechanical and related systems.

A new efficient boiler system with redundancy will be installed in conjunction with a Chiller. A four pipe system will be installed to carry hot and cold water for heating and cooling. New air handlers and duct work will be installed. Required electrical upgrades will be performed. This system will be controlled through the integrated digital monitoring system.

New fire sprinkler system will be installed as directed by code and approved by the responsible fire authority. A new domestic hot water side arm system will be installed. Ceilings will be installed, energy efficient lighting with energy conscious controls will be installed, existing windows will be replaced with energy conserving windows (the new windows will maintain the current architectural appearance), walls repaired and painted, new corridor flooring installed and furnishings returned to their proper places.

Once the "south boiler" section of the building is complete the process will be repeated in the 'north boiler" section. With one major exception being the intent to integrate the ductwork and air handlers installed in 2003 into the four pipe system.

All engineering firms involved with this project will be selected by a construction team consisting of District Representatives, Owner's Representative, Architect Representative and General Contractor Representative. Plans will be such that the proposed system can be open to competitive bid by qualified vendors. All plans are subject to approval of the construction team and the proper agencies. Affected areas of the building will not be inhabited until approved by final inspection.

## How Urgent is this Project:

### Urgency of Fire Alarm Deficiency

The alarm system still works, parts are still available and it will likely work for the foreseeable future. The issue is response time in locating the area that caused an alarm because the system is not addressable allowing a fire to gain a larger foothold before being controlled.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Worse yet, the possibility of the monitoring company ignoring the zone sending a trouble signal until it is repaired which in this case is the whole alarm system for a 130,000 + sq. ft. three story building and fire breaks out in an area of the building where it goes unnoticed for a period of time. At that time it would be considered urgent and there is always that possibility.

## Urgency of Main Entrance Deficiency / Other Building Entrances and Lock Deficiencies

The main entrance has been in this location and configuration for 46 years; no real crisis has come from it so far. Outside of kids getting in the building after hours or on weekends through other building doors that are easy "to pop open" or since the early 1970's when someone tried to blow up (but only blew a hole in the concrete floor) the school by setting off dynamite in the south boiler room not much else has happened.

Just like not much happened at Columbine or Bailey until it did and those incidents went way past urgent to extreme emergency. Who would have thought in Fort Lupton a fellow would show up at the church across the street from the Ad Building and close to three of our schools when they were letting out for the day with a shotgun. It turned out he was there to kill himself. He didn't get the job done.

We can't protect against or prevent every possible threat but we have an obligation to correct situations that could easily allow a tragedy to occur. The main entrance into this school is one of those situations. The other entrances around the rest of the school, also, could easily be used for access by unwanted and dangerous intruders.

## Urgency of Roof Drainage Deficiency

This is a recurring issue. People have fallen numerous times over the years one teacher fell and broke her arm and fractured her ankle a few years ago.

## Urgency of Gym Ceiling Deficiency and the additional Deficiencies

For all practical purposes the ceiling has failed. There will be more tiles that will fail and the tiles that have been reattached are the most likely to fall next.

The heating system is to the point it can't maintain a comfortable temperature in the gym.

Three units in the surrounding additions have failed and cannot be repaired.

Honeywell technicians notified the District three years ago when they were replacing some sensors and gauges on the "south boiler" that they noticed in the areas they could see or shine a light in that there appeared to be a mixture of corroded metal and sludge. At that time they recommended that District consider replacing it just as FEA recommended in their development of our Facility Maintenance Master Plan. The same recommendation holds true for the "north boiler" and District personnel had the opportunity to inspect the inside of that boiler this summer confirming it is in need of repair or replacement in the near future.

Fresh air exchange below ASHRAE standards in some areas of the building leading to increased levels of CO2 coupled with heating and cooling deficiencies can lead to the teacher's ability to teach and the students ability to learn to be grossly decreased.

## Urgency of Fire Sprinkler Deficiency

Not urgent by itself but the system in the "south boiler" section is minimal and we believe code will require us to update if we do this renovation.

## How Does this Project Conform with the Construction Guidelines:

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Weld County School District RE-8 is committed to the projects presented in this grant cycle application attaining the following construction guidelines at the highest level that is financially prudent for each project being performed within the Fort Lupton Middle School.

3.3. A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis. The Facility Code Analysis shall address, at a minimum, building use and occupancy classification, building type of construction, building area separation zones, number of allowed floors, number of required exits, occupant load, required areas of refuge and required fire resistive construction.

3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements. Exceptions include unoccupied very small single story buildings, sheds and temporary facilities where code required systems are not mandatory and the occupancy does not warrant a system.

3.6. Facilities with safely managed hazardous materials such as asbestos found in Vinyl Asbestos Tile and mastic, acoustical and thermal insulation, window caulking, pipe wrap, roofing, ceiling tiles, plaster, lead paint and other building materials. Public schools shall comply with all AHERA criteria and develop, maintain and update an asbestos management plan kept on record at the school district.

3.7. Facilities equipped with closed circuit video and keycard or keypad building access.

3.8. An Event Alerting and Notification system (EAN) utilizing an intercom/phone system with communication devices located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.

3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access. Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.

3.10. Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. The electrical system shall provide artificial lighting in compliance with The Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00. Emergency lighting shall be available when normal lighting systems fail and in locations necessary for orderly egress from the building in an emergency situation as required by electrical code.

3.10.1. The material hereby incorporated by reference in these rules is the "RP-3-00, Recommended Practice on Lighting for Educational Facilities" produced by The Illumination Engineering Society of North America (IESNA). 2005 Update.

3.10.2. Later Amendments to the "RP-3-00, Recommended Practice on Lighting for Educational Facilities" are excluded from these rules.

3.10.3. The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the "RP-3-00, Recommended Practice on Lighting for Educational Facilities" may be obtained or examined.

3.10.4. A copy of "RP-3-00, Recommended Practice on Lighting for Educational Facilities" may

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

be examined at any state publications depository library.

3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.

3.11.1. The material hereby incorporated by reference in these rules is the "Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)" produced by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc. 1995 Update.

3.11.2. Later Amendments to the "Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)" are excluded from these rules.

3.11.3. The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the "Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)" may be obtained or examined.

3.11.4. A copy of "Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)" may be examined at any state publications depository library.

3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.

3.18.9. Consider restricting vehicle access at school entrances with bollards or other means to restrict vehicles from driving through the entry into the school

3.19.3. Locate site utilities away from the main school entrance and student playgrounds and sports fields whenever possible. Electric service equipment, gas meters and private water wells shall have fenced in cages to restrict access to unauthorized persons. Propane (LPG) tanks shall be installed in accordance with building and fire codes;

5.1. Facilities that conserve energy through High Performance Design (HPD). A high performance building is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment. In new construction it is vital that actual energy performance goals are set for the entire building in terms of KBTU/SF/YR total building load by:

5.1.1. Establishing an integrated design team including school and community stakeholders, architects, engineers, and facility managers. Include an experienced LEED or CO-CHPS accredited professional as a member of the integrated design team to assist with the evaluation of existing facilities and with design of new schools;

5.1.3. Facilities that reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption, and by providing responsible storm water management and treatment design;

5.1.8. Evaluating energy costs holistically by determining the cost of high performance strategies versus long term cost savings

5.1.11. Metering of all utilities with the ability to sub meter selected systems to manage utility usage;

5.1.12. Evaluate necessary building materials and systems and consider holistic design solutions that serve multiple purposes;

5.1.13. Evaluation of utility bills to determine efficiency of facilities;

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

5.1.14. Investigating performance contracting potentials;

5.1.15. Replacement of old inefficient lighting with new energy efficient fixtures and lamps. Incorporate daylighting, and utilize professionally designed task oriented lighting concepts. Use occupancy sensors and natural light sensors to keep lights off when not needed, including emergency lighting when the building is unoccupied;

5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.

5.1.18. Commission mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools;

5.1.19. Replacement of single pane inefficient windows with new double/triple pane hard coat low E glazing window units. Install windows to eliminate outdoor air and water infiltration;

5.1.22. Identifying building wastes such as cooling condensate water, heat exhaust, and find a way to reuse it. Utilize heat recovery units whenever possible;

5.1.24. Providing vestibules at main building entrances to minimize loss of conditioned air;

5.1.25. Utilizing, when possible, sustainable (green) building materials that are durable, easily maintained, resource efficient, energy efficient and emit low levels of harmful gases. Whenever possible utilize EPA Energy Star labeled systems and equipment. Coloradobased and local and regional material manufactures should be used whenever possible to reduce the impact of transportation costs and support regional and state economies.

5.5. Training to establish district wide preventative maintenance tasks for all building systems to determine that systems are functioning as designed and clearly outline follow-up maintenance procedures to keep equipment and materials functioning as intended, extend life of equipment, and reduce operational costs.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

For the past 16 years the District has contracted with commercial mechanical maintenance contractors to perform preventative maintenance on its mechanical systems and controls. This has been a factor of keeping a lot of the older HVAC and boiler equipment operational past their life cycle. New mechanical equipment will fall under this umbrella after the installing contractor's warranty expires. The District will typically contract in 2 year increments to maintain continuity of service with a 60 day cancelation clause should the vendor not meet the criteria of the contract.

The District also has a contract with an alarm monitoring service company to keep the systems in operation. We also contract with a fire equipment service company for inspections, testing and fire equipment repair.

The District maintains a general fund account for each location's general maintenance. The District also maintains a District Wide HVAC repair budget for larger HVAC repairs and replacement.

The District performs lighting maintenance in house along with contracting a local electrical company to repair, replace and install the more complicated items.

The District repairs and maintains the doors and hardware in house, with commercial door services and a lock smith that is very familiar with the District.

This District works with a local electronics service vendors to repair and replace it PA system.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

If the contractors that install the new systems have a maintenance division that is competitive and competent the District will always give them the opportunity to provide system maintenance after the warranty period.

The District will commit to Capital Renewal Reserve Fund for the systems funded with this grant.

**If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The original 1932 structure has been added on to and remodeled multiple times as population grew and needs changed. Many of the building systems need to be upgraded or replaced because of their age and/or lack of uniformity.

**What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

15,000.00

**CDE COMMENTS:**

THIS WAS APPLIED FOR LAST YEAR AND NOT RECOMMENDED FOR FUNDING.

**Health, Safety**                       **Overcrowding**                       **Technology**                       **Other**

**Importance:** M    **Urgency:** M    **Planning:** Up To Date    **Ability:** Able    **Previous BEST Grants:** 0

**Red Flags:**

**Red Flag Explain:**

<b>Current Grant Request:</b>	\$5,555,613.96	<input type="checkbox"/> <b>Charter School Authorizer Letter</b>
<b>Current Applicant Match:</b>	\$5,128,259.04	<input type="checkbox"/> <b>Charter School Three Month Notification</b>
<b>Total Project Cost:</b>	\$10,683,873.00	<input type="checkbox"/> <b>Charter School Chartered For Five Years</b>
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> <b>MasterPlanComplete</b>
<b>Previous Matches:</b>	\$0.00	<input checked="" type="checkbox"/> <b>Did Applicant Meet the Minimum Required Match</b>
<b>Affected Pupils:</b>	532.00	<b>Waiver Letter Included:</b> Meets
<b>Affected Sq Ft:</b>	132,541	<b>CDE Minimum Match Percent:</b> 48
<b>Cost Per Sq Ft:</b>	\$73.28	<b>Actual Match Provided by Applicant:</b> 48
<b>Cost Per Pupil:</b>	\$18,256.79	<b>Historical Significance:</b> Yes-Deemed Signific
<b>Sq Ft Per Pupil:</b>	249.14	<b>Does this Qualify for HPCP:</b>
<b>Per Pupil Allocation to Cap Reserve:</b>	121.45	<b>If Match is a Bond Election Date:</b> 2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b> 2.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b> NA

**Explain Existing Financing:**

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	65.39%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	17697
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	55491987.58
<b>District FTE Count:</b>	2,128.00	<b>Existing Bond Mill Levy</b>	3.531

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation</b>	325384937.9	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	152906.45578	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	7479066.96	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	9585000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	65076987.58	<b>Bond Capacity Remaining</b>	55491987.58
		<b>Percent Bonding Capacity Used</b>	0.14728708805



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## GREELEY 6 - John Evans MS - Replace Existing MS - 1961

**School Name: John Evans MS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	82,326
Replacement Value:	\$19,894,818
Condition Budget:	\$15,932,101
Total FCI:	80.08%
Energy Budget:	\$28,814
Suitability Budget:	\$3,064,000
Total RSLI:	2%
Total CFI:	95.6%
Condition Score: (60%)	2.90
Energy Score: (0%)	1.15
Suitability Score: (40%)	3.78
School Score:	3.25



# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: GREELEY 6

Applicant Priority # 1

County: WELD

Cash Grant Rank: N/A

Project Title: Replace Existing MS

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                          | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                      | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems                 |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The John Evans Middle School facility was originally built in 1964 to be used as a middle school and continues in the same function. There have been various renovations that have converted some spaces, but the main areas still correspond to their original use. There are two outlying structures which are prefabricated metal buildings, comprising around 5,112 square feet of additional instructional space and athletic storage. The main building is a brick and concrete structure with concrete domed roofs over circular classroom and office pods. The classrooms are pie-shaped and there are no exterior windows in the building. Corridors wind between the pods and allow for little supervision or discernable means of egress for the building. The building consists of 10 circular classroom pods in three offset rows of three each with a tenth pod attached on one end and a larger PE pod attached on the other. Some classrooms can only be accessed by going outside the building or cutting through a storage space and another classroom.

The latest revised CDE Statewide Facility Assessment as of this application assigned an FCI score of 59.65% to John Evans Middle School and a CFI score of 75.2%. The primary school concerns include a poorly-controlled and vulnerable main entry, numerous exterior doors, and several extensive applications of asbestos in the school which prevent the maintenance or improvement of systems including the roofing, and the electrical, lighting and ventilation equipment. The school is very well maintained by staff; however parts for the HVAC controls can no longer be purchased and must be fabricated by personnel. Systems such as the controls and the original clock network cannot be replaced before abating the asbestos located throughout the school. The heating distribution pipes and the ventilator units are inaccessible for similar reasons. Upgrading to more energy-efficient light fixtures is also inhibited by the asbestos. Among other safety hazards at the building is the accessibility of the roof, which neighborhood residents access and use for skateboarding on weekends due to the unique domed shapes of the structure.

B.E.S.T. grant funding would be specifically directed towards improved safety and better educational environments in a new facility for students. Technology will be fully integrated into the school. Adequately-sized and usable classrooms, sustainable facilities and a code-compliant building will be best achieved through the construction of a new facility. The new middle school would be LEED-Gold, meeting all CDE Facility Construction Guidelines and would save on energy, operating, and maintenance costs over those at the current facility. The school will be built at a new site already owned by the district and centered on the anticipated population growth for the future of the community. The middle school project could become the first component of a master planned educational campus site, and will set a standard for future school buildings in Weld County School District 6.

District 6 encompasses the cities of Greeley and Evans in northern Colorado. The district serves a diverse and growing population of minority and immigrant students. The school district provides over 50% of its students with free or reduced lunch. The district is currently comprised of 3 high schools, 2 alternative high schools, 4 middle schools, 2 K-8's, 14 elementary schools and 5 charter schools. The John Evans Middle School has been recognized as having the most significant and pressing health and safety needs in the district, so the school board has elected to pursue grant funding for its replacement.

