

**A SUMMARY OF THE  
BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2014-15 GRANT APPLICATIONS  
RECEIVED JANUARY 31, 2014**



**Building Excellent Schools Today**



**cde**

**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2014**





## **SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2014-15 GRANT APPLICATIONS**

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

**Public School Capital Construction Assistance Board**

**Board Chair**

Lyndon Burnett                      School Board Member / Agate 300

**Vice-Chair**

Pete Hall                              Director of Facilities / Poudre R-1

**Board Members**

John Conklin	Consulting Architect / John Conklin Consulting Architect
Kathy Gebhardt	Executive Director Children's Voices / Children's Voices
Ken Haptonstall	Superintendent / Garfield School District 16
Denise Pearson	Superintendent / Elbert County School District C-2
Tim Reed	Executive Director Facilities & Construction Management / Jeffco R-1
David Tadlock	Technical Project Lead / Alerio Technology Group
Matt Throop	District Engineer / Weld County School District

**Division Staff**

Scott Newell	Director of Division of Capital Construction
Wendi Chapin	Finance Manager
Dustin Guerin	Regional Program Manager ( <i>Southwest Territory</i> )
Cheryl Honigsberg	Regional Program Manager ( <i>Southeast &amp; Central Territories</i> )
Jay Hoskinson	Regional Program Manager ( <i>Northeast Territory</i> )
Kevin Huber	Regional Program Manager ( <i>Northwest Territory</i> )
Lola Underwood	Program Support Specialist

**BEST FY2014-15 Grant Application Review Ground Rules****Schedule & Time**

Please be respectful of each other's time. Make your best effort to adhere to the schedule, including time allotted for breaks and lunch.

**Completing Work**

Each member shall complete their share of the work for each grant reviewed. Grant Evaluation Sheets and Waiver Evaluation Sheets will be collected after each grant review.

**Decision Making**

Evaluations will be made by each individual member during the initial review and then the CCAB as a whole will decide on the final prioritized list, once all grants have been reviewed.

**Participation**

All members may speak freely and listen attentively. All members shall participate in all phases of the process, unless they are required to recuse themselves.

**Focus**

The discussion should remain focused on the grant application proposals and the information provided by Division staff and the grant applicant.

**Openness / Conflict**

Each member shall succeed in getting relevant issues on the table. Each individual's input is valued. Each member shall manage conflict effectively.

**Critique**

Each member shall take their work seriously, reflect and self-critique along the way.

**Humor**

Each member shall remember to keep a good sense of humor, smile and enjoy the company of others as we move forward in helping needy public schools throughout the State.

### 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 to facilities.

The Bill:

- Created the Division of Public School Capital Construction Assistance (Division) within CDE to administer the program;
- Established the Capital Construction Assistance Board (CCAB) 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 land trust revenue from rental income, land surface leases, timber sales, and mineral leases;
- Colorado Lottery spillover;
- Marijuana excise tax;
- Interest from monies in the assistance fund.

On January 31, 2014, the Division received 48 grant applications for the FY2014-15 BEST grant cycle. The amount requested for BEST funds were \$76.8 million with applicants providing almost \$62 million in matching funds. The CCAB is responsible for submitting a prioritized list of recommended projects from the applications to the State Board for final approval and award. This book summarizes all of the applications submitted and provides additional data to assist with the evaluation of the applications. The Public School Facility Construction Guidelines, established in rule by the CCAB, will also be evaluated when reviewing applications.

In preparation of the CCAB grant review, Division staff has read each application and gone through a thorough review process to evaluate scope, budget, proposed solution and conformance with the statewide assessment.

Section 6.2 of the BEST Rules require the CCAB, 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 CCAB 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.

BEST 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 for the entire matching requirement. The CCAB will evaluate each request and make a decision whether the waiver should be approved or denied.

#### Grant Applicant Review Process

Applications will be reviewed alphabetically in the following order: County, Applicant, and Applicant Priority Number; *(Applicant's photos will be shown while each project is being discussed)*

Applicants will be given the opportunity to present their project to the CCAB. Each applicant is allowed to have two representatives available to address the CCAB and answer questions pertaining to their grant application.

- **This is voluntary and the application will not be penalized for not having a representative present.**

#### Individual Grant Application Review:

- 1) Once a grant is up for review, the Director will ask the Division staff representative and the grant applicant to approach the review tables;
- 2) The Director of the Division will introduce the project (applicant name, project title and priority #), then ask the applicants' presenters to introduce themselves;
- 3) After the presenters have introduced themselves, they will be given a two-minute window to present to the CCAB;
  - The presentation should include any items the applicant wishes to address pertaining to the proposed project. No visual materials will be allowed for the presentation;
- 4) Following the applicant's presentation, the Board Chair will open the floor to any discussion / questions the CCAB may have;
- 5) After the CCAB has reviewed the grant application and all questions have been answered, each CCAB member will complete a grant application evaluation sheet;
- 6) If a waiver is requested as part of the application package, the CCAB will evaluate the waiver, ask any questions and complete a waiver evaluation sheet;
  - Statutory waivers will automatically be approved and a waiver evaluation will not be needed;
  - The Board Chair will entertain a motion to approve the applicant's waiver request;
    - Applicants whose waiver request is denied are still eligible to receive a grant;
- 7) After all evaluation sheets are collected by Division staff, the next grant application will be reviewed;
- 8) This process will be repeated until all applications have been reviewed;
- 9) The Division staff will input the scores from the evaluation sheet into a master spreadsheet that will tally the total scores for each project;
- 10) The Division staff will present the CCAB with the results of the grant application evaluation sheets;
  - First, the grant applications will be sorted by their identified statutory need (priority 1, 2, 3, or 4);
  - Then, the sorted applications will be prioritized by their evaluation score, as determined by the average overall CCAB score;

- 11) The CCAB will review the prioritized list and make any final discussion remarks;
- 12) A funding line will be drawn at the set amount of available funding (State share), which the CCAB will review and make their final motion to approve the list.

The CCAB review will result in a prioritized list of projects to submit to the State Board for approval. The prioritized list shall include the CCAB'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 CCAB if the State Board concludes that the CCAB misapplied the prioritization criteria in the statute. If the State Board concludes that the CCAB misapplied the prioritization criteria in the statute, then the State Board shall specifically explain in writing, its reasons for finding that the CCAB misapplied the prioritization criteria.

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

Attachments:

- BEST Grant Program Rules
- Public School Facility Construction Guidelines Rules
- Scoring Table Schedule for BEST Cash Grants
- Statewide Facility Assessment Criteria Questions
- Uniformat
- Map of Participating School Districts
- Example of a Grant Application Evaluation Tool
- Example of a Grant Waiver Evaluation Tool for School Districts and BOCES
- Example of a Grant Waiver Evaluation Tool for Charter Schools
- Glossary of Terms





**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. "Applicant" means an entity that submits an Application for Financial Assistance to the Board, including:
  - 1.1.1. A School District;
  - 1.1.2. A District Charter School;
  - 1.1.3. An Institute Charter School;
  - 1.1.4. A Board of Cooperative Educational Services (BOCES);
  - 1.1.5. The Colorado School for the Deaf and Blind.
- 1.2. "Application" means the Application for Financial Assistance submitted by an Applicant.
- 1.3. "Assistance Fund" means the public school capital construction assistance fund created in § 22-43.7-104(1) C.R.S.
- 1.4. "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 § 22-30.5-502(6) C.R.S.
- 1.5. "BEST Act" means § 22-43.7-101 C.R.S. et seq.
- 1.6. "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.
- 1.7. "BEST Cash Grant" means cash funding as a matching grant.
- 1.8. "BEST Emergency Grant" means a request for Financial Assistance in connection with a Public School Facility Emergency.

- 1.9. "Board" means the Public School Capital Construction Assistance Board created in § 22-43.7-106 (1) C.R.S.
- 1.10. "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.
- 1.11. "Capital Construction" means, pursuant to § 24-75-301 (1) C.R.S.:
- 1.11.1. Purchase of land, regardless of the value thereof;
  - 1.11.2. 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;
  - 1.11.3. Site improvement or development;
  - 1.11.4. 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;
  - 1.11.5. 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;
  - 1.11.6. Any item of instructional or scientific equipment if the cost will exceed fifty thousand dollars.
- 1.12. "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.
- 1.13. "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.
- 1.14. "Eligible Charter School" means a qualified charter school that is eligible for the Loan Program as defined in section 22-30.5-408(1)(c) C.R.S. and authorized to receive financial assistance pursuant to 22-43.7-109(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. “Loan Program” means the charter school matching moneys loan program pursuant to 22-43.7-110.5 C.R.S.
- 1.20. “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.
- 1.21. “Project” means the Capital Construction Project for which Financial Assistance is being requested.
- 1.22. “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.
- 1.23. “Public School Facility Construction Guidelines” means Public School Facility Construction Guidelines as established in § 22-43.7-107 C.R.S.
- 1.24. “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.
- 1.25. “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.
- 1.26. “State Board” means the State Board of Education created and existing pursuant to section 1 of article IX of the State Constitution.
- 1.27. “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. If a potential or actual conflict of interest occurs with a Board member, the Board member will complete a Conflict of Interest disclosure form and it will be presented at the following CCAB meeting. The Division shall document the date of the disclosure, the name of the board member and conflict disclosed, and the documented disclosure shall be retained and made available at all board meetings which evaluation of applications or voting occurs.