## Deficiencies Associated with this Project:

### ROOF

The roof structure at John Evans Middle school is an unusual series of thin-shell reinforced concrete domes supported at their centers by steel posts and suspension cables. Due to the unusual shape of the collection of concrete domes, the installation and maintenance of both roofing insulation and membrane is challenging. The roofing materials must transition at non-traditional junctures and angles. The materials are subject to numerous penetrations from the exterior posts and suspension

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

cable connections. The roof covering is a 4 ply modified bitumen (APP) "Derbigum" membrane on top of the original built-up asphalt roof which is 26 years old and exceeded its useful life in 2005. The membrane has been patched to keep it watertight. A 2011 roofing inspection report suggests the roof has major to moderate areas of compromised flashings. An additional report from February 2012 has noted that the gutter systems around the domes are subject to water ponding and poor drainage. Ponding is a particularly severe problem because it greatly reduces the life of the roofing material and adds unforeseen stress on an already cracking structural concrete shell.

To compound the situation, repairing and replacing the roof is contingent on asbestos abatement within the building. The scraping and vibration required to remove the existing membrane would cause the existing acoustical ceiling coatings to dislodge and disintegrate on the school interior. The necessity for abatement would extend the duration of a roof replacement project over two summers at minimum, exposing the building to a more prolonged risk from the roofing failure.

## STRUCTURE

The load-bearing structure throughout the majority of the building is composed of masonry bearing walls on concrete foundation walls, with concrete spread-footing foundations. There is some concrete slab heaving at expansion joints and in the locker rooms near the swimming pool. The thin-shell concrete roof domes are cracking and showing signs of movement where connected to the center roof support posts and suspension cables. This cracking is a typical occurrence at the domes above each classroom pod.

## FIRE SAFETY

The building is constructed of non-combustible materials including mainly concrete, concrete masonry units, brick and some steel. The building is Type II-A construction type. The building had fire sprinklers added to the stage and boiler room after the original construction, but the rest of the building is non-sprinkled. The building area is larger than allowable by code for an E Occupancy building. The retrofit insertion of a structurally independent, 2-hour rated fire wall is necessary to provide a safe level of fire separation within the building.

The building corridors are constructed from non-combustible masonry, but the interior doors and windows are not all sealed and rated as would normally be required by code. The interior corridors also curve around and between the circular classroom pods. Such a configuration does not provide an easily-discernible path of egress to the building exterior. The circular layout is somewhat mazelike and difficult to supervise as well.

## SAFETY & SECURITY

There are 27 separate exterior entry doors distributed around the perimeter of the school building, making the supervision and control of visitors and students coming and going somewhat difficult. Many of the classrooms are not accessed by the corridor, so students must leave and re-enter the building to reach some classes without disturbing other sessions. There are numerous additional deficiencies with regard to the building and site security. Due to the building layout, the main office of the school has no direct supervision of any of the building entries, as it is located at the core of the building, looking at the Kitchen delivery door. Each building corridor has a separate exterior entry, and seven of the classrooms have exterior entries. If the weather is inhospitable, these classrooms cannot be accessed from within the building without travelling through another classroom.

No portion of the school is equipped with a video surveillance system.

The building exterior doors are not equipped with any security card readers or keypads. (Front door has a keypad, but it isn't functional). There is a building security alarm system which extends coverage to most of the exterior doors. The building alarm system does not extend to any of the doors at the outlying classroom building.

The main entry doors are not protected from forced vehicle entry by bollards or other protection.

The eaves of the school are little more than 10 feet above grade, and this height makes it somewhat easy for students to access the roof. Pipes and surface-mounted drains have been shielded without success to prevent roof access. The roof is used as an unauthorized skateboard park by neighborhood children. The vibrations from skateboarding have the potential to dislodge the asbestos on the building interior.

## ASBESTOS & OTHER HAZARDOUS MATERIALS

Two types of asbestos-containing materials are present in the building. There is spray-applied asbestos-containing acoustical material applied to the majority of the ceilings throughout the building with the exception of the Gymnasium. The swimming pool has transite panels on the ceiling. There is also asbestos-containing floor tile and mastic adhesive. The ACM has been encapsulated as part of an asbestos management plan, but its presence (especially at the ceiling) prevents service to or replacement of many of the building systems, including light fixtures, unit ventilators and their ductwork, and the HVAC distribution piping. Roofing contractor reports indicate the building cannot be reroofed because the vibration would cause the asbestos to fall off the ceilings.

The friable asbestos containing acoustical spray on concrete and plaster substrates are currently in good condition, but with

## CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

the poor condition of the roof and structural supports the District is constantly repairing areas. This includes areas that are caused by roof leaks, and cracks along the concrete ceiling substrate that cause the acoustical spray to delaminate in areas. The District uses trained personnel to repair these areas, but with the amount of material and location of the acoustical spray the District is always at high risk of a major fiber release episode. The construction of the School in which all pods are tied directly together by a common hallway system is less than ideal, this type of layout would be very difficult to isolate certain portions of the School since all areas are connected. The District would need to close the entire School if a roof leak caused a section to delaminate and thus cause a major spill as defined by AHERA and CDPHE.

### EDUCATIONAL SUITABILITY

The classrooms are of adequate size for the school per CDE guidelines; however, they are pie-shaped with the smallest dimension being 16 feet. These classrooms do not lend themselves to flexibility or sharing space with another class. The shape appears to actually inhibit the way the teacher is able to use the space. There are no exterior windows in the classrooms. The former "live animal" science room which is now a special education classroom has skylights, although they have been boarded up for security reasons. The classroom lighting is hung from the high ceiling domes on threaded rods; this makes the ceiling of the classrooms appear dark and dingy. It also creates eye strain as students try to study the white boards while adjusting to different light levels in the space.

### CROWDING

The school's capacity is 709; it's current enrollment is 758, necessitating the use of modular classrooms. There is one separate prefabricated metal building on the site which contains 2 general classrooms and a vocational shop space. Students attending class in these facilities must travel approximately 150 feet between the main school and the prefabricated buildings. The school would prefer that no students are moving between classes outdoors for security reasons.

The assembly space is actually a stage in an open area normally used as the cafeteria. The cafetorium is not sized to accommodate the entire school population.

### FACILITY ELECTRICAL

#### Electrical System

The building service has minimal remaining capacity. There is room for small amounts of additional loads at the panels. Any further additions to the building would likely require an electrical service upgrade.

#### Building Lighting

The light fixtures in the building are original to the building's construction in 1964. The fixtures use either T-12, with T-8 fluorescent lamps in the renovated Library. Replacement parts (lens covers, etc.) can no longer be ordered for the fixtures. Replacement of the older light fixtures cannot take place until the asbestos ceiling finish is abated.

#### Technology

The amount of masonry walls in the structure will always limit the availability of wireless data in the building. Routing of the data cabling network is difficult due to restrictions from the asbestos ceilings, so IT wiring is run through the HVAC tunnels below grade and is difficult to access for maintenance.

### POOR INDOOR AIR QUALITY

The building HVAC controls system is an antiquated original Barrington controls system for which replacement parts cannot be bought and are no longer manufactured. The lack of control and maintenance of these systems will cause the indoor environment to continue to deteriorate in terms of fresh air and thermal comfort. Building ventilation and replacement of the controls system is limited again by the presence of asbestos.

Though there is mechanical ventilation provided by the system, staff does report odors in the building and without operable windows, there is a perceived lack of fresh air.

### SCHOOL SITE

Although the parent and bus drop-off lanes are fully separated, there is no dedicated delivery / service entrance. Currently, building and food service deliveries occur through the front doors and share vehicle lanes with the parent & visitor drive lanes. Also, this main entry / delivery zone cannot be supervised by the administrative offices to monitor the flow of deliveries and student traffic. The east paved play area is used as a bus drop-off loop. Students arriving by bus generally enter the school by travelling up a flight of metal exterior stairs that are exposed to weather, snow and ice.

There have been two recent water main breaks (in the fall of 2011.) The breaks were due to the age and deterioration of the underground utility pipe. Both incidents caused the school to be closed for a full day. Although the water line damage was repaired within a short period of time, the breaks were close to the building foundation and there is concern that one could soon occur beneath the building footprint that would cause severe costs, potential damage to the building's foundations and extended interruption of the school's operation.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Listed Above:

The planning team has determined that renovations to bring the existing middle school up to code and within range of state educational standards would cost between 70% and 75% of the replacement value of the building. To meet high-performance standards while renovating the existing school would be extremely challenging and costly due to the current “pod” layout and all-masonry construction. The duration of disruption while abating the existing building, if concurrently in use by students, would extend over two years as the summers would be used for major work; temporary modulars would assume some student capacity while renovations took place. The district, taking into account the variety of options developed as part of a master planning process, as well as community input, has decided that building a new facility is in the best interest of the community and the wisest use of taxpayer funding.

Weld County School District 6 already owns an undeveloped parcel of land within the current John Evans attendance boundary of about 46.5 acres in area. The master planning team has studied options for planning an educational campus at the site which would start with the BEST-funded John Evans replacement middle school project. The long-range plan for the site would be to include a potential new high school. Athletic fields and facilities for the middle and high schools could be located both on the district property and on the adjacent land owned by the City of Evans, maintained by a joint-use partnership. The new middle school facility will comply with all of the CDE School Facility Construction Guidelines. It will incorporate new building systems to alleviate the concerns involving roofing, structural problems, air quality, hazardous materials, congestion and crowding, fire safety, security and educational suitability. The school will serve approximately 750 students, comparable to the current enrollment at John Evans, and total about 120,000 gross square feet.

The new school will meet the requirements of the High Performance Certification Program, providing a new, easy-to-maintain, low-cost facility with a life expectancy of 50 years or more. The new facility will set a standard as a model school for the district as it prepares to implement similar sustainable strategies for other schools in the district Master Plan.

The new school will be constructed of a Type II, non-combustible, fully-sprinkled construction with adequate egress and fire separations throughout. Corridors will be properly sized and constructed for building safety.

New classrooms will have adequate daylight, sufficient acoustical separation, and beneficial indoor air quality for a learning environment.

The new facility will be fully ADA accessible.

The main entry will be secured by a vestibule leading through the administrative suite, and the remaining entries will be able to be secured during the day.

New site circulation will be designed to separate visitor traffic, student traffic, bus drop off and parent drop off into their own paths or areas.

## How Urgent is this Project:

### ROOF

There are numerous areas of the roof that are compromised, including flashing and membrane penetrations by the structure. The urgency of this deficiency is high and should be corrected within 1 year. Due to the potential for leaks damaging the concrete structural shell underneath, there is an immediate need for correction. Replacing the roof is contingent on a lengthy asbestos abatement, and the most recent roofing inspection report (February 2012) gives the roof a remaining life of approximately 2 years. This project needs to be started immediately in order to avoid roof failure and damage to the structure or release of asbestos.

### STRUCTURE

The extent and timing of the movement is unknown and the roof shell cracking should be monitored. The urgency for correction is medium (within 3 years.) The importance factor is high with regards to life safety. An ageing roof membrane provides the risk of leaks, which through freeze-thaw action could exacerbate the structural cracking around the structural posts and cables.

### FIRE SAFETY

The urgency for correction is low and should be remedied within 5 years. The importance factor is high with regards to life safety.

### SAFETY & SECURITY

The poor entry control and supervision leads to a risk of security issues or intruders in the school. The urgency is high and should be corrected within one year. The importance factor is high with regards to life safety. The outdoor student traffic is also a high-urgency issue as it is equally difficult to secure the remaining entrances around the perimeter of the building.

### ASBESTOS & HAZARDOUS MATERIALS

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

The hazardous materials are severely limiting the ability of staff to maintain the school. Replacing the roof, upgrading lighting and electrical, and replacing outside air ventilation systems are restricted by the presence of the asbestos. As the necessary first step towards upgrading the school, the ACM abatement urgency is high. The importance factor is high with regards to life safety. If the district neglects to correct other deficiencies, such as roof leaks or structural problems that cause building movement, there is potential for the friable asbestos to be disturbed simply from inaction on the district's part.

## EDUCATIONAL SUITABILITY

The oddly-sized classrooms and inflexible learning spaces are not adequate for the curriculum and should be corrected. The urgency is low (corrected within 5 years.) The importance factor is high with regards to educational adequacy.

## CROWDING

The existing school cannot currently adequately house the student enrollment. Classroom additions are required; the urgency is high. An overcrowded cafeteria is the most urgent crowding issue as the table layout and the lack of table storage could constrict the egress for fire exiting. The urgency is high (should be corrected within a year.) The importance factor is high with regards to life safety. The outlying classrooms are a security issue as well.

## FACILITY ELECTRICAL

In order to keep up with modern technology demands, and to alleviate possible unsafe practices associated with overusing extension cords or power strips, the electrical system should be replaced within the next five years. The Urgency is low but should be corrected within 5 years.

## POOR INDOOR AIR QUALITY

There is evidence of existing poor air quality and thermal comfort due to various aging components of the HVAC system. The system should be replaced within one year. The urgency is medium and should be corrected within 3 years. The importance factor is high with regards to life safety.

## How Does this Project Conform with the Construction Guidelines:

### CDE 3.2 A weather-tight roof...

The new school would employ a new, energy-efficient and easily maintained roof membrane.

### CDE 3.3 A continuous unobstructed path of egress from any point in the school...

The proposed new school would be fire sprinkled and within allowable area limits or provided with safe fire area separations.

The corridors paths of egress would be clear, evident and more easily supervised.

### CDE 3.8 An Event Alerting and Notification System / Intercom phone system

The new school will provide complete video monitoring and P.A. / event notification systems as well as a monitored fire alarm system.

### CDE 3.9 Secured facilities including a main entrance and signage directing visitors to the main entrance door.

The new school will have a clearly-defined main entry with secured access through the admin suite during the day.

### CDE 3.10 Safe and secure electrical service

The new project will allow for new, energy efficient lighting, adequate technology, and safe amounts and locations of power and data outlets to eliminate extension cords and other hazards.

### CDE 3.11 A safe and efficient mechanical system that provides proper ventilation and maintains the building temperature...

An efficient and easy-to-maintain HVAC system would take the place of the existing 48-year-old system.

### CDE 3.12 Healthy building indoor air quality.

IAQ and comfort issues would be eliminated with a new school and HVAC system.

### CDE 3.17 A facility that complies with the American Disabilities Act (ADA)

The replacement facility would be built to full ADA accessibility standards.

### CDE 3.18.9 Restricting vehicle access at school entrances.

A new school facility would include a main entry physically protected from vehicle access.

### CDE 3.19.2 Clear lines of sight from a single vantage point...

A new design for the administrative area would provide supervision of both the main entry as well as the school parking lot.

### CDE 3.19.4 Access to building roof shall be secured to restrict access.

The new school building's roof will not be accessible except from the necessary roof hatches within secured maintenance closets.

### CDE 4.10.11 / CDE 4.10.12 Cafeteria ...

The cafeteria will adequately sized for the new school.

### CDE 4.12 Daylight and views shall be incorporated...

Classrooms at the new school will allow daylight into each space and views to the exterior for the classrooms. There will also

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

be an opportunity for operable windows in the classrooms.

CDE 5.1.15 Replacement of old inefficient lighting with new energy efficient fixtures and lamps...

A new facility would incorporate daylighting into the classrooms, with daylight harvesting fixtures and controls, allowing the lamps to dim or turn off based on the amount of sunlight in the space. This system will provide more flexibility, energy savings, and integration with classroom technology such as projectors and smart boards.

## How Does the Applicant Plan to Maintain the Project if it is Awarded:

Over the past three years, on average approximately 2% or \$2,700,000 of the General Fund Budget has been on expended on the maintenance of facilities in the district. A yearly average of \$69,000 is spent at John Evans Middle School. Approximately \$345,000 is spent annually in preventive maintenance contracts with vendors to address varied systems repairs or service including HVAC, electrical and plumbing. There are other costs associated with preventive maintenance. The costs of filters, valves, blowers and motors, etc. is funded by the maintenance department budget with the labor provided by district maintenance staff. The expectation is to see savings from having new, more efficient systems and infrastructure, and plans to use that savings to insure the sustainability of funds for preventive maintenance planning. Approximately \$123,000 annually is projected to be needed for continued maintenance of the middle school facility systems and grounds, and will be reflected in our maintenance department budget.

In addition to the General Fund expenditures, the district has also spent over \$2,500,000 on district facilities in the past three years out of Capital Project Funds. There is currently a \$3,900,000 balance in our Capital Project Fund. This money over time has been set aside to address the growing list of significant maintenance repairs, health and safety concerns and code compliance issues identified by facility assessments.

When the project is completed the district will continue to transfer a minimum of 1% or \$1,200,000 of the General Fund annually, to the Capital Reserve Fund for the continued preventative maintenance of systems and infrastructure for the facilities.

## If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rational for purchasing or constructing it in the manner in which you did:

The John Evans Middle School was originally an elementary school and was constructed as a new facility for the district as such.

## What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:

40000

## CDE COMMENTS:

Health, Safety

Overcrowding

Technology

Other

Importance: L

Urgency: L

Planning: Up To Date

Ability: Able

Previous BEST Grants: 0

### Red Flags:

### Red Flag Explain:

Current Grant Request: \$21,029,121.36

Current Applicant Match: \$8,177,991.64

Total Project Cost: \$29,207,113.00

Previous Grant Awards: \$0.00

Previous Matches: \$0.00

Affected Pupils: 762.00

Affected Sq Ft: 103,267

Cost Per Sq Ft: \$269.36

Cost Per Pupil: \$36,504.33

Sq Ft Per Pupil: 135.52

Charter School Authorizer Letter

Charter School Three Month Notification

Charter School Chartered For Five Years

MasterPlanComplete

Did Applicant Meet the Minimum Required Match

Waiver Letter Included: Meets

CDE Minimum Match Percent: 28

Actual Match Provided by Applicant: 28

Historical Significance: N/A

Does this Qualify for HPCP: Required

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

<b>Per Pupil Allocation to Cap Reserve:</b>	53	<b>If Match is a Bond Election Date:</b>	2012
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b>	2.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b>	NA
<b>Explain Existing Financing:</b>			
<hr/>			
<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	60.48%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	17556
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	95279808.882
<b>District FTE Count:</b>	18,476.50	<b>Existing Bond Mill Levy</b>	9.439
<b>Assessed Valuation</b>	939049044.41	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	50823.967981	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	15286813.69	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	92530000	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	187809808.88	<b>Bond Capacity Remaining</b>	95279808.882
		<b>Percent Bonding Capacity Used</b>	0.49267927246



# BEST FY12-13 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LIBERTY J-4 - Liberty K-12 - PK-12 Roof Replacement - 1966

**School Name: Liberty K-12**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	37,848
Replacement Value:	\$10,716,173
Condition Budget:	\$7,612,570
Total FCI:	71.04%
Energy Budget:	\$0
Suitability Budget:	\$1,042,000
Total RSLI:	26%
Total CFI:	80.8%
Condition Score: (60%)	2.95
Energy Score: (0%)	2.40
Suitability Score: (40%)	4.20
School Score:	3.45



**Q#: 110.4 - What is the condition of the roof covering? The roof is in very poor condition. Score: 1**

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Applicant Name: LIBERTY J-4

Applicant Priority # 1

County: YUMA

Cash Grant Rank: 1.5

Project Title: PK-12 Roof Replacement

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Window Replacement    |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement | <input type="checkbox"/> New School            |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security           | <input type="checkbox"/> Land Purchase         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework  | <input type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      |  |

## General Background Information and Reasons for Pursuing a BEST Grant:

The Liberty School District has experienced on-going roofing issues since the metal roof was installed in 1998. The original building structure was built in 1966 and has been modified with limited remodeling and some additions. The school supports grades pre-K thru 12 as well as houses the school district staff offices. The roofing system is a 1/8":12' slope with metal framing system attached to a wood deck in some areas and metal purlins in others. The entire school roof is no longer under warranty and is being submitted for the BEST grant.

The entire school roofing assembly is a Butler MR-24 Trapezoidal structural standing seam metal roof. The panel configuration features low-grade steel panels with rolled standing seam ribs. This system uses a two piece clip that doesn't allow for movement of the panel when temperatures change. The panel lengths are insufficient to extend the entire length of the run and field panel splices are evident in each row. There are numerous penetrations, ranging from 1" pipe penetrations to large ducts exceeding the width of the roof panels. Butler data sheets specify that this roofing system can only be installed on slopes greater than 3'(feet):12'(feet). The current roofing system is installed at a 1/8"(inch):12' (feet) slope, therefore was designed and installed incorrectly. Due to this minimal slope, water ponds in valleys, panel splices and at the eaves.

All splices and seams in the roofing system are reinforced with Butyl Caulking Strips at the seams. These have all failed. Significant problems exist at the eaves, seams, rakes and valleys of all roofs. The open ended eaves were originally sealed with Butler large cell foam, which have since dried or fallen out.

Another area of concern relates to the width (24") of the roof panels. This presents a problem with the wind uplift calculations as they relate to code requirements. To meet code for wind uplift, the maximum width of any existing standing seam roof system is 18". There is evidence of wind uplift at the perimeters and splices in the field. Wind uplift is the primary cause of failure in commercial standing seam roof applications. The Uniform Building Code requires that wind uplift calculations using the American Society of Civil Engineer (ASCE) 7-95 testing format be performed when designing, and prior to installation of, standing seam metal roof systems. This test accounts for the building size, height, location and slope as well as test data and potential points of failure (i.e. corners, eaves, and rake edges) for the proposed standing seam system. It was also noted at the most recent inspection that clips in zone 2 and 3 may have failed and panels move more than they should during normal foot traffic.

The steel used in the roof panels appears to be low yield strength (16 KSI-20 KSI) commercial grade steel as opposed to a structural grade steel (50 KSI). This would explain some of the excessive flex the roof is demonstrating. Multiple areas across numerous panels show signs of rust and deterioration as well as weak points in the field.

After any measurable precipitation, the school experiences 30 independent roof leaks scattered throughout the building. During typical storm events, the district has to move athletic and classroom activities to different parts of the building. In 2006, the district attempted to restore the majority of the roofs with a sprayed-on Acrylic Coating, sold to them as a "fix-all" roof. The district realizes now that this application merely masked problems for six months and moisture problems continued to affect day-to-day activities, which disrupted educational activities, damaged property, and likely compromised the building structure over time. Based on the information collected, this roof system does not meet code, the design, or modern use requirements of this building.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

- All roof planes being considered are currently compromised by age, water infiltration and poor design. They no longer adequately protect the building occupants and equipment as necessary.
1. Steel used in the roof panels appears to be a low-yield strength commercial grade steel.
  2. Twenty-four inch panels do not meet code for wind uplift, contributing to the on-going roof failure..
  3. After any measurable precipitation, the school experiences 30 independent roof leaks scattered throughout the building. During typical storm events, the district has to move athletic and classroom activities to different parts of the building.
  4. The current roofing system is installed at a 1/8":12' slope and therefore was designed and installed incorrectly. Most manufacturers recommend a minimum of 3':12' slope.
  5. All splices and seams in the roofing system previously reinforced with Butyl Caulking Strips have failed.
  6. Two-piece clips don't allow for thermal movement placing the roof at a higher risk for failure.

## Proposed Solution to Address the Deficiencies Listed Above:

The new system will include a new retrofit metal framing system over the existing roof system that includes perimeter and penetration flashings. The new system will be mechanically attached into existing metal purlins increasing the existing slope from 1/8":12' to 3/4":12' with a standing seam roof system designed and certified for this low slope. The new standing seam roofing system will include performance attributes and testing approvals of ASCE 7-90, FM 4471, ASTM 1646, ASTM E 1592, ASTM E 2140, ASTM E 330 and TAS 100.

## How Urgent is this Project:

The roofing areas have degraded beyond a level of preventative maintenance and repair. In addition, the entire roof lacks positive drainage slope. Water enters the building during every storm and the school experiences 30 independent roof leaks scattered throughout the building. During typical storm events, the district has to move athletic and classroom activities to different parts of the building. The maintenance staff cannot keep up with repairs and attempting to do so is futile. The health and safety of students and faculty is constantly a concern. If funds are awarded, the school district is prepared to undertake this project in 2013.

## How Does this Project Conform with the Construction Guidelines:

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 3.1, 3.2, 3.2.1, 3.12, 6.1 and 6.3.

Sec. 1.2.1 The Liberty SD structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 3.1 A significant portion of the Liberty SD structure is not adequately protected by a sound, functioning roofing envelop. Areas of its metal roof decking have been subjected to significant and repetitive moisture intrusion. There is evidence of rust and potential design compromise in the structure that must be addressed.

Sec. 3.2 Many portions of Liberty SD structure do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Many roofing areas lack proper drainage slope and drainage support. The roofing envelop is in poor condition throughout.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for the Liberty SD structure that will protect the building's occupants and property within. Existing roofing assemblies will be upgraded, including additional slope and drainage structure (where necessary). The roofing will protect the building with the best (longest) warranty terms available for the funds requested that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.12 Replacement of the several roofing planes will warrant the renovation of several existing mechanical equipment positions. Upon completion all roof equipment will be adequately curb supported and flashed to protect the water resistive integrity of the curb flashing.

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of the Liberty SD structure; a vital element of this rural community's infrastructure.

Sec. 6.3 These replacement improvements of the roofing and thermal assemblies will produce a more energy efficient building and achieve better energy code compliance. Such efforts will without a doubt, improve many of the present health and safety deficiencies present within the Liberty SD structure.

## **How Does the Applicant Plan to Maintain the Project if it is Awarded:**

The District has historically performed an impressive job of maintaining its existing facilities (and the specific systems) under consideration here within this grant request. However, many of these systems have exceeded their useful service life that must be addressed globally within the building. The current level of maintenance necessary to preserve these aged systems is beyond normal and customary; warranting this request for replacement.

It is the intent of the District to provide adequate resources necessary to sustain these new improvements. Through cooperation with the product manufacturer and system warranties as well as those independent warranties from the misc. installers, the District staff will be an active part of the required general maintenance.

The District will commit to follow the preventative maintenance measures recommended by the systems manufacturer. At the conclusion of construction, a full Owner's Manual and training will be requested by the District for Record purposes. The systems manufacturer, installer, designer and District staff will be required walk and inspect the completed project annually for the first 2-years. In addition, we will expect as part of the long term warranties, bi-annual inspections from trained staff of the manufacturer as well as our District staff.

The District currently budgets funds for District Wide Operations and Maintenance as part of their General Funds. The District intends to maintain that similar level of financial commitment to ensure funds remain available when these system's "service life" terms expire. It is expected with this grant that our proposed solution will provide the longest lasting warranty available and we estimate the roof solution to offer at least a 40-year service life.

## **If this application is for the Renovation, Expansion, Reconstruction, or Replacement of an existing public school facility, describe the condition of the facility at the time it was purchased or constructed and if the facility was not adequate as a public school at that time, provide the rationale for purchasing or constructing it in the manner in which you did:**

The Liberty School District facility was built in 1966 with one expansion additions performed in the early 2000's. This building houses its K-12 students, staff and District offices. There are several buildings on campus to support the District. However, only the main building is under consideration with respect to this BEST Grant request.

The District personnel perform regular maintenance on these buildings and the level of maintenance and improvements necessary for these failed roof assemblies issues far exceeds staff resources and funds available.

The roof covering areas in question no longer provide adequate moisture protection to the building envelope, its occupants and equipment within. The roofing problems were directly noted within The State Assessment Report and identified for replacement.

100% of the grant request area has exceeded the warranty period, service life and the work identified is meant to bring the building into a higher level of code compliance and overall safety for the students and staff members. These systems have degraded beyond a level of preventative maintenance and repair. Moisture regularly enters the building at many locations, disrupting education activities, damaging property and potentially compromising the building structure.

## **What is the amount the applicant is willing to commit to a yearly capital renewal reserve for this project:**

NA

## **CDE COMMENTS:**

DISTRICT REPORTS CURRENT ROOF INSTALLED IN 1988, NOT 1998 (TYPO IN FIRST PARAGRAPH)

Health, Safety

Overcrowding

Technology

Other

# CDE BEST FY2012-13 GRANT APPLICATION SUMMARIES

**Importance:** M    **Urgency:** H    **Planning:** No Plan    **Ability:** Not Able    **Previous BEST Grants:** 0

**Red Flags:** Waiver request    **Red Flag Explain:** Waiver Request

<b>Current Grant Request:</b>	\$469,357.50	<input type="checkbox"/> Charter School Authorizer Letter
<b>Current Applicant Match:</b>	\$156,452.50	<input type="checkbox"/> Charter School Three Month Notification
<b>Total Project Cost:</b>	\$625,810.00	<input type="checkbox"/> Charter School Chartered For Five Years
<b>Previous Grant Awards:</b>	\$0.00	<input type="checkbox"/> MasterPlanComplete
<b>Previous Matches:</b>	\$0.00	<input type="checkbox"/> Did Applicant Meet the Minimum Required Match
<b>Affected Pupils:</b>	83.00	<b>Waiver Letter Included:</b> Waiver Requested
<b>Affected Sq Ft:</b>	36,930	<b>CDE Minimum Match Percent:</b> 58
<b>Cost Per Sq Ft:</b>	\$15.41	<b>Actual Match Provided by Applicant:</b> 25
<b>Cost Per Pupil:</b>	\$6,854.43	<b>Historical Significance:</b> N/A
<b>Sq Ft Per Pupil:</b>	444.94	<b>Does this Qualify for HPCP:</b> Not Required
<b>Per Pupil Allocation to Cap Reserve:</b>	1431.08	<b>If Match is a Bond Election Date:</b>
<b>Who Owns the Facility:</b>	District	<b>Inflation %:</b> 4.00%
<b>Does the Facility have existing Financing</b>	No	<b>Who will the Facility Revert to:</b> N/A
<b>Explain Existing Financing:</b>	N/A	

<b>State Financial Watch:</b>	No	<b>Free Reduced Lunch %:</b>	43.04%
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Median Household Income</b>	15166
<b>Fiscal Health Watch:</b>	No	<b>Bond Capacity Remaining</b>	4455370.55
<b>District FTE Count:</b>	78.00	<b>Existing Bond Mill Levy</b>	0
<b>Assessed Valuation</b>	22509052.75	<b>Bonded Debt Approved</b>	
<b>PPAV:</b>	288577.59936	<b>Year Bond Approved</b>	
<b>Unreserved General Fund FY0910</b>	972681.69	<b>Bonded Debt Failed:</b>	
<b>Bonded Debt:</b>	46440	<b>Year Bond Failed:</b>	
<b>Total Bonding Capacity</b>	4501810.55	<b>Bond Capacity Remaining</b>	4455370.55
		<b>Percent Bonding Capacity Used</b>	0.010315849475

February 28, 2012

Colorado Department of Education  
Capital Construction Assistance Board

Re: Hardship Request for Reduction of Required Match

To the BEST Selection Committee:

Under direction of the Board of Education, I am writing this letter requesting a waiver of the district's required match under the current capital construction guidelines set by the Colorado Department of Education and Building Excellent Schools Today ("BEST"). Liberty School District J-4 requests that the required contribution by the school district be reduced to 25% for the detailed project.