3.1.3. 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.

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

3.1.4.1. 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, but may not bid or work on the Project. The Board member's firm may bid or work on the Project, so long as the Board member plays no role in the entire procurement process;

3.1.4.2. 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;

3.1.4.3. 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.

3.1.5. In cases where a Board member has violated the conflict of interest policy as determined by the board chair, the Division Director will notify the Board member's appointing authority of the violation in writing. In the event of a conflict involving the board chair, the vice-chair will make the determination.

#### 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;

4.1.1.5. The school district's current available bond capacity remaining;

4.1.1.6. The school district's unreserved fund balance as a percentage of its annual budget; and

4.1.1.7. 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;

4.1.1.8. 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;
  - 4.1.2.5. The average available bond capacity remaining of all members of the board of cooperative services participating in the capital construction project;
  - 4.1.2.6. The average unreserved fund balance as a percentage of the annual budget of all members of the board of cooperative services participating in the capital construction project; and
  - 4.1.2.7. 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 weighted average of the match percentages for the school districts of residence for the students enrolled in a district charter school or fifty percent of the average of the match percentages for all school districts in the state for an institute charter school;
  - 4.1.3.2. Whether the charter school's authorizer retains no more than ten percent of its capacity to issue bonds;
  - 4.1.3.3. Whether the charter school is operating in a district-owned facility at the time it submits its application;
  - 4.1.3.4. In the ten years preceding the year in which the charter school submits the application, the number of times the charter school has attempted to obtain or has obtained:
    - 4.1.3.4.1. Bond proceeds pursuant to 22-30.5-404 C.R.S through inclusion in a ballot measure submitted by the charter school's authorizer to the registered electors of the school district;
    - 4.1.3.4.2. Proceeds from a special mill levy for capital needs pursuant to 22-30.5-405 C.R.S.;
    - 4.1.3.4.3. Grant funding for capital needs from a source other than the assistance fund; and
    - 4.1.3.4.4. Funding for capital construction from bonds issued on its behalf by the Colorado Educational and Cultural Facilities authority created and existing pursuant to 23-15-104(1)(a), C.R.S., or from some other source of financing.
  - 4.1.3.5. If the charter school is a district charter school, the student enrollment of the charter school as a percentage of the student enrollment of the charter school's authorizing school district.



- 4.1.3.6. The percentage of students enrolled in the charter school who are eligible for the federal free and reduced-cost lunch program in relation to the overall percentage of students enrolled in the public schools in the State who are eligible for the federal free and reduced-cost lunch program.
- 4.1.3.7. The percentage of the per pupil revenue received by the charter school that the charter school spends on facility costs other than facilities operations and maintenance.
- 4.1.3.8. The charter school's unreserved fund balance as a percentage of its annual budget.
- 4.1.3.9. The match percentage for a charter school calculated based on the above criteria shall not be higher than the highest match percentage for a school district, or lower than the lowest match percentage for a school district, in the same grant cycle.

#### 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. An applicant must complete a waiver application and submit it to the Board in conjunction with their grant application. The waiver application shall explain issues and impacts in detail, including dollar amounts of the issues and impacts, and demonstrate why each of the factors used to calculate their Matching Moneys percentage are not representative of their actual financial capacity. The Board will determine the merit of the waiver by evaluating each waiver application using the prescribed waiver application evaluation tool.

#### 4.3. Charter School matching moneys Loan Program.

4.3.1. The Charter School matching moneys Loan Program will assist Eligible Charter Schools in obtaining the Matching Moneys requirement for an award of Financial Assistance pursuant to 22-43.7-109 C.R.S.

4.3.2. An Eligible Charter School that chooses to seek a loan through the Loan Program shall apply to the Board to receive a loan.

4.3.3. To be an Eligible Charter School for the Loan Program means a Charter School that is described in section 22-30.5-104 or an Institute Charter School as that term is defined in section 22-30.5-502 has a stand-alone credit assessment or rating of at least investment grade by a nationally recognized rating agency at the time of issuance of any qualified Charter School bonds on behalf of the Charter School by the Colorado educational and cultural facilities authority pursuant to the "Colorado Educational and Cultural Facilities Authority Act", article 15 of title 23, C.R.S., and that has been certified as a qualified Charter School by the State Treasurer.

- 4.3.4. The Board may approve a loan for an Eligible Charter School in an amount that does not exceed fifty percent of the amount of Matching Moneys calculated for the Eligible Charter School pursuant to 22-43.7-109(9)(c) C.R.S.
- 4.3.5. If a loan is approved by the Board the project will be considered as a BEST Lease-Purchase project pursuant to 22-43.7-110.5(2)(b)C.R.S., and the proposed project must be one that is financeable.
- 4.3.6. The Board shall direct the State Treasurer to include the amount of a loan approved pursuant to the terms in the Lease-Purchase agreement entered into pursuant to 22-43.7-110 (2) C.R.S. to provide Financial Assistance to the Eligible Charter School for which the loan is approved.
- 4.3.7. Charter School Loan Program application
- 4.3.7.1. An application for a loan shall include:
- 4.3.7.1.1. Basic contact information, justification for seeking a BEST loan and documentation of a stand-alone credit assessment or rating of at least investment grade by a nationally recognized rating agency for the Charter School;
  - 4.3.7.1.2. Identify the Charter Schools current facilities and indicate if those facilities are owned, leased or in a lease-purchase agreement;
  - 4.3.7.1.3. A current credit disclosure statement along, any business notes payable or reviews, notices or warnings from the Charter School's authorizer;
  - 4.3.7.1.4. Financial information to include internal financial statements, CPA Audits and IRS 990's for the previous three years. Detailed operating budget for the current and next year. The Charter School's projected operating budget for the next five years. Enrollment figures for the previous three years, the current year and the following three years;
  - 4.3.7.1.5. CDE listed minimum match requirement for the BEST grant;
  - 4.3.7.1.6. Amount of total match provided by the Charter School for the BEST grant;
  - 4.3.7.1.7. Amount of the loan request for the BEST grant;
  - 4.3.7.1.8. A loan application from a Charter School shall include signatures of the District Superintendent, School Board Officer, and the Charter School Director;
  - 4.3.7.1.9. A loan application from an Institute Charter School shall include signatures of the Charter School Institute Director and the Institute Charter School Director;
  - 4.3.7.1.10. Applications that are incomplete may be rejected without further review.
- 4.3.8. Charter School Loan Program deadline for submission
- 4.3.8.1. The loan application, along with any supporting material, shall be submitted with the BEST grant application on or before the BEST grant application due date.

4.3.8.2. 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.

4.3.8.3. The Board may, in its sole discretion and upon a showing of good cause in written request from an Applicant, extend the deadline for filing an Application.

4.3.9. To receive a loan through the Loan Program, an Eligible Charter School shall:

4.3.9.1. Authorize the State Treasurer to withhold moneys payable to the Eligible Charter School in the amount of the loan payments pursuant to 22-30.5-406 C.R.S.;

4.3.9.2. Pay an interest rate on the loan that is equal to the interest rate paid by the State Treasurer on the Lease-Purchase agreement entered into pursuant to 22-43.7-110 C.R.S. to provide Financial Assistance to the Eligible Charter School for which the loan is approved;

4.3.9.3. Amortize the loan payments over the same period in years as the Lease-Purchase agreement entered into pursuant to 22-43.7-110 C.R.S. to provide Financial Assistance to the Eligible Charter School for which the loan is approved; except that the Eligible Charter School may pay the full amount of the loan early without incurring a prepayment penalty; and

4.3.9.4. Create an escrow account for the benefit of the state with a balance in the amount of six months of loan payments.

## 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 4:00 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. Any other information that the Board may require for the evaluation of the project;
- 5.2.10. An Application from a School District shall include signatures of the Superintendent and a District Board Officer;
- 5.2.11. An Application from a Charter School shall include signatures of the District Superintendent, School Board Officer, and the Charter School Director;
- 5.2.12. An Application from an Institute Charter School shall include signatures of the Charter School Institute Director and the Institute Charter School Director;
- 5.2.13. An Application from a Board of Cooperative Educational Services shall include signatures of the BOCES Director and a BOCES Board Officer;
- 5.2.14. 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. In the case of Financial Assistance that involves lease-purchase agreements, the prioritized list is subject to both the preliminary approval of the state board and the final approval of the capital development committee.

6.1.4. The Board may, in its discretion, extend these deadlines;

6.1.5. 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. Projects that will address safety hazards or health concerns at existing Public School Facilities, including concerns relating to Public School Facility security;

6.2.1.1. 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.

6.2.2. 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.