Much of rural America is experiencing economic ruin due to declines in small-farm agricultural, which is accompanied by population decline. Enrollment in Liberty School District J-4 in 1990 was 150 students, today enrollment is 80 students. With this decline, per pupil funding from the state has also dropped, resulting in a shortage of funds needed to address anything more than minimal maintenance and repairs. Despite this decline, in order to maintain a quality curriculum required by the State of Colorado and the U.S. Department of Education, the District must still employ a certain number of staff.

Liberty's BEST match is higher (58%) than others due to a lack of bond attempts, relatively high per-pupil assessed value (and associated bonding capacity), and a just below average percentage of students on free or reduced school lunches. In the past, Liberty School District J-4 had maintained a perceptively large general reserve fund. To an outsider, maintaining a high balance may appear unnecessary. However, this balance was maintained because as a small rural district, we would never succeed at proposing or passing a bond or mill levy increase at this time. Many long-time residents in our area attended school when basic comforts such as heat weren't even addressed. The sentiment of our community is to save for a rainy day (i.e. tornadoes, fire, hail and wind storms, etc.).

Unfortunately, between July 2011 and March 2012, the school district found it necessary to tap into general reserve funds. During those months, the balance dropped from \$1,132,056 to \$747,759 to cover unforeseen district expenses. These expenses included general operating costs, legal services, back-up generators, water well pumps, furnaces, fire alarm systems and an upcoming project of asbestos abatement in our hallways. The school also was audited in 2012 by CDE and will have to pay back \$36,300 for wrong transportation and at-risk student counts. In addition the school will be removing two full-time positions in the 2013. It was discovered in FY 2011-12 that the former business manager neglected to pay outstanding bills from FY 2010-11. Clearing these bills was a priority for the new business manager and superintendent, and payment was completed at the beginning of 2012.

As dedicated and caring the community is about our school and our students, if Liberty School District is required to pay more than 25% of the cost for this crucial health and safety project, the school board will not approve it. Our community is more inclined to wait until the roof collapses than utilize funds that they fear may be needed for some other emergency. The reality for our school district is that using such a large proportion of general funds to fund this project will place an enormous hardship on the District. While Liberty School District doesn't anticipate a continuing downward trend in enrollment, it is evident that the school district has no realistic options to quickly replenish a significant draw from general funds.

This reroof project must be undertaken in order to protect the integrity of the building structure and prevent further damage to the facility. Reroofing the areas of the current roof that are failing would begin a rehabilitation of the highest prioritized areas diagnosed through the state facilities assessment. A reduction and waiver in the cost of the district's allocation would allow the district to begin reroofing.

After any measurable precipitation, the school experiences 30 independent roof leaks scattered throughout the building. During typical storm events, the district has to move athletic and classroom activities to different parts of the building. Ceiling tiles and areas of drywall are constantly being replaced, only to show damage after the next rain/snow. In 2006, the district attempted to restore the majority of the roofs with a sprayed-on Acrylic Coating, sold to them as a "fix-all" roof. The district realizes now that this application merely masked problems for six months and moisture problems continued to affect day-to-day activities, which disrupted educational activities, damaged property, and likely compromised the building structure over time. Based on the information collected, this roof system does not meet code, the design, or modern use requirements of this building.

We ask that the request for reduction to the District's matching funds be given full support by the Selection Committee. We appreciate your consideration and the efforts placed forth by the Capital Construction Committee in the support of capital construction initiatives and improvements throughout the State of Colorado.

Respectfully submitted



**Michael Seifert**  
**Superintendent**





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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2012-13 APPLICANT DATA**

**SCHOOL DISTRICT PPAV, ADJUSTED MATCH, PERCENTAGE OF FREE &  
REDUCED COST LUNCH AND MEDIAN HOUSEHOLD INCOME**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2012**

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# BEST FY2012-13 DISTRICT DATA

## District Data

COUNTY	DISTRICT	FY11-12 FTE COUNT	ASSESSED VALUATION FY11-12	FY11-12PPAV	MINIMUM DISTRICT MATCH	THE DISTRICT'S MEDIAN HOUSEHOLD FROM 2000 CENSUS	FY10-11 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED-COST
ADAMS	ADAMS 12	36,779.1	\$1,734,040,043.16	\$47,147.43	40%	\$23,164.00	34.0%
ADAMS	ADAMS 14	6,207.2	\$578,293,538.73	\$93,164.96	14%	\$14,008.00	84.9%
ADAMS	BENNETT 29J	1,060.5	\$91,659,590.20	\$86,430.54	53%	\$23,377.00	30.6%
ADAMS	BRIGHTON 27J	14,450.5	\$765,056,628.16	\$52,943.26	35%	\$20,385.00	33.6%
ADAMS	MAPLETON 1	5,702.0	\$434,459,689.12	\$76,194.26	28%	\$17,649.00	68.9%
ADAMS	STRASBURG 31J	939.0	\$87,950,707.04	\$93,664.22	51%	\$20,066.00	20.2%
ADAMS	WESTMINSTER 50	9,170.5	\$534,419,506.42	\$58,275.94	22%	\$19,552.00	79.1%
ALAMOSA	ALAMOSA RE-11J	1,924.5	\$122,393,112.60	\$63,597.36	12%	\$14,894.00	70.3%
ALAMOSA	SANGRE DE CRISTO RE-22J	284.0	\$23,453,395.92	\$82,582.38	22%	\$15,805.00	60.1%
ARAPAHOE	ADAMS-ARAPAHOE 28-J	35,492.5	\$1,596,022,110.65	\$44,967.87	22%	\$18,698.00	65.2%
ARAPAHOE	BYERS 32J	432.5	\$41,084,229.08	\$94,992.44	51%	\$19,213.00	39.2%
ARAPAHOE	CHERRY CREEK 5	49,247.3	\$4,664,879,592.60	\$94,723.56	59%	\$32,834.00	26.2%
ARAPAHOE	DEER TRAIL 26J	158.5	\$19,299,876.00	\$121,765.78	57%	\$17,247.00	43.4%
ARAPAHOE	ENGLEWOOD 1	2,524.0	\$405,814,102.43	\$160,782.13	48%	\$20,779.00	55.2%
ARAPAHOE	LITTLETON 6	14,727.0	\$1,271,447,896.90	\$86,334.48	63%	\$33,366.00	20.0%
ARAPAHOE	SHERIDAN 2	1,443.5	\$142,688,385.10	\$98,848.90	22%	\$16,045.00	80.8%
ARCHULETA	ARCHULETA 50 JT	1,392.5	\$367,181,505.35	\$263,685.10	65%	\$21,979.00	51.2%
BACA	CAMPO RE-6	41.5	\$11,093,057.00	\$267,302.58	41%	\$11,118.00	69.2%
BACA	PRITCHETT RE-3	58.5	\$10,053,622.93	\$171,856.80	44%	\$14,910.00	63.3%
BACA	SPRINGFIELD RE-4	252.0	\$20,939,468.98	\$83,093.13	38%	\$15,429.00	59.9%
BACA	VILAS RE-5	61.0	\$5,254,088.93	\$86,132.61	41%	\$15,053.00	53.7%
BACA	WALSH RE-1	145.0	\$24,239,405.00	\$167,168.31	54%	\$15,486.00	44.4%
BENT	LAS ANIMAS RE-1	495.5	\$52,333,366.34	\$105,617.29	30%	\$13,259.00	78.4%
BENT	MCCLAVE RE-2	252.0	\$18,836,062.07	\$74,746.28	33%	\$13,016.00	57.5%
BOULDER	BOULDER RE 2	27,816.6	\$4,733,874,376.40	\$170,181.63	73%	\$30,057.00	18.4%
BOULDER	ST VRAIN RE 1J	25,721.0	\$2,345,568,657.80	\$91,192.75	52%	\$26,128.00	32.4%
CHAFFEE	BUENA VISTA R-31	892.0	\$159,799,736.20	\$179,147.69	66%	\$21,157.00	39.9%
CHAFFEE	SALIDA R-32	1,042.5	\$174,510,817.60	\$167,396.47	49%	\$17,887.00	40.7%

COUNTY	DISTRICT	FY11-12 FTE COUNT	ASSESSED VALUATION Fy11-12	FY11-12PPAV	MINIMUM DISTRICT MATCH	THE DISTRICT'S MEDIAN HOUSEHOLD FROM 2000 CENSUS	FY10-11 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED- COST
CHEYENNE	CHEYENNE RE-5	160.5	\$91,028,840.04	\$567,157.88	62%	\$18,071.00	31.6%
CHEYENNE	KIT CARSON R-1	102.0	\$55,395,058.99	\$543,088.81	65%	\$17,226.00	45.9%
CLEAR CREEK	CLEAR CREEK RE-1	869.0	\$466,522,993.30	\$536,850.40	83%	\$28,160.00	25.8%
CONEJOS	NORTH CONEJOS RE-1J	953.5	\$23,230,085.05	\$24,362.96	23%	\$12,461.00	71.1%
CONEJOS	SANFORD 6J	297.0	\$6,120,540.46	\$20,607.88	23%	\$11,368.00	64.5%
CONEJOS	SOUTH CONEJOS RE-10	220.0	\$24,821,981.86	\$112,827.19	32%	\$11,722.00	78.5%
COSTILLA	CENTENNIAL R-1	218.0	\$63,050,300.44	\$289,221.56	27%	\$9,728.00	82.4%
COSTILLA	SIERRA GRANDE R-30	237.5	\$62,400,331.82	\$262,738.24	33%	\$11,981.00	80.8%
CROWLEY	CROWLEY RE-1-J	468.5	\$33,905,604.23	\$72,370.55	29%	\$12,892.00	70.4%
CUSTER	CONSOLIDATED C-1	407.0	\$95,776,156.03	\$235,322.25	63%	\$19,604.00	39.3%
DELTA	DELTA 50(J)	4,821.5	\$357,172,242.60	\$74,079.07	41%	\$17,143.00	48.4%
DENVER	DENVER 1	71,845.5	\$9,525,587,005.80	\$132,584.32	44%	\$24,101.00	72.9%
DOLORES	DOLORES COUNTY RE 2	267.5	\$90,667,215.03	\$338,942.86	56%	\$17,119.00	50.7%
DOUGLAS	DOUGLAS RE 1	55,873.0	\$4,351,134,504.50	\$77,875.44	55%	\$34,803.00	10.9%
EAGLE	EAGLE RE 50	5,736.7	\$2,269,598,718.34	\$395,627.93	73%	\$33,498.00	40.1%
EL PASO	ACADEMY 20	22,011.0	\$1,288,324,703.30	\$58,530.95	53%	\$26,583.00	11.3%
EL PASO	CALHAN RJ-1	507.4	\$27,648,459.44	\$54,490.46	52%	\$18,582.00	39.9%
EL PASO	CHEYENNE MOUNTAIN 12	4,279.0	\$350,104,319.40	\$81,819.19	63%	\$40,274.00	14.3%
EL PASO	COLORADO SPRINGS 11	27,284.5	\$2,235,532,716.20	\$81,934.16	43%	\$21,112.00	51.8%
EL PASO	EDISON 54 JT	178.0	\$3,118,244.89	\$17,518.23	36%	\$17,449.00	34.0%
EL PASO	ELLCOTT 22	898.5	\$27,890,293.80	\$31,040.95	12%	\$15,695.00	65.0%
EL PASO	FALCON 49	14,268.5	\$640,275,961.60	\$44,873.39	47%	\$21,406.00	18.6%
EL PASO	FOUNTAIN 8	7,172.0	\$154,454,563.20	\$21,535.77	36%	\$14,818.00	44.9%
EL PASO	HANOVER 28	198.5	\$59,316,544.73	\$298,823.90	30%	\$16,168.00	75.7%
EL PASO	HARRISON 2	10,014.0	\$535,262,298.00	\$53,451.40	17%	\$16,081.00	71.2%
EL PASO	LEWIS-PALMER 38	5,513.5	\$430,008,071.20	\$77,991.85	54%	\$33,575.00	10.2%
EL PASO	MANITOU SPRINGS 14	1,355.0	\$110,807,435.20	\$81,776.70	61%	\$26,995.00	22.9%
EL PASO	MIAMI-YODER 60 JT	289.5	\$15,766,421.04	\$54,460.87	19%	\$14,970.00	50.7%
EL PASO	PEYTON 23 JT	647.0	\$40,337,976.80	\$62,346.18	43%	\$21,085.00	25.4%
EL PASO	WIDEFIELD 3	8,268.5	\$288,834,567.80	\$34,931.92	38%	\$17,555.00	43.3%
ELBERT	AGATE 300	32.0	\$12,846,655.40	\$401,457.98	59%	\$17,456.00	54.5%

COUNTY	DISTRICT	FY11-12 FTE COUNT	ASSESSED VALUATION FY11-12	FY11-12PPAV	MINIMUM DISTRICT MATCH	THE DISTRICT'S MEDIAN HOUSEHOLD FROM 2000 CENSUS	FY10-11 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED-COST
ELBERT	BIG SANDY 100J	302.5	\$14,412,682.70	\$47,645.23	36%	\$16,625.00	56.0%
ELBERT	ELBERT 200	204.0	\$18,456,100.00	\$90,471.08	66%	\$22,772.00	29.6%
ELBERT	ELIZABETH C-1	2,352.5	\$166,056,308.59	\$70,587.17	58%	\$26,260.00	15.4%
ELBERT	KIOWA C-2	333.0	\$28,260,064.50	\$84,865.06	55%	\$22,945.00	41.9%
FREMONT	CANON CITY RE-1	3,565.5	\$225,505,046.40	\$63,246.40	35%	\$17,843.00	51.5%
FREMONT	COTOPAXI RE-3	196.5	\$53,402,924.82	\$271,770.61	59%	\$18,924.00	59.3%
FREMONT	FLORENCE RE-2	1,557.0	\$155,627,413.88	\$99,953.38	34%	\$16,953.00	52.8%
GARFIELD	GARFIELD 16	964.0	\$1,322,952,461.18	\$1,372,357.32	61%	\$18,149.00	52.6%
GARFIELD	GARFIELD RE-2	4,418.5	\$1,273,974,445.40	\$288,327.36	57%	\$19,036.00	45.5%
GARFIELD	ROARING FORK RE-1	4,906.5	\$1,003,521,655.20	\$204,529.02	63%	\$25,139.00	41.6%
GILPIN	GILPIN RE-1	330.5	\$337,184,381.32	\$1,020,225.06	77%	\$25,150.00	31.1%
GRAND	EAST GRAND 2	1,154.5	\$577,331,339.08	\$500,070.45	77%	\$26,687.00	22.0%
GRAND	WEST GRAND 1-JT	406.5	\$236,018,285.31	\$580,610.79	70%	\$20,617.00	40.1%
GUNNISON	GUNNISON RE1J	1,681.5	\$531,896,250.00	\$316,322.48	70%	\$21,347.00	21.1%
HINSDALE	HINSDALE RE 1	77.5	\$53,137,249.52	\$685,641.93	85%	\$22,528.00	18.8%
HUERFANO	HUERFANO RE-1	508.0	\$81,956,714.53	\$161,332.12	30%	\$13,990.00	75.6%
HUERFANO	LA VETA RE-2	178.0	\$38,915,920.04	\$218,628.76	62%	\$20,864.00	53.1%
JACKSON	NORTH PARK R-1	179.0	\$37,160,225.93	\$207,599.03	57%	\$17,826.00	55.1%
JEFFERSON	JEFFERSON R-1	79,026.9	\$6,908,595,542.70	\$87,420.81	55%	\$28,076.00	30.6%
KIOWA	EADS RE-1	157.0	\$18,564,852.60	\$118,247.47	53%	\$16,073.00	41.3%
KIOWA	PLAINVIEW RE-2	75.0	\$15,664,259.70	\$208,856.80	53%	\$17,600.00	68.4%
KIT CARSON	ARRIBA-FLAGLER C-20	143.0	\$18,105,116.65	\$126,609.21	36%	\$16,754.00	58.5%
KIT CARSON	BETHUNE R-5	100.0	\$15,575,721.94	\$155,757.22	43%	\$15,391.00	66.7%
KIT CARSON	BURLINGTON RE-6J	686.9	\$73,228,416.22	\$106,607.10	40%	\$17,003.00	53.8%
KIT CARSON	HI PLAINS R-23	98.5	\$14,741,218.91	\$149,657.04	58%	\$19,590.00	54.9%
KIT CARSON	STRATTON R-4	164.0	\$15,067,859.64	\$91,877.19	47%	\$16,494.00	51.7%
LA PLATA	BAYFIELD 10 JT-R	1,326.5	\$343,658,179.20	\$259,071.38	70%	\$20,972.00	27.7%
LA PLATA	DURANGO 9-R	4,120.0	\$1,901,507,257.70	\$461,530.89	75%	\$22,405.00	29.2%
LA PLATA	IGNACIO 11 JT	698.0	\$618,831,105.24	\$886,577.51	60%	\$16,306.00	50.7%
LAKE	LAKE R-1	1,008.5	\$101,126,636.88	\$100,274.31	43%	\$18,524.00	71.6%
LARIMER	ESTES PARK R-3	1,069.5	\$366,469,789.13	\$342,655.25	75%	\$31,166.00	33.2%

COUNTY	DISTRICT	FY11-12 FTE COUNT	ASSESSED VALUATION Fy11-12	FY11-12PPAV	MINIMUM DISTRICT MATCH	THE DISTRICT'S MEDIAN HOUSEHOLD FROM 2000 CENSUS	FY10-11 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED-COST
LARIMER	POUDRE R-1	25,398.0	\$2,301,752,055.22	\$90,627.30	54%	\$23,146.00	27.6%
LARIMER	THOMPSON R-2J	14,203.0	\$1,354,395,562.91	\$95,359.82	56%	\$23,661.00	32.2%
LAS ANIMAS	AGUILAR 6	98.0	\$46,832,054.97	\$477,878.11	41%	\$12,776.00	82.5%
LAS ANIMAS	BRANSON 82	25.5	\$13,628,671.15	\$534,457.69	66%	\$13,991.00	23.8%
LAS ANIMAS	HOEHNE 3	317.0	\$52,214,402.09	\$164,714.20	58%	\$16,839.00	38.1%
LAS ANIMAS	KIM 88	56.0	\$16,623,020.25	\$296,839.65	65%	\$25,582.00	66.1%
LAS ANIMAS	PRIMERO 2	196.0	\$363,117,994.94	\$1,852,642.83	64%	\$18,221.00	41.0%
LAS ANIMAS	TRINIDAD 1	1,322.0	\$144,937,199.40	\$109,634.80	39%	\$16,898.00	60.4%
LINCOLN	GENOA-HUGO C113	145.5	\$31,739,180.98	\$218,138.70	49%	\$16,098.00	48.1%
LINCOLN	KARVAL RE-23	48.9	\$5,111,896.05	\$104,537.75	63%	\$16,991.00	21.8%
LINCOLN	LIMON RE-4J	415.0	\$41,078,530.60	\$98,984.41	39%	\$14,859.00	45.5%
LOGAN	BUFFALO RE-4	300.5	\$14,880,172.60	\$49,518.05	31%	\$16,122.00	39.5%
LOGAN	FRENCHMAN RE-3	182.0	\$9,254,880.81	\$50,850.99	31%	\$14,000.00	45.9%
LOGAN	PLATEAU RE-5	160.5	\$59,282,722.16	\$369,362.75	58%	\$16,006.00	46.3%
LOGAN	VALLEY RE-1	2,151.5	\$166,479,526.60	\$77,378.35	33%	\$16,934.00	47.8%
MESA	DEBEQUE 49JT	93.5	\$348,202,031.60	\$3,724,085.90	67%	\$15,644.00	39.3%
MESA	MESA VALLEY 51	20,638.7	\$1,700,011,875.30	\$82,370.10	46%	\$18,745.00	45.5%
MESA	PLATEAU VALLEY 50	428.0	\$185,293,774.06	\$432,929.38	74%	\$18,515.00	29.2%
MINERAL	CREEDE 1	78.0	\$33,416,658.90	\$428,418.70	73%	\$24,475.00	50.0%
MOFFAT	MOFFAT COUNTY RE:NO 1	2,140.6	\$487,688,741.28	\$227,828.06	59%	\$18,540.00	41.9%
MONTEZUMA	DOLORES RE-4A	612.5	\$62,316,024.16	\$101,740.45	57%	\$18,301.00	38.5%
MONTEZUMA	MANCOS RE-6	350.9	\$52,925,538.96	\$150,827.98	55%	\$18,749.00	58.3%
MONTEZUMA	MONTEZUMA-CORTEZ RE-1	2,654.0	\$407,952,068.00	\$153,712.16	46%	\$16,458.00	61.7%
MONTROSE	MONTROSE RE-1J	5,837.5	\$528,646,203.90	\$90,560.38	47%	\$17,463.00	55.0%
MONTROSE	WEST END RE-2	289.5	\$43,184,830.48	\$149,170.40	43%	\$14,061.00	56.2%
MORGAN	BRUSH RE-2(J)	1,372.0	\$171,391,781.54	\$124,921.12	33%	\$15,009.00	54.0%
MORGAN	FT. MORGAN RE-3	2,926.0	\$201,414,735.30	\$68,836.20	20%	\$15,789.00	69.1%
MORGAN	WELDON VALLEY RE-20(J)	197.0	\$13,962,782.50	\$70,877.07	43%	\$16,196.00	31.8%
MORGAN	WIGGINS RE-50(J)	465.0	\$44,381,070.45	\$95,443.16	26%	\$14,835.00	59.6%
OTERO	CHERAW 31	194.0	\$4,316,969.13	\$22,252.42	28%	\$13,532.00	56.9%
OTERO	EAST OTERO R-1	1,229.0	\$57,564,295.68	\$46,838.32	12%	\$15,106.00	75.7%

COUNTY	DISTRICT	FY11-12 FTE COUNT	ASSESSED VALUATION FY11-12	FY11-12PPAV	MINIMUM DISTRICT MATCH	THE DISTRICT'S MEDIAN HOUSEHOLD FROM 2000 CENSUS	FY10-11 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED-COST
OTERO	FOWLER R-4J	402.5	\$17,002,540.93	\$42,242.34	31%	\$17,716.00	50.6%
OTERO	MANZANOLA 3J	167.0	\$6,591,099.41	\$39,467.66	21%	\$12,300.00	83.8%
OTERO	ROCKY FORD R-2	769.0	\$30,063,106.88	\$39,093.77	23%	\$13,974.00	78.3%
OTERO	SWINK 33	364.0	\$14,375,556.45	\$39,493.29	33%	\$18,484.00	41.2%
OURAY	OURAY R-1	191.5	\$57,334,328.32	\$299,395.97	75%	\$25,149.00	35.2%
OURAY	RIDGWAY R-2	302.0	\$120,362,526.16	\$398,551.41	70%	\$24,127.00	30.8%
PARK	PARK RE-2	487.5	\$298,753,611.50	\$612,827.92	68%	\$23,678.00	44.0%
PARK	PLATTE CANYON 1	1,038.0	\$128,151,744.97	\$123,460.26	65%	\$25,795.00	31.3%
PHILLIPS	HAXTUN RE-2J	272.0	\$20,456,572.48	\$75,207.99	50%	\$16,664.00	38.8%
PHILLIPS	HOLYOKE RE-1J	551.5	\$44,552,231.95	\$80,783.74	40%	\$16,316.00	51.7%
PITKIN	ASPEN 1	1,639.0	\$2,308,015,106.40	\$1,408,184.93	90%	\$44,291.00	6.2%
PROWERS	GRANADA RE-1	216.0	\$10,921,026.75	\$50,560.31	27%	\$10,864.00	63.2%
PROWERS	HOLLY RE-3	258.5	\$17,600,955.10	\$68,088.80	15%	\$15,104.00	71.1%
PROWERS	LAMAR RE-2	1,483.0	\$84,006,417.21	\$56,646.27	21%	\$14,253.00	69.1%
PROWERS	WILEY RE-13 JT	209.5	\$11,448,963.22	\$54,648.99	42%	\$16,887.00	52.6%
PUEBLO	PUEBLO CITY 60	16,427.0	\$761,637,503.21	\$46,364.98	19%	\$16,188.00	67.6%
PUEBLO	PUEBLO RURAL 70	8,246.5	\$552,256,881.20	\$66,968.64	42%	\$20,304.00	36.1%
RIO BLANCO	MEEKER RE1	569.0	\$1,023,567,889.56	\$1,798,889.09	74%	\$17,370.00	24.4%
RIO BLANCO	RANGELY RE-4	416.5	\$423,861,629.22	\$1,017,674.98	67%	\$17,295.00	29.7%
RIO GRANDE	DEL NORTE C-7	534.0	\$90,641,447.11	\$169,740.54	51%	\$17,406.00	54.5%
RIO GRANDE	MONTE VISTA C-8	993.0	\$45,494,990.46	\$45,815.70	12%	\$14,381.00	68.4%
RIO GRANDE	SARGENT RE-33J	468.5	\$29,577,329.83	\$63,131.97	24%	\$15,090.00	44.8%
ROUTT	HAYDEN RE-1	359.5	\$90,650,694.72	\$252,157.70	70%	\$19,148.00	39.3%
ROUTT	SOUTH ROUTT RE 3	350.8	\$124,892,033.67	\$356,020.62	67%	\$23,598.00	40.1%
ROUTT	STEAMBOAT SPRINGS RE-2	2,173.5	\$834,000,562.74	\$383,713.16	84%	\$31,666.00	12.5%
SAGUACHE	CENTER 26 JT	518.0	\$24,548,315.43	\$47,390.57	4%	\$11,873.00	87.5%
SAGUACHE	MOFFAT 2	187.5	\$25,479,764.50	\$135,892.08	39%	\$16,643.00	51.3%
SAGUACHE	MOUNTAIN VALLEY RE 1	104.0	\$14,734,573.02	\$141,678.59	40%	\$15,006.00	69.8%
SAN JUAN	SILVERTON 1	55.0	\$59,891,633.60	\$1,088,938.79	56%	\$17,584.00	72.3%
SAN MIGUEL	NORWOOD R-2J	219.0	\$71,619,665.06	\$327,030.43	68%	\$20,097.00	43.9%
SAN MIGUEL	TELLURIDE R-1	673.5	\$685,427,709.30	\$1,017,710.04	86%	\$39,297.00	22.7%

COUNTY	DISTRICT	FY11-12 FTE COUNT	ASSESSED VALUATION Fy11-12	FY11-12PPAV	MINIMUM DISTRICT MATCH	THE DISTRICT'S MEDIAN HOUSEHOLD FROM 2000 CENSUS	FY10-11 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED- COST
SEDGWICK	JULESBURG RE-1	219.5	\$31,077,424.46	\$141,582.80	62%	\$15,584.00	14.3%
SEDGWICK	PLATTE VALLEY RE-3	116.0	\$22,987,905.16	\$198,171.60	48%	\$16,989.00	74.2%
SUMMIT	SUMMIT RE-1	2,876.5	\$1,574,280,905.76	\$547,290.42	80%	\$28,679.00	31.3%
TELLER	CRIPPLE CREEK-VICTOR RE-1	326.0	\$233,200,622.98	\$715,339.33	62%	\$22,137.00	54.6%
TELLER	WOODLAND PARK RE-2	2,465.5	\$260,948,755.84	\$105,840.10	61%	\$23,726.00	28.6%
WASHINGTON	AKRON R-1	337.0	\$35,527,875.53	\$105,423.96	31%	\$16,042.00	50.3%
WASHINGTON	ARICKAREE R-2	99.0	\$29,498,394.38	\$297,963.58	72%	\$20,965.00	40.0%
WASHINGTON	LONE STAR 101	101.0	\$5,197,705.78	\$51,462.43	59%	\$21,513.00	38.5%
WASHINGTON	OTIS R-3	179.0	\$13,790,006.54	\$77,039.14	49%	\$20,463.00	40.5%
WASHINGTON	WOODLIN R-104	102.0	\$25,546,919.94	\$250,460.00	54%	\$16,788.00	55.6%
WELD	AULT-HIGHLAND RE-9	827.5	\$157,258,078.95	\$190,039.97	56%	\$17,992.00	52.1%
WELD	BRIGGS DALE RE-10	143.5	\$21,141,789.48	\$147,329.54	43%	\$21,828.00	49.3%
WELD	EATON RE-2	1,730.8	\$210,025,629.20	\$121,345.98	64%	\$22,424.00	32.3%
WELD	FT. LUPTON RE-8	2,128.0	\$325,384,937.90	\$152,906.46	48%	\$17,697.00	65.4%
WELD	GILCREST RE-1	1,781.5	\$814,842,657.86	\$457,391.33	59%	\$17,421.00	56.8%
WELD	GREELEY 6	18,476.5	\$939,049,044.41	\$50,823.97	28%	\$17,556.00	60.5%
WELD	JOHNSTOWN-MILLIKEN RE-5J	2,988.5	\$256,754,599.41	\$85,914.20	48%	\$20,030.00	36.4%
WELD	KEENESBURG RE-3(J)	2,139.5	\$355,158,862.38	\$166,000.87	46%	\$17,920.00	48.7%
WELD	PAWNEE RE-12	71.5	\$94,965,521.00	\$1,328,189.10	67%	\$13,543.00	24.0%
WELD	PLATTE VALLEY RE-7	1,060.5	\$552,835,293.40	\$521,296.83	61%	\$17,977.00	45.0%
WELD	PRAIRIE RE-11	164.5	\$19,450,594.00	\$118,240.69	54%	\$14,998.00	30.7%
WELD	WINDSOR RE-4	4,175.0	\$486,799,536.93	\$116,598.69	57%	\$24,065.00	20.3%
YUMA	IDALIA RJ-3	124.1	\$23,844,326.25	\$192,138.00	51%	\$16,822.00	57.7%
YUMA	LIBERTY J-4	78.0	\$22,509,052.75	\$288,577.60	58%	\$15,166.00	43.0%
YUMA	WRAY RD-2	632.1	\$120,136,301.40	\$190,059.01	42%	\$16,822.00	56.1%
YUMA	YUMA 1	787.0	\$139,313,568.36	\$177,018.51	42%	\$15,166.00	54.1%



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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2012-13 APPLICANT DATA**

**SCHOOL DISTRICT BOND HISTORY**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2012**

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# BEST FY2012-13 DISTRICT DATA