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

6.2.4. All other projects.

6.2.5. Among other considerations, the Board may take into account the following in reviewing Applications:

- 6.2.5.1. The amount of the matching contribution being provided in excess of or less than the minimum;
- 6.2.5.2. Whether the Applicant has been placed on financial watch by the Colorado Department of Education;
- 6.2.5.3. Overall condition of the Applicant's existing facilities;
- 6.2.5.4. The project cost per pupil based on number of pupils affected by the proposed Project;
- 6.2.5.5. The project life cycle.
- 6.2.5.6. The Public School Facility's Facility Condition Index (FCI), Colorado Facility Index (CFI), school priority score and construction guidelines score.
- 6.2.5.7. 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 Cash Grant Financial Assistance Grantees must sign a grant contract with CDE outlining the terms and conditions associated with the Financial Assistance.
- 8.1.2. All Financial Assistance awarded is expressly conditioned on the availability of funds.
- 8.1.3. 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.
- 8.1.3.1. 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.
- 8.1.3.2. 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.
- 8.1.3.3. 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.
- 8.1.3.4. 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.
- 8.1.3.5. 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.
- 8.1.3.6. 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.
- 8.1.4. Payment of BEST Lease-purchase Funding will be determined by the terms of the lease-purchase agreement and any subsequent sublease-purchase agreements.
- 8.1.5. A grant reserve shall automatically be added to the cost of the Project: 5% for new construction Projects and 10% for renovation Projects.
- 8.1.5.1. Grant reserve requests shall be submitted on a Division provided form;

8.1.5.2. 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. 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.

8.2.2. 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.

8.2.3. If a Grantee has not used all Financial Assistance on a closed out Lease-Purchase Grant, the unused balance will be treated in accordance with the Board policy on returning Matching Moneys.

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

8.2.5. 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.

8.2.6. 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 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.

5.1.24.1. The material hereby incorporated by reference in these rules is the “2009 International Energy Conservation Code” produced by the International Code Council (ICC), 2009.

5.1.24.2. Later Amendments to the “2009 International Energy Conservation Code” are excluded from these rules.

5.1.24.3. The Director of the Division of Public School Capital Construction Assistance, 1580 Logan St. Denver, Colorado will provide information regarding how the “2009 International Energy Conservation Code” may be obtained or examined.

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.

Below are general guidelines to assist with project priority identification:

**C.R.S. 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*

- 1.2 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.



<b>Criteria #</b>	<b>Question</b>
<b>1</b>	Approximately how many acres is the site? (CDE requires a URL link to aerial photograph of all facilities assessed via Google Earth or other of site with approximate boundaries delineated. The CDE will provide the assessor with aerial images of schools.
<b>2</b>	How does the existing site compare with size recommendation in the CDE Construction Guidelines 4.7?
<b>4.1</b>	Do Football Fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.
<b>4.2</b>	Are Football Fields approved by the Colorado High School Activities Association?
<b>5.1</b>	Does the track meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.
<b>5.2</b>	Is the track approved by the Colorado High School Activities Association?
<b>6.1</b>	Do Baseball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.
<b>6.2</b>	Are Baseball Fields approved by the Colorado High School Activities Association?
<b>7.1</b>	Do Softball fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.
<b>7.2</b>	Are Softball Fields approved by the Colorado High School Activities Association?
<b>8.1</b>	Do tennis courts meet recommended CDE Construction Guidelines 4.12.1 or 4.13.1? If not comment on deficiencies.
<b>8.2</b>	Are tennis courts approved by the Colorado High School Activities Association?
<b>9.1</b>	Do soccer fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.
<b>9.2</b>	Are soccer fields approved by the Colorado High School Activities Association?
<b>10.1</b>	Do practice fields meet recommended CDE Construction Guidelines 4.11.1 4.12.1 or 4.13.1? If not comment on deficiencies.
<b>13</b>	Is the school located on a 4 lane highway or street with daily traffic counts exceeding 25,000 per day? DOT?
<b>13.1</b>	If 4 lanes wide OR traffic count exceeding 25000 cars is there a traffic light or dedicated turn lane into the school?
<b>13.2</b>	Is there signage warning of school zone?
<b>14</b>	Is the location removed from undesirable business industry traffic and natural hazards as recommended in the CDE Construction Guidelines 3.19.1?
<b>16.1</b>	Is there a bus loading and unloading zone?
<b>16.2</b>	Is the bus loading and unloading zone and parent dropoff - pickup area separated from other vehicle and pedestrian traffic?
<b>16.3</b>	Do pedestrians have to cross traffic lanes to enter school?
<b>17.1</b>	Is there a parent drop off and pick up area?
<b>17.2</b>	Is the parent drop off and pickup area one way?
<b>17.4</b>	Is the parent drop off and pickup area separated from bus loading and unloading
<b>18.1</b>	Are there staff and visitor parking?
<b>18.2</b>	Is the staff and visitor parking area paved with marked parking stalls?
<b>18.3</b>	Are there marked ADA staff and visitor parking stalls?
<b>18.4</b>	Does the staff and visitor parking provided meet the CDE Construction Guidelines 3.18?
<b>18.6</b>	Is there a dedicated well marked traffic lane to the main entry?
<b>19.1</b>	Is there student parking?
<b>19.2</b>	Is the parking area paved with marked parking stalls?
<b>19.3</b>	Are there marked ADA student parking spaces?

<b>Criteria #</b>	<b>Question</b>
19.4	Does the student parking provided meet the CDE Construction Guidelines 3.18?
20	Is the service delivery area separated from pedestrian traffic, sports fields and playgrounds?
21.1	Are there concrete walks that provide circulation around the school?
22	Is there an area for bicycle storage?
23	Is there a marked fire lane with “no parking” signs posted?
25	Is there a playground/playfields for ES? If so does the play equipment meet recommendations in the CDE Construction Guidelines 3.19.6?
25.1	If there is playground equipment; is the equipment in good condition?
26	Is playground equipment available for persons with disabilities?
28	Are parking areas lit? Describe condition.
29	Are sports fields lit? Describe condition.
30	Are school entries lit? Describe condition.
31	Are school perimeters lit? Describe condition.
33	Is the school floor slab raised 6" above grade or more? Describe condition.
34	Does water drain positively away from the school?
35	Is there a drainage path on site?
35.1	Is the site erosion free?
36	Is there a water retaining area?
36.1	Does it have a drain at the basin?
36.2	Describe the condition of the retaining area.
38	Is ADA parking close to the main entrance?
39	Is there an identifiable path of ingress?
40	Are there curb cuts at curbs?
41	Is there signage identifying ADA parking and identifying path of ingress?
43.1	Is there site way-finding signage?
43.2	Is there traffic signage as recommended in the CDE Construction Guidelines 3.9 & 3.18.1? Describe deficiencies.
45	Is the school heated with natural gas propane coal electricity or other?
45.1	Are the propane tank or tanks installed as required by code?
45.2	Is the natural gas service protected?
46	Is the site served by a private or a public water system?
47	Is the site served by a well?
47.1	Is the well secured to limit access? Describe condition.
48	Is major electrical service equipment (Including transformers switchgear and disconnects) located outside?
48.1	If the major electrical service equipment is located outside is the electrical equipment fenced in or locked to limit access?
49	Is the site served by a public or private waste water system?
50	Is the private waste water system approved by the Colorado Health Department OR a LOCALLY approved septic tank and leach field?
50.1	Is there a manhole to the service tank?
51	Is there a fire hydrant(s) located within 200 ft of the school?
51.1	How far away is the fire hydrant from the school building?
53	Is the landscaping well developed and maintained?

<b>Criteria #</b>	<b>Question</b>
<b>54</b>	How is the landscaping watered? By hand on a timer on a smart system other?
<b>54.1</b>	Describe the condition of the landscaping watering system.
<b>55</b>	Does the landscaping aid passive solar techniques as described in the CDE Construction Guidelines 5.1.9?
<b>56</b>	Is the landscaping drought tolerant as described in the CDE Construction Guidelines 5.1.20?
<b>57</b>	Are weeds under control?
<b>60</b>	Is the trash area segregated from students and the public?
<b>61</b>	Is the trash area enclosed?
<b>63</b>	Is the site clean and free of litter and trash?
<b>65.1</b>	Is the site fenced?
<b>65.2</b>	Are gates provided at fences with locking capability?
<b>65.3</b>	Are playgrounds fenced separately?
<b>66</b>	Are there good open lines of site from a single vantage point of playgrounds?
<b>67</b>	Is the school roof controlled for restricted access?
<b>68</b>	Is the main entry protected from forced vehicle entry? Describe how, bollards etc.
<b>70</b>	Are corridors fire rated?
<b>70.1</b>	Are the corridors' openings protected? E.g. are doors labeled with smoke seals and closers etc?
<b>70.2</b>	Describe the condition of the corridors.
<b>71</b>	Is the school segregated with area separation fire walls?
<b>72</b>	What is the school construction type? E.g. III-A, 1-B, etc.
<b>73</b>	What is the school occupant load?
<b>73.1</b>	Is the school occupant load in compliance with code?
<b>74</b>	Is there an unobstructed path of egress from all points in the school?
<b>74.1</b>	Describe the condition of the unobstructed path of egress.
<b>75</b>	Are stairways protected for exiting as required by code?
<b>75.1</b>	Determine the adequate number of stairways
<b>75.2</b>	Describe condition of stair(s)
<b>76</b>	Do stair treads risers and landings meet code? 1) Riser restrictions are 7' maximum and 4" minimum. 2) Tread depth must be a minimum of 11". 3) Minimum stair width must be 60" for educational group with an occupancy of 100 or more.
<b>76.1</b>	Describe condition of treads risers and landings
<b>77</b>	Are classroom doors recessed and open in the exiting direction?
<b>78</b>	Are there guardrails and handrails by stairways and landings as required by code? 1) Top of handrail must be 34" to 38" above the stair nosing. 2) handrail extension for the top and bottom must extend a minimum of 12" plus the return to wall dimension.
<b>78.1</b>	Describe condition of guardrails and handrails
<b>79</b>	Is glass tempered, laminated, or wire in locations as required by code?
<b>80</b>	Does the school provide exits as required by code?
<b>80.1</b>	Do corridors terminate at an exit or a stairway leading to an exit?
<b>81</b>	Is the path of egress ADA accessible?
<b>81.1</b>	Are there areas of refuge?
<b>82</b>	Does the school facility offer same services to all occupants in the building? E.g. is the building ADA compliant?
<b>83</b>	Does the school have emergency exiting lighting on an independent electrical service?

<b>Criteria #</b>	<b>Question</b>
<b>84</b>	Does the district/school have a backup generator?
<b>84.1</b>	How is the backup generator powered? Natural gas propane wind other?
<b>84.2</b>	Is fuel stored as required by code? Describe condition.
<b>85</b>	Does the school have fire extinguishers located as required by code?
<b>86</b>	Is the school provided with a sprinkler system?
<b>87</b>	Is there a school fire alarm system that meets current fire codes? IFC Required?
<b>87.1</b>	Is the alarm monitored?
<b>87.2</b>	Describe the type age and condition of the fire alarm system.
<b>88</b>	Will thermal imaging be used to evaluate building systems? If yes describe building components to be evaluated. I.e. roofs, windows, exterior walls, electrical switch gear, etc.
<b>89</b>	Will photographs be taken of facility deficiencies found?
<b>90</b>	Include exterior photographs of all district owned facilities, North, East, West, and South.
<b>91</b>	Collect pdf files of existing floor plans. CDE prefers this information be collected from the school district for inclusion into database
<b>92</b>	List all facilities as described in section 4 of the RFP by name and description. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.
<b>93</b>	List square footages of all facilities, including roof footprint square footage. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.
<b>94</b>	List Age of all facilities. List dates of additions or major remodels. Include this information on all facilities including abandoned facilities, storage sheds, press stands, etc.
<b>95</b>	List Grades Attending School.
<b>96</b>	List number of building stories.
<b>97</b>	What is the student capacity?
<b>100</b>	Is there a basement?
<b>100.1</b>	Does the foundation or basement walls have any observable cracks?
<b>101</b>	Is the school constructed on a slab on grade?
<b>101.1</b>	Does the slab on grade show signs of heaving or cracking?
<b>101.2</b>	If visually possible from the exterior, note whether the slab is post tensioned.
<b>102</b>	Are the exterior/interior walls bearing?
<b>102.1</b>	What materials are the exterior/interior walls constructed of?
<b>102.2</b>	Are there any observable cracks or other areas of failure in respect to the walls?
<b>102.3</b>	Are there expansion joints for expansion and contraction of building materials?
<b>103</b>	What are the exterior walls constructed of if not bearing? Wood framing metal framing other?
<b>103.1</b>	Describe condition of exterior walls (Including all facilities including abandoned facilities, storage sheds, press stands, etc.)
<b>104</b>	What is the school's structural system?
<b>104.2</b>	Describe the condition of the school's structural system.
<b>105</b>	What are the exterior walls veneered with? Lath and plaster stucco brick CMU block stone wood lap siding metal siding other?
<b>105.2</b>	Describe condition of veneer.
<b>106</b>	What are the interior corridor walls constructed of, if not bearing?
<b>106.1</b>	Describe condition of interior corridor walls.
<b>107</b>	What are interior walls, other than corridors, constructed of?

<b>Criteria #</b>	<b>Question</b>
<b>107.1</b>	Describe condition of the interior walls and veneering.
<b>108</b>	What is the ceiling/roof assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and concrete other?
<b>108.1</b>	Describe the condition of the school's ceiling/roof assembly.
<b>109</b>	What is the ceiling/floor assembly constructed of? Wood joists with wood planking I-joists with plywood open web wood joists with wood planking or plywood open web metal joist and metal decking other?
<b>109.1</b>	Describe the condition of the school's ceiling/floor assembly.
<b>110</b>	Is the school's roof covering low-sloping (3:12 or less) or steep-sloping (3:12 or more) ?
<b>110.1</b>	What is the roofing system (BUR EPDM Asphalt Shingles etc)?
<b>110.2</b>	What is the approximate age of the roof covering?
<b>110.3</b>	Is water draining positively with water being removed off?
<b>110.4</b>	What is the condition of the roof covering?
<b>112</b>	HVAC-What type of mechanical system does the school have? Describe all individual mechanical systems by area that comprise the overall system.
<b>112.1</b>	What is the approximate age of the HVAC system?
<b>112.2</b>	Does the system provide fresh air as recommended in the CDE Construction Guidelines 3.12 and as required by code? Please refer to CO2 test results.
<b>112.3</b>	How is the fresh air controlled?
<b>112.4</b>	How many zones are there?
<b>114</b>	What is the air quality for carbon dioxide?
<b>114.1</b>	Provide resulting data from carbon dioxide tests.
<b>115</b>	At the time of visit, what is the air quality for carbon monoxide in boiler rooms or at air supply ducts?
<b>116</b>	Are electrical utilities lines service equipment and distribution system installed as recommended in the CDE Construction Guidelines 3.19.3 and as required by code?
<b>116.1</b>	Does the electrical system in its existing configuration, from the transformer to the panel, have room for additional electrical capacity?
<b>116.2</b>	Is power single or three phase?
<b>116.3</b>	Describe the age and condition of the electrical system.
<b>117</b>	Is there an adequate number of electrical outlets in classrooms and teaching areas?
<b>117.1</b>	Are extension cords and multiple outlet receptacle outlets used to make up for lack of wall/floor outlets?
<b>118</b>	What type of lighting does the school have? Compact fluorescents, T-8 lamps, T-5 lamps, other?
<b>118.1</b>	Describe condition of the lighting in the school.
<b>119</b>	Do current lighting levels meet electrical lighting codes?
<b>119.1</b>	Describe lighting levels.
<b>120</b>	Are there any noticeable odors in the school that suggest sewer lines are in poor condition?
<b>120.1</b>	Does the school have adequate bathrooms to support the building population as required by code?
<b>120.2</b>	Are plumbing fixtures equipped with low flow water saving devices?
<b>120.3</b>	Describe condition of system and fixtures.
<b>120.4</b>	What are the occupant loads and fixture counts versus the current enrollment at the school?
<b>121</b>	Test water at one location in each school for lead and copper. Provide testing results in database.
<b>122</b>	What is the condition of the school's water treatment system?
<b>124</b>	Is there an event alert notification system as recommended in the CDE Construction Guidelines 3.8?

<b>Criteria #</b>	<b>Question</b>
<b>125.1</b>	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?
<b>125.2</b>	Are there lines of sight from the administrative area or video cameras monitoring the main entrance?
<b>127</b>	Are facilities equipped with closed circuit video and key card or key pad school access?
<b>129</b>	Are there any noticeable friable hazardous materials in the school or any suspected hazardous materials not on the school's Asbestos Hazard Emergency Response Act (AHERA) plan?
<b>129.1</b>	Are hazardous materials safely managed?
<b>129.2</b>	Is there an updated copy of the Asbestos Management Plan on file?
<b>131</b>	Are the school facilities including kitchens maintained in a clean and sanitary manner as recommended in the Criteria and as required by Colorado Health Codes? List major items in non-compliance
<b>131.1</b>	Please list deficiencies in relation to major clean and sanitary non-compliance issues.
<b>133</b>	Are chemicals and cleaning supplies stored as recommended in the CDE Construction Guidelines 3.15?
<b>134</b>	Are Science labs and shops safe as recommended in the CDE Construction Guidelines 3.15?
<b>135</b>	Is there an emergency nurse's station with a dedicated bathroom and secure area to store student medications?
<b>137.1</b>	Does the school have daylight with views in all learning areas?
<b>137.2</b>	Learning style variety
<b>137.3</b>	Does the school have acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas?
<b>138</b>	Is there anything in the physical make-up of the school that does not allow the school to meet the standards of the Colorado Achievement Plan for Kids (Cap4K) or the No Child Left Behind Act (NCLB)
<b>139.1</b>	Does the school have preschool classroom as described in the CDE Construction Guidelines 4.10 & 4.10.2?
<b>139.2</b>	Preschool Adjacencies
<b>139.3</b>	Preschool Storage/Fixed Equipment
<b>140.1</b>	Does the school have kindergarten classrooms as described in the CDE Construction Guidelines 4.10?
<b>140.2</b>	Kindergarten Adjacencies
<b>140.3</b>	Kindergarten Storage/Fixed Equipment
<b>141.1</b>	Do the special education spaces (including testing rooms, offices, etc) meet school expectations and requirements.
<b>141.2</b>	Special Ed Adjacencies
<b>141.3</b>	Special Ed Storage/Fixed Equipment
<b>142.1</b>	Does the school have general classrooms as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?
<b>142.2</b>	General Classroom Adjacencies
<b>142.3</b>	General Classroom Storage/Fixed Equipment
<b>143.1</b>	Do the special program spaces (including, Title 1, Speech, PT/OT, ESL, etc) meet school expectations and requirements.
<b>143.2</b>	Special Programs Adjacencies
<b>143.3</b>	Special Programs Storage/Fixed Equipment
<b>144.1</b>	Does the school have a Music room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?
<b>144.2</b>	Music Adjacencies
<b>144.3</b>	Music Storage/Fixed Equipment
<b>146.1</b>	Does the school have an art room as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?)?