District Bond History Thru FY10-11

COUNTY	DISTRICT	BOND DEBT APPROVED 2002 thru 2011	YEAR BOND ELECTION PASSED 2002 thru 2011	BOND DEBT FAILED 2002 thru 2011	YEAR BOND ELECTION FAILED 2002 thru 2011	FY2010 OUTSTANDING BONDED DEBT	TOTAL BONDING CAPACITY	% OF BONDING CAPACITY USED	MILL LEVY FY10-11
ADAMS	ADAMS 12	\$180,000,000.00	04	\$80,000,000.00	8	\$391,773,234.00	\$346,808,009	113%	22.765
ADAMS	ADAMS 14	\$78,000,000.00	06	\$98,610,000.00	02, 03	\$91,130,000.00	\$115,658,708	79%	11.475
ADAMS	BENNETT 29J	\$9,875,000.00	04			\$10,325,000.00	\$18,331,918	56%	10.971
ADAMS	BRIGHTON 27J	\$138,900,000.00	04,06	\$241,500,000.00	03,05,08	\$176,075,000.00	\$153,011,326	115%	18.295
ADAMS	MAPLETON 1	\$31,705,000.00	10	\$164,165,000.00	07,08,09	\$11,795,000.00	\$86,891,938	14%	6.690
ADAMS	STRASBURG 31J	\$6,700,000.00	05			\$10,797,603.00	\$17,590,141	61%	15.402
ADAMS	WESTMINSTER 50	\$98,600,000.00	06			\$102,290,000.00	\$106,883,901	96%	15.528
ALAMOSA	ALAMOSA RE-11J	\$12,000,000.00	08	\$5,990,000.00	11	\$5,420,000.00	\$24,478,623	22%	15.400
ALAMOSA	SANGRE DE CRISTO RE-22J	\$4,000,000.00	08			\$-00	\$4,690,679	0%	14.097
ARAPAHOE	ADAMS-ARAPAHOE 28-J	\$440,000,000.00	02,08			\$336,955,000.00	\$319,204,422	106%	15.000
ARAPAHOE	BYERS 32J					\$2,005,000.00	\$8,216,846	24%	8.340
ARAPAHOE	CHERRY CREEK 5	\$203,717,500.00	03, 08			\$450,320,000.00	\$932,975,919	48%	10.719
ARAPAHOE	DEER TRAIL 26J					\$-00	\$3,859,975	0%	0.000
ARAPAHOE	ENGLEWOOD 1	\$50,000,000.00	11			\$23,020,496.00	\$81,162,820	28%	7.522
ARAPAHOE	LITTLETON 6	\$85,440,000.00	02			\$101,300,000.00	\$254,289,579	40%	7.770
ARAPAHOE	SHERIDAN 2	\$12,865,000.00	06	\$6,900,000.00	11	\$20,435,000.00	\$28,537,677	72%	9.750
ARCHULETA	ARCHULETA 50 JT			\$49,000,000.00	11	\$8,929,252.00	\$73,436,301	12%	2.308
BACA	CAMPO RE-6					\$-00	\$2,218,611	0%	0.000
BACA	PRITCHETT RE-3					\$-00	\$2,010,725	0%	0.000
BACA	SPRINGFIELD RE-4					\$-00	\$4,187,894	0%	0.000
BACA	VILAS RE-5					\$-00	\$1,050,818	0%	0.000
BACA	WALSH RE-1					\$-00	\$4,847,881	0%	0.000
BENT	LAS ANIMAS RE-1					\$1,905,000.00	\$10,466,673	18%	3.559
BENT	MCCLAVE RE-2					\$-00	\$3,767,212	0%	0.000
BOULDER	BOULDER RE 2	\$296,800,000.00	06			\$397,400,000.00	\$946,774,875	42%	5.791
BOULDER	ST VRAIN RE 1J	\$401,900,000.00	02,08			\$391,990,000.00	\$469,113,732	84%	14.300
CHAFFEE	BUENA VISTA R-31			\$22,000,000.00	08	\$4,300,000.00	\$31,959,947	13%	3.466
CHAFFEE	SALIDA R-32	\$17,961,801.00	10	\$25,000,000.00	08	\$4,201,455.00	\$34,902,164	12%	9.163

COUNTY	DISTRICT	BOND DEBT APPROVED 2002 thru 2011	YEAR BOND ELECTION PASSED 2002 thru 2011	BOND DEBT FAILED 2002 thru 2011	YEAR BOND ELECTION FAILED 2002 thru 2011	FY2010 OUTSTANDING BONDED DEBT	TOTAL BONDING CAPACITY	% OF BONDING CAPACITY USED	MILL LEVY FY10-11
CHEYENNE	CHEYENNE RE-5					\$5,200,000.00	\$18,205,768	29%	10.071
CHEYENNE	KIT CARSON R-1					\$-00	\$11,079,012	0%	0.000
CLEAR CREEK	CLEAR CREEK RE-1					\$18,144,999.55	\$93,304,599	19%	3.938
CONEJOS	NORTH CONEJOS RE-1J					\$1,135,000.00	\$4,646,017	24%	0.000
CONEJOS	SANFORD 6J	\$2,125,000.00	11			\$-00	\$1,224,108	0%	0.000
CONEJOS	SOUTH CONEJOS RE-10					\$-00	\$4,964,396	0%	0.000
COSTILLA	CENTENNIAL R-1	\$7,000,000.00	07			\$6,865,000.00	\$12,610,060	54%	8.221
COSTILLA	SIERRA GRANDE R-30					\$1,670,000.00	\$12,480,066	13%	5.100
CROWLEY	CROWLEY RE-1-J					\$-00	\$6,781,121	0%	0.000
CUSTER	CONSOLIDATED C-1	\$1,990,000.00	04	\$2,400,000.00	02	\$4,805,000.00	\$19,155,231	25%	4.500
DELTA	DELTA 50(J)	\$25,525,000.00	02	\$49,900,000.00	08	\$21,830,000.00	\$71,434,449	31%	4.400
DENVER	DENVER 1	\$764,800,000.00	03,08			\$768,396,601.00	\$1,905,117,401	40%	6.800
DOLORES	DOLORES COUNTY RE 2					\$3,685,000.00	\$18,133,443	20%	4.352
DOUGLAS	DOUGLAS RE 1	\$300,000,000.00	03,06	\$595,000,000.00	08,11	\$608,924,744.00	\$870,226,901	70%	14.246
EAGLE	EAGLE RE 50	\$128,370,000.00	06			\$176,490,000.00	\$453,919,744	39%	4.785
EL PASO	ACADEMY 20					\$192,479,463.00	\$257,664,941	75%	17.802
EL PASO	CALHAN RJ-1					\$665,000.00	\$5,529,692	12%	3.000
EL PASO	CHEYENNE MOUNTAIN 12	\$13,750,000.00	03			\$30,953,531.00	\$70,020,864	44%	8.793
EL PASO	COLORADO SPRINGS 11	\$131,700,000.00	04	\$96,700,000.00	02	\$196,333,084.10	\$447,106,543	44%	7.135
EL PASO	EDISON 54 JT	\$450,000.00	07			\$435,000.00	\$623,649	70%	9.207
EL PASO	ELLCOTT 22	\$2,373,000.00	11			\$2,915,000.00	\$5,578,059	52%	18.000
EL PASO	FALCON 49			\$210,000,000.00	10,11	\$50,630,000.00	\$128,055,192	40%	11.212
EL PASO	FOUNTAIN 8					\$-00	\$30,890,913	0%	0.000
EL PASO	HANOVER 28	\$10,400,000.00	02			\$8,808,914.00	\$11,863,309	74%	15.000
EL PASO	HARRISON 2					\$70,700,000.00	\$107,052,460	66%	12.500
EL PASO	LEWIS-PALMER 38	\$57,000,000.00	06	\$63,295,000.00	04,04	\$83,449,967.00	\$86,001,614	97%	18.100
EL PASO	MANITOU SPRINGS 14					\$7,580,000.00	\$22,161,487	34%	7.448
EL PASO	MIAMI-YODER 60 JT	\$2,000,000.00	07			\$2,635,000.00	\$3,153,284	84%	17.900
EL PASO	PEYTON 23 JT	\$4,100,000.00	03	\$6,744,920.00	10,10,11,11	\$3,965,000.00	\$8,067,595	49%	12.541
EL PASO	WIDFIELD 3					\$12,316,632.00	\$57,766,914	21%	5.800

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ELBERT	AGATE 300			\$1,850,000.00	03	\$-00	\$2,569,331	0%	0.000
ELBERT	BIG SANDY 100J	\$2,900,663.00	11			\$-00	\$2,882,537	0%	0.000
ELBERT	ELBERT 200			\$6,721,156.00	10,11	\$-00	\$3,691,220	0%	0.000
ELBERT	ELIZABETH C-1					\$14,915,000.00	\$33,211,262	45%	10.383
ELBERT	KIOWA C-2					\$1,030,000.00	\$5,652,013	18%	5.252
FREMONT	CANON CITY RE-1	\$26,000,000.00	03			\$24,790,000.00	\$45,101,009	55%	8.619
FREMONT	COTOPAXI RE-3					\$640,000.00	\$10,680,585	6%	1.840
FREMONT	FLORENCE RE-2	\$22,000,000.00	03	\$5,425,000.00	10	\$19,130,000.00	\$31,125,483	61%	10.646
GARFIELD	GARFIELD 16	\$35,000,000.00	06			\$42,320,000.00	\$264,590,492	16%	4.473
GARFIELD	GARFIELD RE-2	\$74,900,000.00	06			\$115,370,000.00	\$254,794,889	45%	5.898
GARFIELD	ROARING FORK RE-1	\$86,000,000.00	04			\$108,474,984.00	\$200,704,331	54%	6.241
GILPIN	GILPIN RE-1					\$9,370,000.00	\$67,436,876	14%	5.824
GRAND	EAST GRAND 2	\$28,050,000.00	04, 07	\$21,150,000.00	03,03	\$37,810,000.00	\$115,466,268	33%	4.525
GRAND	WEST GRAND 1-JT	\$11,500,000.00	06	\$13,100,000.00	05	\$10,730,000.00	\$47,203,657	23%	3.489
GUNNISON	GUNNISON RE1J	\$55,000,000.00	08			\$64,980,000.00	\$106,379,250	61%	6.577
HINSDALE	HINSDALE RE 1					\$885,000.00	\$10,627,450	8%	1.594
HUERFANO	HUERFANO RE-1	\$5,750,000.00	02			\$250,000.00	\$16,391,343	2%	5.300
HUERFANO	LA VETA RE-2	\$1,000,000.00	02			\$820,000.00	\$7,783,184	11%	1.964
JACKSON	NORTH PARK R-1					\$-00	\$7,432,045	0%	0.000
JEFFERSON	JEFFERSON R-1	\$323,800,000.00	04	\$350,000,000.00	08	\$609,570,000.00	\$1,381,719,109	44%	11.250
KIOWA	EADS RE-1					\$-00	\$3,712,971	0%	0.000
KIOWA	PLAINVIEW RE-2					\$-00	\$3,132,852	0%	0.000
KIT CARSON	ARRIBA-FLAGLER C-20					\$1,095,000.00	\$3,621,023	30%	7.800
KIT CARSON	BETHUNE R-5					\$-00	\$3,115,144	0%	0.000
KIT CARSON	BURLINGTON RE-6J					\$4,295,000.00	\$14,645,683	29%	7.573
KIT CARSON	HI PLAINS R-23					\$-00	\$2,948,244	0%	0.000
KIT CARSON	STRATTON R-4					\$-00	\$3,013,572	0%	0.000
LA PLATA	BAYFIELD 10 JT-R					\$13,045,000.00	\$68,731,636	19%	5.269
LA PLATA	DURANGO 9-R	\$84,500,000.00	02			\$86,630,000.00	\$380,301,452	23%	4.629
LA PLATA	IGNACIO 11 JT	\$4,695,000.00	11			\$-00	\$123,766,221	0%	0.000

COUNTY	DISTRICT	BOND DEBT APPROVED 2002 thru 2011	YEAR BOND ELECTION PASSED 2002 thru 2011	BOND DEBT FAILED 2002 thru 2011	YEAR BOND ELECTION FAILED 2002 thru 2011	FY2010 OUTSTANDING BONDED DEBT	TOTAL BONDING CAPACITY	% OF BONDING CAPACITY USED	MILL LEVY FY10-11
LAKE	LAKE R-1	\$2,000,000.00	03	\$18,000,000.00	08,11	\$530,000.00	\$20,225,327	3%	1.620
LARIMER	ESTES PARK R-3	\$22,400,000.00	06			\$24,030,000.00	\$73,293,958	33%	4.702
LARIMER	POUDRE R-1	\$120,000,000.00	10			\$208,314,466.00	\$460,350,411	45%	12.119
LARIMER	THOMPSON R-2J	\$89,215,000.00	05			\$122,829,737.00	\$270,879,113	45%	9.156
LAS ANIMAS	AGUILAR 6					\$650,000.00	\$9,366,411	7%	2.349
LAS ANIMAS	BRANSON 82					\$-00	\$2,725,734	0%	0.000
LAS ANIMAS	HOEHNE 3					\$1,020,000.00	\$10,442,880	10%	3.500
LAS ANIMAS	KIM 88					\$-00	\$3,324,604	0%	0.000
LAS ANIMAS	PRIMERO 2	\$10,700,000.00	07			\$10,700,000.00	\$72,623,599	15%	6.263
LAS ANIMAS	TRINIDAD 1			\$2,400,000.00	07	\$5,185,000.00	\$28,987,440	18%	4.917
LINCOLN	GENOA-HUGO C113					\$985,000.00	\$6,347,836	16%	5.135
LINCOLN	KARVAL RE-23					\$-00	\$1,022,379	0%	0.000
LINCOLN	LIMON RE-4J					\$2,315,000.00	\$8,215,706	28%	5.508
LOGAN	BUFFALO RE-4	\$2,200,000.00	07			\$1,935,000.00	\$2,976,035	65%	10.832
LOGAN	FRENCHMAN RE-3	\$425,000.00	05			\$380,000.00	\$1,850,976	21%	4.610
LOGAN	PLATEAU RE-5					\$0.01	\$11,856,544	0%	0.000
LOGAN	VALLEY RE-1	\$23,700,000.00	05			\$22,509,989.60	\$33,295,905	68%	10.838
MESA	DEBEQUE 49JT					\$2,130,000.00	\$69,640,406	3%	0.840
MESA	MESA VALLEY 51	\$109,000,000.00	04	\$184,935,000.00	08	\$125,180,000.00	\$340,002,375	37%	5.300
MESA	PLATEAU VALLEY 50	\$3,900,000.00	04			\$3,320,000.00	\$37,058,755	9%	2.130
MINERAL	CREEDE 1					\$-00	\$6,683,332	0%	0.000
MOFFAT	MOFFAT COUNTY RE:NO 1	\$29,500,000.00	07			\$29,500,000.00	\$97,537,748	30%	5.192
MONTEZUMA	DOLORES RE-4A					\$2,410,000.00	\$12,463,205	19%	4.449
MONTEZUMA	MANCOS RE-6					\$565,000.00	\$10,585,108	5%	1.620
MONTEZUMA	MONTEZUMA-CORTEZ RE-1			\$3,400,000.00	11	\$-00	\$81,590,414	0%	0.000
MONTROSE	MONTROSE RE-1J	\$11,000,000.00	02			\$8,729,920.00	\$105,729,241	8%	1.460
MONTROSE	WEST END RE-2					\$-00	\$8,636,966	0%	0.000
MORGAN	BRUSH RE-2(J)	\$13,500,000.00	03	\$1,300,000.00	07	\$12,065,000.00	\$34,278,356	35%	7.340
MORGAN	FT. MORGAN RE-3	\$9,000,000.00	04			\$17,960,000.00	\$40,282,947	45%	9.645
MORGAN	WELDON VALLEY RE-20(J)	\$1,000,000.00	03			\$825,000.00	\$2,792,557	30%	5.750