<u>Criteria #</u>	<u>Question</u>
146.2	Art Adjacencies
146.3	Art Fixed Equipment
147.1	Does the school have a computer lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?
147.2	Computer Lab Adjacencies
147.3	Computer Lab Fixed Equipment
148	Does the school have a career center for students to access materials and research higher education opportunities which meets local needs
149.1	Does the school have Career and Technical Education spaces as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?
149.2	CTC Adjacencies
149.3	CTC Storage/Fixed Equipment
150.1	Does the school have a library/multimedia center (LMC) as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?
150.2	Library Adjacencies
150.3	Library Storage/Fixed Equipment
151.1	Does the school have a distance learning lab as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?
151.2	Distance Learning Adjacencies
151.3	Distance Learning Storage/Fixed Equipment
152.1	Does the school have a adequate PE facilities as described in the CDE Construction Guidelines 4.10 4.11 4.12 & 4.13?
152.2	PE Adjacencies
152.3	PE Storage/Fixed Equipment
152.4	Does school have dance program and appropriate space for program
156.1	Does the school have a performing arts/auditorium support area as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?
156.2	Performing Arts/Auditorium Adjacencies
156.3	Performing Arts/Auditorium Storage/Fixed Equipment
157.1	Does the school have an administrative support area + reception area including teacher lounge guidance area etc. as described in the CDE Construction Guidelines 4.4 4.10 4.11 4.12 & 4.13?
157.2	Administration Adjacencies
157.3	Administration Storage/Fixed Equipment
157.4	Student Restrooms
157.5	Cafeteria
157.6	Food Prep
158.1	Science Labs as described in the CDE Construction Guidelines 4.11 4.12 & 4.13?
158.2	Science Labs Adjacencies
158.3	Science Labs Storage/Fixed Equipment
159	Are the school materials listed below of good quality and easily maintainable? Please see below listed questions 160-165 for details.
160	Interior walls finishes? Describe type and condition.
161	Interior flooring? Describe type and condition.



<b>Criteria #</b>	<b>Question</b>
<b>162</b>	Interior ceilings? Describe type and condition.
<b>163</b>	Exterior doors, frames and glazing? Describe type and condition.
<b>163.1</b>	What is condition of weather stripping and caulk?
<b>163.2</b>	How many exterior doors are there?
<b>164</b>	Interior doors and frames? Describe type and condition.
<b>165</b>	Windows/glazing? Describe type and condition.
<b>168</b>	Telephone system? Describe type and condition.
<b>169</b>	Video distribution system? Describe type and description.
<b>170</b>	Does the school have a data/network system?
<b>171.1</b>	Is the school facility protected to maintain business continuity with emergency power backup?
<b>171.2</b>	Is the school facility protected to maintain business continuity with redundant air conditioning for data centers?
<b>171.3</b>	Is the school facility protected to maintain business continuity with data backup systems?
<b>171.4</b>	Where are data backups stored?
<b>173.1</b>	Is the school connected to the internet? How is it connected?
<b>173.2</b>	Does the school have wireless internet access throughout?
<b>174.1</b>	Is the school connected to the Colorado institutions of higher education distant learning networks "internet two"?
<b>174.2</b>	Do the buildings have high speed drops or wireless?
<b>176.1</b>	School administrative offices are provided with hardware & software that provides control of web-based activity access throughout the facility.
<b>176.2</b>	School administrative offices are provided with the technological hardware and software that provides email for staff.
<b>176.3</b>	School administrative offices are provided with the technological hardware and software that provides a school wide telephone system with voicemail.
<b>176.4</b>	School administrative offices are provided with hardware & software that provides a district hosted web site with secure parent online access linked to attendance and grades.
<b>178.1</b>	Is the school energy efficient? (Btus/SF/Yr)
<b>178.2</b>	Is the school water efficient? (Gals/SF/Student)
<b>179</b>	Does the school have low life cycle costs? (Compare current FCI with Parsons K12 Historical FCI curve and establish + deviation (worse) or - deviation (better) to estimate total effect of life cycle costs.)
<b>180</b>	Is the school healthy for its occupants? (Average scores of 112.2 (fresh air)+ 114 (CO <sub>2</sub> ) + 115 (CO) + 119.1 (lighting) + 121 (C and Pb) + 129.1 (Hazmat) + 131 (sanitary) + 137.1 (daylight) + 137.3 (acoustics))
<b>181</b>	Does the school have a relatively low impact on the environment? (Average scores 178.1 (energy) + 178.2 (water) + 179 (life cycle costs) + 184.1 (renewable strategies))
<b>182</b>	Does the school reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption and with responsible storm water management and treatment design?
<b>183</b>	Does the site minimize parking to reduce heat island effect and discourage use of individual automobiles as described in the CDE Construction Guidelines 5.1.5?
<b>184</b>	Does the school utilize energy efficient equipment? (See 178.1 - Btus/SF/Yr)
<b>184.1</b>	Does the building utilize renewable energy strategies?
<b>185</b>	Does the school meter all utilities with the ability to submeter selected systems?

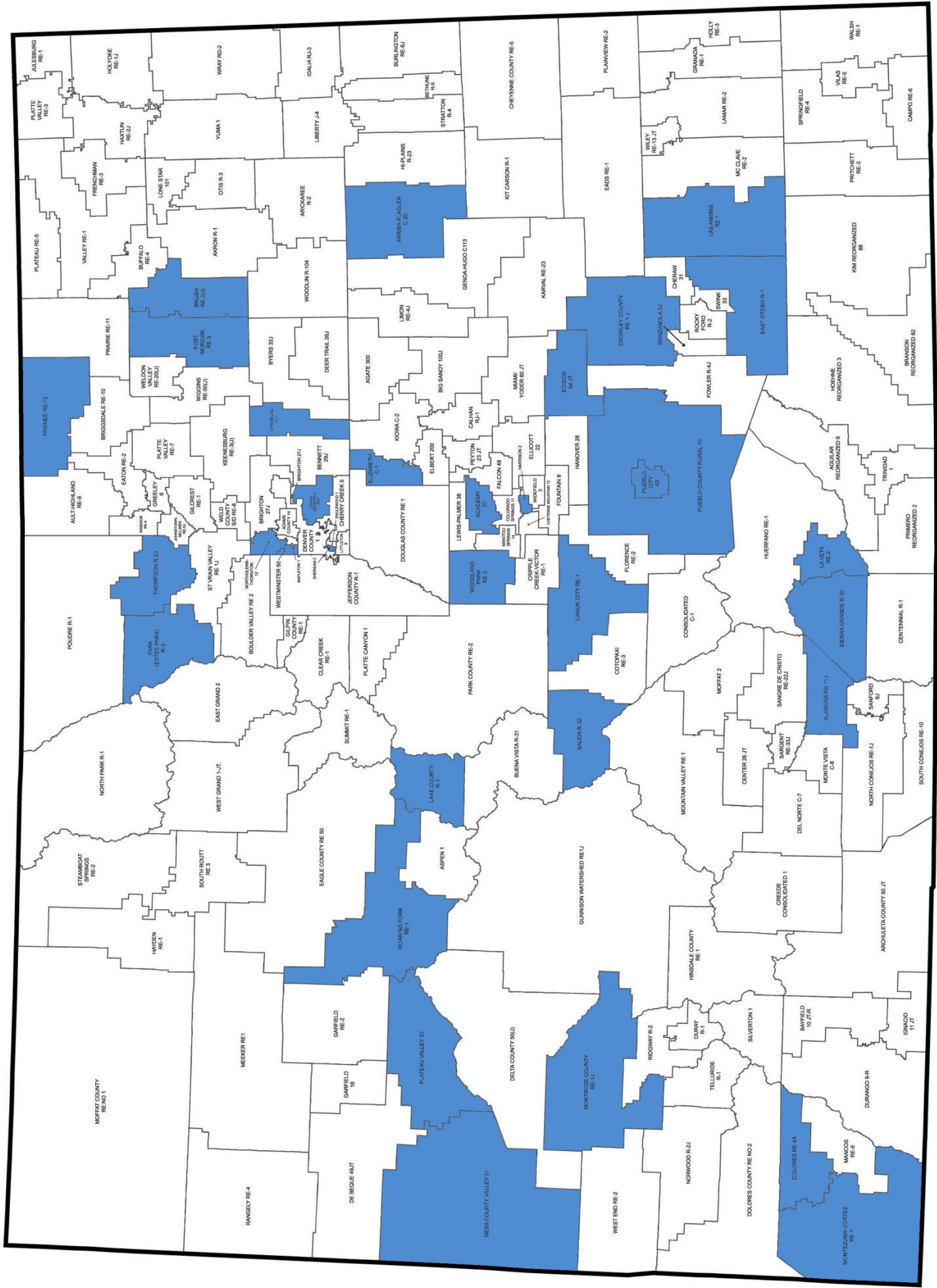


<b>Criteria #</b>	<b>Question</b>
<b>186</b>	Does the school increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook?
<b>187</b>	What are exterior walls insulated with? Describe age type and condition. Condition Score
<b>188</b>	Is there an un-shaded south facing wall? If so how many square feet get direct sunlight?
<b>189</b>	What percent of exterior facade are windows dedicated to?
<b>190</b>	Is the school site located to encourage use of bicycling walking and mass transportation?
<b>191</b>	Is the school used jointly with the community?
<b>191.1</b>	What are the typical community uses of the building?
<b>191.2</b>	How many hours/day and days/year is the school available for the community to use?
<b>192</b>	How many exit doors are there?
<b>193</b>	Is the school oriented to take advantage of passive solar, wind, natural ventilation green roofs, etc.?
<b>194</b>	Does the school have good sources of natural light throughout the building. Describe type and locations.
<b>195</b>	Has the school lighting been replaced with new energy efficient fixtures?
<b>196</b>	Does the site lighting have minimal impact at night on neighboring properties (low sky glare)?
<b>197</b>	Has the mechanical system been commissioned or retro-commissioned in the last five years?
<b>198</b>	What are exterior walls insulated with? Describe age type and condition. Energy Score
<b>199</b>	Are corridor walls insulated for sound? Describe age type and condition.
<b>200</b>	Are interior walls other than corridors insulated for sound? Describe age type and condition.
<b>201</b>	Is ceiling/floor assembly insulated for sound? Describe age type and condition.
<b>202</b>	Is the ceiling/roof assembly insulated? Describe age type and condition of insulation.
<b>203</b>	Are the windows thermal with double pane low e glass? If not describe type and condition.
<b>203.1</b>	Are they operable? Are the windows being used to control indoor air temperature and ventilation?
<b>203.2</b>	Describe condition of caulking
<b>204</b>	Are school wastes reclaimed?
<b>205</b>	Does the site incorporate responsible storm water management and treatment design?
<b>206</b>	Are there entry vestibules at the main school entrances?
<b>206.1</b>	Are there entry vestibules at the secondary school entrances?
<b>207</b>	Does the district/school have a recent active energy management plan?
<b>208</b>	Does the district/school have preventative maintenance procedures in place?
<b>209</b>	Obtain past and current utility records (three year) from school and include in database. Include dollars per kilowatt-hour (kwh), kilowatt (kW), and Therms used. This item must be coordinated with the Governor's Energy Office.
<b>210</b>	Should the facility be placed on a list for further due diligence by CDE to determine historical significance based on the CDE Construction Guidelines section 6?
<b>211</b>	Remaining Useful Life of facility. Use industry standard cost data (Building Owners and Managers Association (BOMA) or equivalent).
<b>212</b>	Current facility/school replacement value (CRV)
<b>213</b>	Facility Condition Index (FCI) or equivalent method. Include inflation line item factored in at bottom of (FCI)

<b>Level 1 Major Group Elements</b>	<b>Level 2 Group Elements</b>	<b>Level 3 Individual Elements</b>
A SUBSTRUCTURE	A10 Foundations	A1010 Standard Foundations
		A1020 Special Foundations
		A1030 Slab on Grade
	A20 Basement Construction	A2010 Basement Excavation
		A2020 Basement Walls
B SHELL	B10 Super Structure	B1010 Floor Construction
		B1020 Roof Construction
		B2010 Exterior Walls
	B20 Exterior Enclosure	B2020 Exterior Windows
		B2030 Exterior Doors
	B30 Roofing	B3010 Roof Coverings
		B3020 Roof Openings
C INTERIORS	C10 Interior Construction	C1010 Partitions
		C1020 Interior Doors
		C1030 Fittings
	C20 Stairs	C2010 Stair Construction
		C2020 Stair Finishes
	C30 Interior Finishes	C3010 Wall Finishes
		C3020 Floor Finishes
		C3030 Ceiling Finishes
D SERVICES	D10 Conveying	D1010 Elevators & Lifts
		D1020 Escalators & Moving Walks
		D1090 Other Conveying Systems
	D20 Plumbing	D2010 Plumbing Fixtures
		D2020 Domestic Water Distribution
		D2030 Sanitary Waste
		D2040 Rain Water Drainage
		D2090 Other Plumbing Systems
	D30 HVAC	D3010 Energy Supply
		D3020 Heat Generating Systems
		D3030 Cooling Generating Systems
		D3040 Distribution Systems
		D3050 Terminal & Package Units
		D3060 Controls & Instrumentation
		D3070 Systems Testing & Balancing
	D3090 Other HVAC Systems & Equipment	
	D40 Fire Protection	D4010 Sprinklers
		D4020 Standpipes
		D4030 Fire Protection Specialties
		D4090 Other Fire Protection Systems
	D50 Electrical	D5010 Electrical Service & Distribution
		D5020 Lighting and Branch Wiring
D5030 Communications & Security		
D5090 Other Electrical Systems		

E EQUIPMENT & FURNISHINGS	E10 Equipment	E1010 Commercial Equipment
		E1020 Institutional Equipment
		E1030 Vehicular Equipment
		E1090 Other Equipment
	E20 Furnishings	E2010 Fixed Furnishings
		E2020 Movable Furnishings
F SPECIAL CONSTRUCTION & DEMOLITION	F10 Special Construction	F1010 Special Structures
		F1020 Integrated Construction
		F1030 Special Construction Systems
		F1040 Special Facilities
		F1050 Special Controls and Instrumentation
	F20 Selective Building Demolition	F2010 Building Elements Demolition
		F2020 Hazardous Components Abatement
G BUILDING SITEWORK	G10 Site Preparation	G1010 Site Clearing
		G1020 Site Demolition and Relocations
		G1030 Site Earthwork
		G1040 Hazardous Waste Remediation
	G20 Site Improvements	G2010 Roadways
		G2020 Parking Lots
		G2030 Pedestrian Paving
		G2040 Site Development
		G2050 Landscaping
	G30 Site Mechanical Utilities	G3010 Water Supply
		G3020 Sanitary Sewer
		G3030 Storm Sewer
		G3040 Heating Distribution
<b>Priority: 1</b> Critical/Immediate Need		G3050 Cooling Distribution
		G3060 Fuel Distribution
<b>Priority: 2</b> Potentially Critical - 12 Months		G3090 Other Site Mechanical Utilities
	G40 Site Electrical Utilities	G4010 Electrical Distribution
<b>Priority: 3</b> Necessary - 2-5 Years		
		G4030 Site Communications & Security
		G4090 Other Site Electrical Utilities
<b>Priority: 4</b> Recommended - 3-10 Years	G90 Other Site Construction	G9010 Service and Pedestrian Tunnels
		G9090 Other Site Systems & Equipment
	<b>Priority: 5</b> Does Not Meet Current Code and/or Guidelines (grandfathered)	

# Building Excellent Schools Today (BEST) FY2014-15 Participating Districts



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

<b>Applicant:</b>		<b>Board Member:</b>	
<b>Project Name:</b>		<b>Key:</b> Strongly Disagree: 1 Strongly Agree: 10	
<b>Statutory Need</b> - Pursuant to 22-43.7-109(5) C.R.S., the board 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: <i>*Please select the highest priority that pertains to the project.</i>			
<b>Priority 1</b>	Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security.		
<b>Priority 2</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.		
<b>Priority 3</b>	Projects that are designed to incorporate technology into the educational environment.		
<b>Priority 4</b>	All other projects.		
<i>(Optional Comments &amp; Notes)</i>			<b>Priority Selected:</b>
<b>Conditions of the Entire Public School Facility</b>			<b>Score 1-10 for Each</b>
The FCI supports the scope of the proposed project.			
The CFI supports the scope of the proposed project.			
The facility assessment supports the scope of the project.			
<b>Total out of 30:</b>			<b>0</b>
<i>(Optional Comments &amp; Notes)</i>			
<b>Financial Capacity</b>			<b>Score 1-10 for Each</b>
The applicant is providing the minimum required match contribution or meets the minimum waiver requirements.			
The applicant has less than three financial warning indicators.			
The applicant is contributing to a capital reserve type fund.			
<b>Total out of 30:</b>			<b>0</b>
<i>(Optional Comments &amp; Notes)</i>			
<b>Project Proposal</b>			<b>Score 1-10 for Each</b>
The application clearly states the deficiencies associated with the facility.			
The solution resolves all deficiencies noted within the application.			
The scope of work proposed appears to be reasonable and well planned.			
The deficiencies are urgent in nature.			
<b>Total out of 40:</b>			<b>0</b>
<i>(Optional Comments &amp; Notes)</i>			
<b>Other Application Considerations</b>			<b>Score 1-10 for Each</b>
The project complies with the BEST Construction Guidelines.			
The cost, cost per SF, and/or cost per pupil seem appropriate and supportable.			
The SF of the project and/or SF per pupil seem reasonable and supportable.			
The applicant is willing to pursue a fair, competitive, transparent selection process for contractors and consultants.			
<b>Total out of 40:</b>			<b>0</b>
<i>(Optional Comments &amp; Notes)</i>			
<b>Grand Total of All Scores:</b>			<b>0</b>
<b>Presentation &amp; Discussion - no score, information only</b>			
<i>(Optional Comments &amp; Notes)</i>			

Shortlist  Recommended  Not recommended



The BEST grant is a matching grant. Each applicant is assigned a unique minimum matching requirement, based on the factors outlined in statute, to identify financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines the minimum match is not reflective of their current financial capacity.

Please review the applicant’s waiver application responses. Answer the questions below by marking each response with a yes or no. Be sure to look at the specifics when reviewing each question and evaluate the applicant’s explanation to the issues and impacts that make it impossible for the applicant to make its full matching contribution.