COUNTY	DISTRICT	BOND DEBT APPROVED 2002 thru 2011	YEAR BOND ELECTION PASSED 2002 thru 2011	BOND DEBT FAILED 2002 thru 2011	YEAR BOND ELECTION FAILED 2002 thru 2011	FY2010 OUTSTANDING BONDED DEBT	TOTAL BONDING CAPACITY	% OF BONDING CAPACITY USED	MILL LEVY FY10-11
MORGAN	WIGGINS RE-50(J)					\$3,870,000.00	\$8,876,214	44%	9.487
OTERO	CHERAW 31					\$-00	\$863,394	0%	0.000
OTERO	EAST OTERO R-1	\$4,300,000.00	08	\$4,000,000.00	03	\$7,175,000.00	\$11,512,859	62%	10.801
OTERO	FOWLER R-4J					\$1,600,000.00	\$3,400,508	47%	10.250
OTERO	MANZANOLA 3J					\$-00	\$1,318,220	0%	0.000
OTERO	ROCKY FORD R-2					\$-00	\$6,012,621	0%	0.000
OTERO	SWINK 33	\$2,500,000.00	07			\$2,475,000.00	\$2,875,111	86%	13.132
OURAY	OURAY R-1			\$4,900,000.00	05	\$1,175,000.00	\$11,466,866	10%	3.045
OURAY	RIDGWAY R-2	\$9,950,000.00	03,08			\$8,720,000.00	\$24,072,505	36%	6.413
PARK	PARK RE-2	\$16,000,000.00	09			\$3,940,000.00	\$59,750,722	7%	5.740
PARK	PLATTE CANYON 1					\$10,000,000.00	\$25,630,349	39%	6.088
PHILLIPS	HAXTUN RE-2J			\$1,055,000.00	07	\$0.01	\$4,091,314	0%	0.000
PHILLIPS	HOLYOKE RE-1J					\$1,950,000.00	\$8,910,446	22%	4.250
PITKIN	ASPEN 1	\$45,000,000.00	05,08			\$73,725,000.00	\$461,603,021	16%	1.987
PROWERS	GRANADA RE-1					\$-00	\$2,184,205	0%	0.000
PROWERS	HOLLY RE-3	\$3,400,000.00	10			\$-00	\$3,520,191	0%	14.940
PROWERS	LAMAR RE-2	\$5,015,000.00	02			\$3,840,000.00	\$16,801,283	23%	5.694
PROWERS	WILEY RE-13 JT					\$-00	\$2,289,793	0%	0.000
PUEBLO	PUEBLO CITY 60	\$98,500,000.00	02			\$80,625,000.00	\$152,327,501	53%	9.890
PUEBLO	PUEBLO RURAL 70	\$29,900,000.00	02	\$35,000,000.00	11	\$57,065,000.00	\$110,451,376	52%	12.045
RIO BLANCO	MEEKER RE1	\$24,000,000.00	08			\$24,000,000.00	\$204,713,578	12%	2.941
RIO BLANCO	RANGELY RE-4	\$15,000,000.00	08			\$15,000,000.00	\$84,772,326	18%	5.144
RIO GRANDE	DEL NORTE C-7					\$2,270,000.00	\$18,128,289	13%	3.801
RIO GRANDE	MONTE VISTA C-8	\$8,400,000.00	08			\$745,000.00	\$9,098,998	8%	12.500
RIO GRANDE	SARGENT RE-33J	\$5,400,000.00	03,08			\$638,372.00	\$5,915,466	11%	13.290
ROUTT	HAYDEN RE-1					\$-00	\$18,130,139	0%	0.000
ROUTT	SOUTH ROUTT RE 3	\$1,570,000.00	07			\$8,355,000.00	\$24,978,407	33%	5.827
ROUTT	STEAMBOAT SPRINGS RE-2	\$29,685,000.00	06			\$43,075,000.00	\$166,800,113	26%	3.122
SAGUACHE	CENTER 26 JT	\$4,700,000.00	10			\$-00	\$4,909,663	0%	15.010
SAGUACHE	MOFFAT 2	\$726,519.00	09			\$1,360,000.00	\$5,095,953	27%	8.890

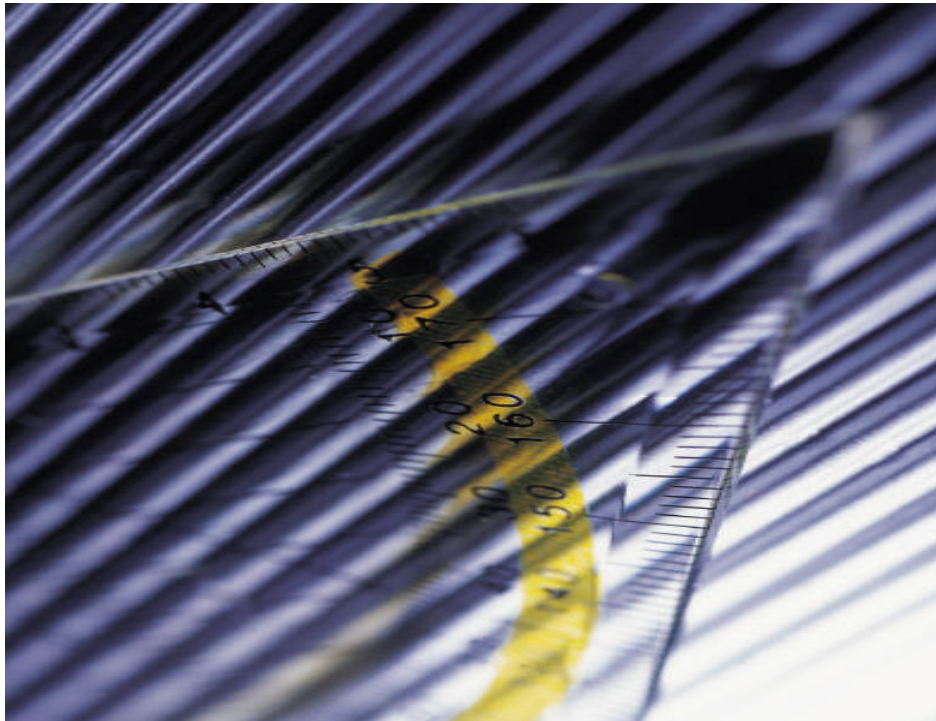
COUNTY	DISTRICT	BOND DEBT APPROVED 2002 thru 2011	YEAR BOND ELECTION PASSED 2002 thru 2011	BOND DEBT FAILED 2002 thru 2011	YEAR BOND ELECTION FAILED 2002 thru 2011	FY2010 OUTSTANDING BONDED DEBT	TOTAL BONDING CAPACITY	% OF BONDING CAPACITY USED	MILL LEVY FY10-11
SAGUACHE	MOUNTAIN VALLEY RE 1					\$-00	\$2,946,915	0%	0.000
SAN JUAN	SILVERTON 1	\$1,200,000.00	09			\$-00	\$11,978,327	0%	1.611
SAN MIGUEL	NORWOOD R-2J					\$3,005,000.00	\$14,323,933	21%	3.000
SAN MIGUEL	TELLURIDE R-1	\$10,000,000.00	02	\$18,000,000.00	08	\$11,500,000.00	\$137,085,542	8%	2.900
SEDGWICK	JULESBURG RE-1					\$-00	\$6,215,485	0%	0.000
SEDGWICK	PLATTE VALLEY RE-3					\$-00	\$4,597,581	0%	0.000
SUMMIT	SUMMIT RE-1	\$32,575,000.00	04			\$62,655,000.00	\$314,856,181	20%	3.582
TELLER	CRIPPLE CREEK-VICTOR RE-1	\$10,900,000.00	07	\$23,670,000.00	04,05,05	\$3,480,000.00	\$46,640,125	7%	4.280
TELLER	WOODLAND PARK RE-2	\$14,600,000.00	03	\$14,600,000.00	02	\$19,030,000.00	\$52,189,751	36%	7.329
WASHINGTON	AKRON R-1	\$7,712,774.00	10			\$-00	\$7,105,575	0%	15.243
WASHINGTON	ARICKAREE R-2					\$-00	\$5,899,679	0%	0.000
WASHINGTON	LONE STAR 101					\$-00	\$1,039,541	0%	0.000
WASHINGTON	OTIS R-3					\$520,000.00	\$2,758,001	19%	7.000
WASHINGTON	WOODLIN R-104					\$-00	\$5,109,384	0%	0.000
WELD	AULT-HIGHLAND RE-9			\$1,500,000.00	05	\$3,590,000.00	\$31,451,616	11%	3.104
WELD	BRIGGSDALE RE-10	\$5,100,000.00	05,05			\$4,515,000.00	\$4,228,358	107%	20.026
WELD	EATON RE-2					\$8,970,000.00	\$42,005,126	21%	4.828
WELD	FT. LUPTON RE-8					\$9,585,000.00	\$65,076,988	15%	3.531
WELD	GILCREST RE-1					\$-00	\$162,968,532	0%	0.000
WELD	GREELEY 6					\$92,530,000.00	\$187,809,809	49%	9.439
WELD	JOHNSTOWN-MILLIKEN RE-5J	\$15,900,000.00	03			\$18,865,000.00	\$51,350,920	37%	9.743
WELD	KEENESBURG RE-3(J)	\$26,400,000.00	04	\$29,000,000.00	02,08	\$33,964,975.00	\$71,031,772	48%	7.706
WELD	PAWNEE RE-12					\$470,000.00	\$18,993,104	2%	0.000
WELD	PLATTE VALLEY RE-7	\$12,000,000.00	05,09	\$1,355,000.00	05	\$9,050,000.00	\$110,567,059	8%	4.230
WELD	PRAIRIE RE-11	\$3,457,000.00	11			\$-00	\$3,890,119	0%	0.000
WELD	WINDSOR RE-4	\$41,500,000.00	07			\$66,195,000.00	\$97,359,907	68%	15.611
YUMA	IDALIA RJ-3	\$3,870,029.00	11			\$-00	\$4,768,865	0%	0.000
YUMA	LIBERTY J-4					\$46,440.00	\$4,501,811	1%	0.000
YUMA	WRAY RD-2	\$7,790,000.00	05			\$7,053,126.00	\$24,027,260	29%	6.333
YUMA	YUMA 1	\$9,125,000.00	03			\$8,453,560.00	\$27,862,714	30%	5.007



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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2012-13 APPLICANT DATA**

**CHARTER SCHOOL MINIMUM MATCH, PERCENTAGE OF FREE & REDUCED  
COST LUNCH, ALLOCATION FROM STATE EDUCATION FUND FOR CAPITAL  
CONSTRUCTION**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2012**

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# BEST FY2012-13 CHARTER SCHOOL DATA

Eligible BEST Charter school Data

COUNTY	DISTRICT	CHARTER SCHOOL	FY10-11 FTE COUNT	MINIMUM CHARTER MATCH	% FREE AND REDUCED LUNCH FY10-11	STATE AID FOR CSCC FY10-11
ADAMS	ADAMS 12 FIVE STAR SCHOOLS	ACADEMY OF CHARTER SCHOOLS	1,306	70.00%	15.5%	\$113,974.48
ADAMS	ADAMS 12 FIVE STAR SCHOOLS	STARGATE CHARTER SCHOOL	645	75.00%	3.4%	\$55,438.28
ADAMS	ADAMS COUNTY 14	COMMUNITY LEADERSHIP ACADEMY	501	42.00%	87.2%	\$42,623.36
ADAMS	BENNETT 29J	CORRIDOR COMMUNITY ACADEMY	111	54.00%	0.0%	\$9,356.79
ADAMS	BRIGHTON 27J	BELLE CREEK CHARTER SCHOOL	668	60.00%	34.7%	\$57,167.35
ADAMS	BRIGHTON 27J	BROMLEY EAST CHARTER SCHOOL	865	64.00%	23.6%	\$73,071.19
ADAMS	MAPLETON 1	NEW AMERICA SCHOOL	439	32.00%	66.7%	\$19,767.22
ADAMS	STRASBURG 31J	PRAIRIE CREEK CHARTER SCHOOL	2	11.00%	50.0%	\$90.06
ADAMS	WESTMINSTER 50	CROWN POINTE CHARTER ACADEMY	371	46.00%	44.7%	\$31,447.45
ARAPAHOE	ADAMS-ARAPAHOE 28J	AURORA ACADEMY CHARTER SCHOOL	503	58.00%	36.8%	\$43,406.84
ARAPAHOE	ADAMS-ARAPAHOE 28J	LOTUS SCHOOL FOR EXCELLENCE	607	50.00%	59.8%	\$53,718.22
ARAPAHOE	ADAMS-ARAPAHOE 28J	NEW AMERICA SCHOOL	503	48.00%	77.5%	\$43,722.00
ARAPAHOE	CHERRY CREEK 5	CHERRY CREEK CHARTER ACADEMY	488	68.00%	0.0%	\$41,110.42
ARAPAHOE	LITTLETON 6	LITTLETON ACADEMY	465	66.00%	4.3%	\$39,912.68
ARAPAHOE	LITTLETON 6	LITTLETON PREP CHARTER SCHOOL	520	62.00%	22.9%	\$44,559.56
BOULDER	BOULDER VALLEY RE 2	BOULDER PREP CHARTER HIGH SCHOOL	152	34.00%	44.1%	\$12,787.91
BOULDER	BOULDER VALLEY RE 2	HORIZONS K-8 ALTERNATIVE CHARTER SCHOOL	332	52.00%	6.9%	\$14,269.32
BOULDER	BOULDER VALLEY RE 2	PEAK TO PEAK CHARTER SCHOOL	1,444	80.00%	8.2%	\$127,302.72
BOULDER	BOULDER VALLEY RE 2	SUMMIT MIDDLE CHARTER SCHOOL	336	58.00%	3.0%	\$15,129.36
BOULDER	BOULDER VALLEY RE-2	JUSTICE HIGH SCHOOL	144	25.00%	50.7%	\$9,996.18
BOULDER	ST VRAIN VALLEY RE 1J	CARBON VALLEY CHARTER SCHOOL	456	60.00%	11.8%	\$32,302.98
BOULDER	ST VRAIN VALLEY RE 1J	FLAGSTAFF CHARTER SCHOOL	815	75.00%	5.4%	\$65,587.56
BOULDER	ST VRAIN VALLEY RE 1J	TWIN PEAKS CHARTER ACADEMY	707	64.00%	25.0%	\$60,571.46
CLEAR CREEK	CLEAR CREEK RE-1	GEORGETOWN COMMUNITY SCHOOL	146	42.00%	11.6%	\$5,083.64
CSI	CHARTER SCHOOL INSTITUTE	CAPROCK ACADEMY	460	58.00%	22.4%	\$39,309.31
CSI	CHARTER SCHOOL INSTITUTE	COLORADO SPRINGS CHARTER ACADEMY	405	52.00%	31.6%	\$34,806.52
CSI	CHARTER SCHOOL INSTITUTE	NCAAK ACADEMY OF ARTS AND KNOWLEDGE	312	46.00%	31.7%	\$26,062.12

COUNTY	DISTRICT	CHARTER SCHOOL	FY10-11 FTE COUNT	MINIMUM CHARTER MATCH	% FREE AND REDUCED LUNCH FY10-11	STATE AID FOR CSCC FY10-11
CSI	CHARTER SCHOOL INSTITUTE	Pikes Peak Prep	268	36.00%	63.8%	\$22,955.20
CSI	CHARTER SCHOOL INSTITUTE	PINNACLE CHARTER SCHOOL	1,015	58.00%	51.5%	\$85,886.11
CSI	CHARTER SCHOOL INSTITUTE	PINNACLE CHARTER HIGH SCHOOL	413	48.00%	49.6%	\$37,193.00
CSI	CHARTER SCHOOL INSTITUTE	PINNACLE CHARTER MIDDLE SCHOOL	518	54.00%	50.6%	\$46,648.85
CSI	CHARTER SCHOOL INSTITUTE	RICARDO FLORES MAGON ACADEMY	262	25.00%	88.5%	\$21,289.17
CSI	CHARTER SCHOOL INSTITUTE	ROSS MONTESSORI SCHOOL	205	48.00%	16.6%	\$17,137.60
CSI	CHARTER SCHOOL INSTITUTE	STONE CREEK ELEMENTARY	202	50.00%	12.4%	\$17,398.76
CSI	CHARTER SCHOOL INSTITUTE	THE ACADEMY AT HIGH POINT	543	54.00%	38.3%	\$39,525.44
CSI	CHARTER SCHOOL INSTITUTE	VANGUARD SCHOOL, THE	305	50.00%	23.3%	\$27,466.99
DENVER	DENVER COUNTY 1	ACADEMY OF URBAN LEARNING	116	11.00%	87.9%	\$9,680.99
DENVER	DENVER COUNTY 1	COLORADO HIGH SCHOOL	194	25.00%	70.6%	\$17,110.58
DENVER	DENVER COUNTY 1	COMMUNITY CHALLENGE CHARTER SCHOOL (ACE)	211	15.00%	91.9%	\$19,001.75
DENVER	DENVER COUNTY 1	DENVER SCHOOL OF SCIENCE AND TECHNOLOGY	874	60.00%	44.1%	\$78,618.62
DENVER	DENVER COUNTY 1	HIGHLINE ACADEMY CHARTER SCHOOL	504	58.00%	30.4%	\$43,649.99
DENVER	DENVER COUNTY 1	KIPP SUNSHINE PEAK ACADEMY	369	34.00%	95.9%	\$33,230.55
DENVER	DENVER COUNTY 1	LIFE SKILLS CENTER OF DENVER	232	25.00%	83.6%	\$20,712.81
DENVER	DENVER COUNTY 1	NORTHEAST ACADEMY CHARTER SCHOOL	416	38.00%	87.7%	\$35,463.93
DENVER	DENVER COUNTY 1	ODYSSEY CHARTER ELEMENTARY SCHOOL	226	38.00%	28.3%	\$9,703.50
DENVER	DENVER COUNTY 1	OMAR D BLAIR CHARTER SCHOOL	800	44.00%	53.9%	\$34,126.60
DENVER	DENVER COUNTY 1	P.S.1 CHARTER SCHOOL	147	20.00%	64.6%	\$13,148.13
DENVER	DENVER COUNTY 1	PIONEER CHARTER SCHOOL	361	11.00%	94.5%	\$14,670.07
DENVER	DENVER COUNTY 1	RIDGE VIEW ACADEMY CHARTER SCHOOL	333	11.00%	100.0%	\$-00
DENVER	DENVER COUNTY 1	SOUTHWEST EARLY COLLEGE CHARTER SCHOOL	314	34.00%	81.8%	\$27,962.29
DENVER	DENVER COUNTY 1	WEST DENVER PREPARATORY CHARTER SCHOOL	322	32.00%	92.9%	\$28,997.93
DENVER	DENVER COUNTY 1	WYATT-EDISON CHARTER ELEMENTARY SCHOOL	677	48.00%	84.9%	\$57,824.76
DOUGLAS	DOUGLAS COUNTY RE 1	ACADEMY CHARTER SCHOOL	700	68.00%	8.0%	\$55,150.10
DOUGLAS	DOUGLAS COUNTY RE 1	AMERICAN ACADEMY AT CASTLE PINES	885	90.00%	1.5%	\$75,349.60
DOUGLAS	DOUGLAS COUNTY RE 1	CHALLENGE TO EXCELLENCE CHARTER SCHOOL	482	64.00%	6.0%	\$40,759.21
DOUGLAS	DOUGLAS COUNTY RE 1	CORE KNOWLEDGE CHARTER SCHOOL	454	66.00%	3.1%	\$39,066.16
DOUGLAS	DOUGLAS COUNTY RE 1	DCS MONTESSORI CHARTER SCHOOL	488	64.00%	3.3%	\$31,186.29

COUNTY	DISTRICT	CHARTER SCHOOL	FY10-11 FTE COUNT	MINIMUM CHARTER MATCH	% FREE AND REDUCED LUNCH FY10-11	STATE AID FOR CSCC FY10-11
DOUGLAS	DOUGLAS COUNTY RE 1	NORTH STAR ACADEMY	587	80.00%	0.0%	\$49,980.91
DOUGLAS	DOUGLAS COUNTY RE 1	PLATTE RIVER CHARTER ACADEMY	520	75.00%	0.0%	\$43,731.04
EAGLE	EAGLE COUNTY RE 51	EAGLE COUNTY CHARTER ACADEMY	299	62.00%	0.0%	\$25,638.86
EL PASO	ACADEMY 20	THE CLASSICAL ACADEMY CHARTER	2,935	90.00%	4.8%	\$264,367.48
EL PASO	CALHAN RJ-1	FRONTIER CHARTER ACADEMY	65	25.00%	43.1%	\$5,592.46
EL PASO	CHEYENNE MOUNTAIN 12	CHEYENNE MOUNTAIN CHARTER ACADEMY	746	62.00%	30.2%	\$62,867.88
EL PASO	COLORADO SPRINGS 11	CIVA CHARTER SCHOOL	142	30.00%	43.0%	\$6,393.95
EL PASO	COLORADO SPRINGS 11	COMMUNITY PREP CHARTER SCHOOL	209	38.00%	47.8%	\$18,056.17
EL PASO	COLORADO SPRINGS 11	GLOBE CHARTER SCHOOL	179	15.00%	55.9%	\$7,285.51
EL PASO	COLORADO SPRINGS 11	LIFE SKILLS CENTER OF COLORADO SPRINGS	310	42.00%	38.4%	\$25,575.82
EL PASO	COLORADO SPRINGS 11	ROOSEVELT EDISON CHARTER SCHOOL	679	34.00%	86.6%	\$28,336.02
EL PASO	FALCON 49	BANNING LEWIS RANCH ACADEMY	712	85.00%	0.1%	\$61,282.90
EL PASO	FALCON 49	PIKES PEAK SCHOOL EXPEDITIONARY LEARNING	383	58.00%	16.4%	\$32,528.12
EL PASO	FALCON 49	ROCKY MOUNTAIN CLASSICAL ACADEMY	924	90.00%	0.4%	\$74,034.78
EL PASO	HARRISON 2	JAMES IRWIN CHARTER ELEMENTARY SCHOOL	515	56.00%	38.8%	\$42,218.11
EL PASO	HARRISON 2	JAMES IRWIN CHARTER HIGH SCHOOL	388	52.00%	29.6%	\$34,761.50
EL PASO	HARRISON 2	JAMES IRWIN CHARTER MIDDLE SCHOOL	425	50.00%	43.5%	\$38,273.67
EL PASO	LEWIS-PALMER 38	MONUMENT CHARTER ACADEMY	858	75.00%	5.7%	\$67,100.49
EL PASO	WIDEFIELD 3	JAMES MADISON CHARTER ACADEMY SCHOOL	122	56.00%	0.0%	\$10,023.20
ELBERT	ELIZABETH C-1	LEGACY ACADEMY	322	58.00%	11.2%	\$27,178.81
FREMONT	CANON CITY RE-1	MOUNTAIN VIEW CORE KNOWLEDGE CHARTER SCHOOL	237	46.00%	27.8%	\$20,325.57
GARFIELD	ROARING FORK RE-1	CARBONDALE COMMUNITY CHARTER SCHOOL	135	48.00%	12.6%	\$11,626.19
GRAND	EAST GRAND 2	INDIAN PEAKS CHARTER SCHOOL	55	34.00%	29.1%	\$4,691.90
GUNNISON	GUNNISON WATERSHED RE1J	MARBLE CHARTER SCHOOL	40	40.00%	12.5%	\$3,449.13
JEFFERSON	JEFFERSON COUNTY R-1	COLLEGIATE ACADEMY OF COLORADO	499	64.00%	15.6%	\$42,983.58
JEFFERSON	JEFFERSON COUNTY R-1	COMPASS MONTESSORI - GOLDEN CHARTER SCHOOL	367	64.00%	0.0%	\$29,484.23
JEFFERSON	JEFFERSON COUNTY R-1	COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL	273	52.00%	0.0%	\$9,325.27
JEFFERSON	JEFFERSON COUNTY R-1	EXCEL ACADEMY CHARTER SCHOOL	481	62.00%	15.8%	\$41,461.64
JEFFERSON	JEFFERSON COUNTY R-1	FREE HORIZON MONTESSORI CHARTER SCHOOL	381	58.00%	8.1%	\$26,017.09
JEFFERSON	JEFFERSON COUNTY R-1	JEFFERSON ACADEMY CHARTER SCHOOL	402	62.00%	10.7%	\$34,617.41

COUNTY	DISTRICT	CHARTER SCHOOL	FY10-11 FTE COUNT	MINIMUM CHARTER MATCH	% FREE AND REDUCED LUNCH FY10-11	STATE AID FOR CSCC FY10-11
JEFFERSON	JEFFERSON COUNTY R-1	JEFFERSON CHARTER ACADEMY JUNIOR HIGH SCHOOL	170	42.00%	14.7%	\$7,654.73
JEFFERSON	JEFFERSON COUNTY R-1	JEFFERSON CHARTER ACADEMY SENIOR HIGH SCHOOL	316	58.00%	11.4%	\$28,142.40
JEFFERSON	JEFFERSON COUNTY R-1	LINCOLN CHARTER ACADEMY	514	70.00%	1.4%	\$44,055.24
JEFFERSON	JEFFERSON COUNTY R-1	MONTESORI PEAKS CHARTER ACADEMY	512	64.00%	9.2%	\$36,229.40
JEFFERSON	JEFFERSON COUNTY R-1	NEW AMERICA SCHOOL	239	20.00%	56.5%	\$9,951.15
JEFFERSON	JEFFERSON COUNTY R-1	ROCKY MOUNTAIN ACADEMY OF EVERGREEN	399	64.00%	0.0%	\$29,790.42
JEFFERSON	JEFFERSON COUNTY R-1	ROCKY MOUNTAIN DEAF SCHOOL	56	20.00%	46.4%	\$4,448.75
JEFFERSON	JEFFERSON COUNTY R-1	WOODROW WILSON CHARTER ACADEMY	609	64.00%	13.6%	\$47,081.11
LARIMER	POUDRE R-1	LIBERTY COMMON CHARTER SCHOOL	846	80.00%	5.0%	\$73,161.24
LARIMER	POUDRE R-1	RIDGEVIEW CLASSICAL CHARTER SCHOOLS	764	64.00%	19.4%	\$66,470.11
LARMIER	THOMPSON R-2J	NEW VISION CHARTER SCHOOL	447	60.00%	17.0%	\$38,291.68
MESA	MESA COUNTY VALLEY 51	INDEPENDENCE ACADEMY CHARTER SCHOOL	233	40.00%	18.5%	\$9,771.04
MONTEZUMA	MONTEZUMA-CORTEZ RE-1	BATTLE ROCK CHARTER SCHOOL	37	11.00%	81.1%	\$2,953.83
MONTEZUMA	MONTEZUMA-CORTEZ RE-1	SOUTHWEST OPEN CHARTER SCHOOL	176	30.00%	63.1%	\$15,849.80
MONTROSE	MONTROSE COUNTY RE-1J	PASSAGE CHARTER SCHOOL	28	11.00%	71.4%	\$2,521.56
MONTROSE	MONTROSE COUNTY RE-1J	VISTA CHARTER SCHOOL	177	25.00%	71.8%	\$15,354.50
MONTROSE	WEST END RE-2	PARADOX VALLEY CHARTER SCHOOL	54	11.00%	68.5%	\$2,084.79
PARK	PARK COUNTY RE-2	GUFFEY CHARTER SCHOOL	32	11.00%	46.9%	\$1,247.27
PARK	PARK COUNTY RE-2	LAKE GEORGE CHARTER SCHOOL	77	11.00%	48.1%	\$2,719.68
PITKIN	ASPEN 1	ASPEN COMMUNITY CHARTER SCHOOL	126	54.00%	2.4%	\$10,779.67
PROWERS	LAMAR RE-2	ALTA VISTA CHARTER SCHOOL	126	36.00%	38.1%	\$10,518.50
PUEBLO	PUEBLO CITY 60	CESAR CHAVEZ ACADEMY	869	58.00%	59.7%	\$74,629.15
PUEBLO	PUEBLO CITY 60	DOLORES HUERTA PREPARATORY HIGH SCHOOL	358	40.00%	62.3%	\$32,239.94
PUEBLO	PUEBLO CITY 60	PUEBLO CHARTER SCHOOL FOR THE ARTS & SCIENCES	425	34.00%	57.4%	\$18,249.79
PUEBLO	PUEBLO CITY 60	YOUTH & FAMILY ACADEMY CHARTER	163	15.00%	81.6%	\$13,958.63
PUEBLO	PUEBLO COUNTY RURAL 70	SWALLOWS CHARTER ACADEMY	263	48.00%	27.0%	\$22,856.13
PUEBLO	PUEBLO COUNTY RURAL 70	THE CONNECT CHARTER SCHOOL	254	62.00%	0.0%	\$22,874.15
ROUTT	STEAMBOAT SPRINGS RE-2	NORTH ROUTT CHARTER SCHOOL	70	50.00%	0.0%	\$5,961.69
SAGUACHE	MOFFAT 2	CRESTONE CHARTER SCHOOL	82	38.00%	23.2%	\$7,195.45
WELD	GREELEY 6	CORE KNOWLEDGE PROJECT (FRONTIER ACADEMY)	1,266	68.00%	15.7%	\$106,103.61

COUNTY	DISTRICT	CHARTER SCHOOL	FY10-11 FTE COUNT	MINIMUM CHARTER MATCH	% FREE AND REDUCED LUNCH FY10-11	STATE AID FOR CSCC FY10-11
WELD	GREELEY 6	UNION COLONY PREPARATORY SCHOOL	408	58.00%	20.8%	\$36,652.67
WELD	GREELEY 6	UNIVERSITY SCHOOLS	1,193	66.00%	22.1%	\$104,725.76
WELD	JOHNSTOWN-MILLIKEN RE-5J	KNOWLEDGE QUEST ACADEMY	343	48.00%	33.2%	\$29,087.99
WELD	KEENESBURG RE-3(J)	CARDINAL COMMUNITY ACADEMY CHARTER SCHOOL	158	44.00%	17.1%	\$13,472.33
WELD	WINDSOR RE-4	WINDSOR CHARTER ACADEMY	451	60.00%	17.1%	\$38,678.92









DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

**MAY 2012**

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