Yes - The response demonstrated a high need for a reduction in the match contribution

No - The response did not demonstrate sufficient need for a reduction in the applicant’s match requirement

Grant Applicant Name \_\_\_\_\_ Project Name \_\_\_\_\_

Waiver application questions

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district, charter school or BOCES.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

2. Please describe why the cost of complying with the match contribution would significantly limit educational opportunities within your school district, charter school or BOCES.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

3. What efforts has the applicant made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project?

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

4. Justification for per pupil assessed valuation not being representative of their financial capacity.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

5. Justification for the district’s median household income not being representative of their financial capacity.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

6. Justification for percentage of pupils eligible for free or reduced cost lunch not being representative of their financial capacity.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

7. Justification for bond election failures and successes in the last 10 years not being representative of their financial capacity.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

8. Justification for bond mill levy not being representative of their financial capacity.

**Does this response support a reduction in the applicant’s match contribution?** YES or NO

9. Please describe any other extenuating circumstances deemed appropriate for a waiver or reduction in the matching contribution.

**Does this response support a reduction in the applicant’s match contribution?** YES or NO

Additional Board Member Comments

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**Overall support based on the total number of yes responses versus no responses.** YES or NO  
*In the event of a tie, Robert’s Rules will apply and a “no” will be assigned.*



The BEST grant is a matching grant. Each applicant is assigned a unique minimum matching requirement, based on the factors outlined in statute, to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity.

Please review the applicant’s waiver application responses. Answer the questions below by marking each response with a yes or no. Be sure to look at the specifics when reviewing each question and evaluate the applicant’s explanation to the issues and impacts that make it impossible for the applicant to make its full matching contribution.

Yes - The response demonstrated a high need for a reduction in the match contribution

No - The response did not demonstrate sufficient need for a reduction in the applicant’s match requirement

Grant Applicant Name \_\_\_\_\_ Project Name \_\_\_\_\_

Waiver application questions

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district, charter school or BOCES.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

2. Please describe why the cost of complying with the match contribution would significantly limit educational opportunities within your school district, charter school or BOCES.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

3. What efforts has the applicant made to coordinate the project with local governmental entities, community-based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project?

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

4. Justification for weighted average of district matches which comprise the student population.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

5. Justification for the district authorizer having 10% or less bonding capacity remaining.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

6. Justification for the charter school in a district-owned facility.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

7. Justification for the number of times the charter school attempted or attained bond proceeds from an authorizer's ballot measure for capital needs.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

8. Justification for the number of times the charter school attempted to do a special mill levy override pursuant to 22-30.5-405 for capital needs.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

9. Justification for the number of times the charter school attempted or attained grant funding through a non-BEST source for capital needs.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

10. Justification for the number of times the charter school attempted or obtained funding through CECFA or another type of financing.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

11. Justification for charter school enrollment as a percent of district enrollment.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

12. Justification for free/reduced lunch percentage in relation to the statewide average charter school free/reduced lunch percentage.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

13. Justification for percentage of PPR spent on non-M&O facilities costs.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

14. Justification for unreserved fund balance as a percent of budget.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

15. Justification for describing any other extenuating circumstances deemed appropriate for a waiver or reduction in the matching contribution.

**Does this response support a reduction in the applicant’s match contribution? YES or NO**

Additional Board Member Comments

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**Overall support based on the total number of *yes* responses versus *no* responses. YES or NO**

*In the event of a tie, Robert’s Rules will apply and a “no” will be assigned.*

**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 the facility is in. 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.

**Fiscal Health Terms**

The Office of the State Auditor's Fiscal Health Analysis uses the following six ratios to assess school district's 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.*

**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.

**Match / Waiver**

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.

**Previous BEST Grants**

The number of BEST grants the applicant has been previously been awarded.

**Prioritization Criteria:****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.

**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:

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

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.

**Uniformat**

A standard for classifying building specifications, cost estimating, and cost analysis in the U.S. and Canada. The elements are major components common to most buildings. The system can be used to provide consistency in the economic evaluation of building projects. It was developed through an industry and government consensus and has been widely accepted as an ASTM standard.



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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2014-15 APPLICATION SUMMARIES**

**APPLICATIONS SORTED BY COUNTY**



DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

**MAY 2014**

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# BEST FY2014-15 APPLICATION SUMMARIES

All Applications Sorted by County, Applicant, Priority

Page #	County	Applicant Name	Project Title	Applicant Priority #	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost	Cost Per Sq Ft
89	ADAMS	ADAMS 12	STEM Partial Roof Replacement	1	\$354,344.36	\$226,548.04	\$580,892.40	\$18.32
93	ADAMS	STRASBURG 31J	HS Electrical Upgrades	1	\$57,507.46	\$82,754.64	\$140,262.10	\$4.90
97	ADAMS	WESTMINSTER 50	Fairview ES Roof Replacement	1	\$485,052.30	\$106,474.90	\$591,527.20	\$16.45
101	ADAMS	WESTMINSTER 50	Metz ES Roof Replacement	2	\$527,203.67	\$115,727.63	\$642,931.30	\$18.07
105	ADAMS	WESTMINSTER 50	Hidden Lake HS Roof Replacement	3	\$622,866.18	\$136,726.72	\$759,592.90	\$14.88
109	ALAMOSA	ALAMOSA RE-11J	Ortega MS Roof Replacement	1	\$2,608,859.44	\$652,214.86	\$3,261,074.30	\$21.32
115	ALAMOSA	ALAMOSA RE-11J	Alamosa HS Partial Roof Replacement	2	\$1,534,426.74	\$170,491.86	\$1,704,918.60	\$13.13
120	ARAPAHOE	ADAMS-ARAPAHOE 28-J	Dartmouth ES Misc. Repairs	1	\$1,825,680.45	\$373,934.55	\$2,199,615.00	\$37.31
125	ARAPAHOE	ADAMS-ARAPAHOE 28-J	Aurora Central HS Partial Roof Replacement	2	\$826,662.16	\$169,316.34	\$995,978.50	\$18.48
129	ARAPAHOE	ADAMS-ARAPAHOE 28-J	Virginia Court ES Security Vestibule Renovations	3	\$305,025.00	\$62,475.00	\$367,500.00	\$291.67
133	ARAPAHOE	AURORA ACADEMY CHARTER SCHOOL	Security Upgrades	1	\$57,475.00	\$3,025.00	\$60,500.00	\$0.87
138	ARAPAHOE	SHERIDAN 2	Sheridan HS Water Line Replacement	1	\$1,098,055.10	\$164,077.20	\$1,262,132.30	\$10.59

Page #	County	Applicant Name	Project Title	Applicant Priority #	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost	Cost Per Sq Ft
143	BENT	LAS ANIMAS RE-1	JHS/HS Safety Upgrades	1	\$170,073.51	\$80,034.59	\$250,108.10	\$2.13
149	CHAFFEE	SALIDA R-32	Salida MS HVAC	1	\$246,511.65	\$246,511.65	\$493,023.30	\$7.94
154	COSTILLA	SIERRA GRANDE R-30	PK-12 Security Upgrades	1	\$194,536.41	\$119,231.99	\$313,768.40	\$3.32
159	CROWLEY	CROWLEY RE-1-J	Districtwide Security Upgrades	1	\$317,210.43	\$178,430.87	\$495,641.30	\$3.61
165	CSI	Caprock Academy	Site Work Improvements	1	\$381,645.81	\$107,643.69	\$489,289.50	\$4.31
187	CSI	Ross Montessori Charter School	Ross School Replacement	1	\$930,454.75	\$7,133,309.00	\$8,063,763.75	\$388.06
221	EL PASO	EDISON 54 JT	Jr/Sr HS Renovations	1	\$962,579.10	\$100,000.00	\$1,062,579.10	\$44.81
224	EL PASO	EDISON 54 JT	Jr/Sr HS Addition / Renovations	2	\$11,541,117.30	\$255,000.00	\$11,796,117.30	\$280.91
235	EL PASO	HARRISON 2	Replace MS Boilers	1	\$237,339.47	\$41,883.43	\$279,222.90	\$2.79
239	EL PASO	The Classical Academy	TCA HVAC and Electrical Upgrades	1	\$391,849.92	\$307,882.08	\$699,732.00	\$17.79
244	ELBERT	ELIZABETH C-1	Elizabeth HS Roof Replacement	1	\$666,075.59	\$958,499.01	\$1,624,574.60	\$14.49
249	ELBERT	ELIZABETH C-1	Singing Hills ES Roof Replacement	2	\$335,796.56	\$483,219.44	\$819,016.00	\$14.45
254	FREMONT	CANON CITY RE-1	MS Fire Alarm Replacement	1	\$235,164.17	\$86,978.53	\$322,142.70	\$2.94
260	HUERFANO	LA VETA RE-2	Jr/Sr HS Fire Escape / ADA Upgrades	1	\$61,920.50	\$18,000.00	\$79,920.50	\$2.28

Page #	County	Applicant Name	Project Title	Applicant Priority #	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost	Cost Per Sq Ft
270	KIT CARSON	ARRIBA-FLAGLER C-20	PK-12 Roof Replacement and Repair	1	\$383,839.30	\$277,952.60	\$661,791.90	\$8.59
276	LAKE	LAKE R-1	Lake MS Roof Replacement	1	\$595,276.83	\$320,533.67	\$915,810.50	\$5.84
285	LARIMER	ESTES PARK R-3	MS Partial Roof Replacement	1	\$188,789.85	\$462,209.64	\$650,999.49	\$21.85
289	LARIMER	THOMPSON R-2J	HS Partial Roof Replacement	1	\$258,121.73	\$303,012.47	\$561,134.20	\$14.68
293	MESA	PLATEAU VALLEY 50	PK-12 ACM Abatement / Carpet Replacement	1	\$185,424.41	\$185,424.40	\$370,848.81	\$10.64
300	MONTEZUMA	DOLORES RE-4A	Dolores Supplemental BEST Grant	1	\$1,150,612.10	\$0.00	\$1,150,612.10	\$92.09
309	MONTEZUMA	MONTEZUMA-CORTEZ RE-1	HS Supplemental BEST Grant for Technology	1	\$306,850.95	\$306,850.95	\$613,701.90	\$3.83
313	MONTROSE	MONTROSE RE-1J	Oak Grove ES Roof Replacement	1	\$42,620.85	\$40,949.45	\$83,570.30	\$8.56
319	MONTROSE	MONTROSE RE-1J	Montrose HS HVAC Upgrades	2	\$193,527.61	\$185,938.29	\$379,465.90	\$20.29
325	MORGAN	BRUSH RE-2(J)	MS & HS Boiler Replacement	1	\$471,863.70	\$243,081.30	\$714,945.00	\$6.40
328	MORGAN	FT. MORGAN RE-3	MS Replacement	1	\$24,936,252.24	\$11,092,888.11	\$36,029,140.35	\$299.34
338	OTERO	EAST OTERO R-1	Primary School Kitchen / MEP Upgrades	1	\$365,749.56	\$40,638.84	\$406,388.40	\$42.37
343	OTERO	EAST OTERO R-1	Jr/Sr High School - Kitchen / MEP Upgrades / HS Pool Roof Replacement	2	\$677,940.12	\$75,326.68	\$753,266.80	\$41.88
348	OTERO	EAST OTERO R-1	East School - Fire Alarm Upgrade / Partial Roof Replacement	3	\$240,409.62	\$26,712.18	\$267,121.80	\$7.92

Page #	County	Applicant Name	Project Title	Applicant Priority #	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost	Cost Per Sq Ft
352	PUEBLO	Chavez Huerta Preparatory Academy	Misc. Renovations / Upgrades	1	\$694,778.70	\$36,567.30	\$731,346.00	\$7.23
360	PUEBLO	PUEBLO RURAL 70	Pueblo County HS Fire Protection / Safety Upgrades	1	\$3,281,589.30	\$10,850,759.70	\$14,132,349.00	\$69.79
365	PUEBLO	PUEBLO RURAL 70	Rye HS Fire Protection	2	\$267,781.80	\$4,925,780.20	\$5,193,562.00	\$140.83
370	PUEBLO	PUEBLO RURAL 70	West HS Fire Protection / Safety Upgrades	3	\$153,129.90	\$15,214,912.65	\$15,368,042.55	\$251.91
374	PUEBLO	Swallows Charter Academy	School Renovation / Addition	1	\$13,592,471.55	\$3,675,000.00	\$17,267,471.55	\$294.34
396	TELLER	WOODLAND PARK RE-2	Districtwide Boiler Replacements / Control Upgrades	1	\$1,871,812.80	\$1,247,875.20	\$3,119,688.00	\$5.63
411	WELD	PAWNEE RE-12	Phone System Replacement	1	\$16,200.80	\$41,659.20	\$57,860.00	\$0.77

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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2014-15 APPLICATION SUMMARIES**

**CHARTER SCHOOL APPLICATIONS SORTED BY COUNTY**



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DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

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# BEST FY2014-15 APPLICATION SUMMARIES

List of Charter School Applications Sorted by County

Page #	County	Applicant Name	Project Title	Applicant Priority #	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost	Cost Per Sq Ft
133	ARAPAHOE	AURORA ACADEMY CHARTER SCHOOL	Security Upgrades	1	\$57,475.00	\$3,025.00	\$60,500.00	\$0.87
165	CSI	Caprock Academy	Site Work Improvements	1	\$381,645.81	\$107,643.69	\$489,289.50	\$4.31
187	CSI	Ross Montessori Charter School	Ross School Replacement	1	\$930,454.75	\$7,133,309.00	\$8,063,763.75	\$388.06
239	EL PASO	The Classical Academy	TCA HVAC and Electrical Upgrades	1	\$391,849.92	\$307,882.08	\$699,732.00	\$17.79
352	PUEBLO	Chavez Huerta Preparatory Academy	Misc. Renovations / Upgrades	1	\$694,778.70	\$36,567.30	\$731,346.00	\$7.23
374	PUEBLO	Swallows Charter Academy	School Renovation / Addition	1	\$13,592,471.55	\$3,675,000.00	\$17,267,471.55	\$294.34





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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2014-15 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS WITH MATCHING FUNDS FROM PROPOSED 2014 BOND ELECTIONS**



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# BEST FY2014-15 APPLICATION SUMMARIES

List of Applications with Matching Funds from Proposed 2014 Bond Election

Page #	County	Applicant Name	Project Title	Applicant Priority #	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost	Cost Per Sq Ft
221	EL PASO	EDISON 54 JT	Jr/Sr HS Renovations	1	\$962,579.10	\$100,000.00	\$1,062,579.10	\$44.81
224	EL PASO	EDISON 54 JT	Jr/Sr HS Addition / Renovations	2	\$11,541,117.30	\$255,000.00	\$11,796,117.30	\$280.91
244	ELBERT	ELIZABETH C-1	Elizabeth HS Roof Replacement	1	\$666,075.59	\$958,499.01	\$1,624,574.60	\$14.49
249	ELBERT	ELIZABETH C-1	Singing Hills ES Roof Replacement	2	\$335,796.56	\$483,219.44	\$819,016.00	\$14.45
270	KIT CARSON	ARRIBA-FLAGLER C-20	PK-12 Roof Replacement and Repair	1	\$383,839.30	\$277,952.60	\$661,791.90	\$8.59



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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2014-15 APPLICATION SUMMARIES**

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



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CAPITAL CONSTRUCTION ASSISTANCE

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# BEST FY2014-15 APPLICATION SUMMARIES

List of Applications with Waiver Letters or Statutory Waivers

Page #	County	Applicant Name	Project Title	Applicant Priority #	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost	Cost Per Sq Ft	Is this a Statutory Waiver?
221	EL PASO	EDISON 54 JT	Jr/Sr HS Renovations	1	\$962,579.10	\$100,000.00	\$1,062,579.10	\$44.81	No
224	EL PASO	EDISON 54 JT	Jr/Sr HS Addition / Renovations	2	\$11,541,117.30	\$255,000.00	\$11,796,117.30	\$280.91	Yes
260	HUERFANO	LA VETA RE-2	Jr/Sr HS Fire Escape / ADA Upgrades	1	\$61,920.50	\$18,000.00	\$79,920.50	\$2.28	No
293	MESA	PLATEAU VALLEY 50	PK-12 ACM Abatement / Carpet Replacement	1	\$185,424.41	\$185,424.40	\$370,848.81	\$10.64	No
300	MONTEZUMA	DOLORES RE-4A	Dolores Supplemental BEST Grant	1	\$1,150,612.10	\$0.00	\$1,150,612.10	\$92.09	No
374	PUEBLO	Swallows Charter Academy	School Renovation / Addition	1	\$13,592,471.55	\$3,675,000.00	\$17,267,471.55	\$294.34	No
396	TELLER	WOODLAND PARK RE-2	Districtwide Boiler Replacements / Control Upgrades	1	\$1,871,812.80	\$1,247,875.20	\$3,119,688.00	\$5.63	No





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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2014-15 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS REQUESTING OVER \$1,000,000**



**cde**

DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

**MAY 2014**

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# BEST FY2014-15 APPLICATION SUMMARIES

List of Applications Requesting Over \$1,000,000

Page #	County	Applicant Name	Project Title	Applicant Priority #	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost	Cost Per Sq Ft
109	ALAMOSA	ALAMOSA RE-11J	Ortega MS Roof Replacement	1	\$2,608,859.44	\$652,214.86	\$3,261,074.30	\$21.32
115	ALAMOSA	ALAMOSA RE-11J	Alamosa HS Partial Roof Replacement	2	\$1,534,426.74	\$170,491.86	\$1,704,918.60	\$13.13
120	ARAPAHOE	ADAMS-ARAPAHOE 28-J	Dartmouth ES Misc. Repairs	1	\$1,825,680.45	\$373,934.55	\$2,199,615.00	\$37.31
138	ARAPAHOE	SHERIDAN 2	Sheridan HS Water Line Replacement	1	\$1,098,055.10	\$164,077.20	\$1,262,132.30	\$10.59
224	EL PASO	EDISON 54 JT	Jr/Sr HS Addition / Renovations	2	\$11,541,117.30	\$255,000.00	\$11,796,117.30	\$280.91
300	MONTEZUMA	DOLORES RE-4A	Dolores Supplemental BEST Grant	1	\$1,150,612.10	\$0.00	\$1,150,612.10	\$92.09
328	MORGAN	FT. MORGAN RE-3	MS Replacement	1	\$24,936,252.24	\$11,092,888.11	\$36,029,140.35	\$299.34
360	PUEBLO	PUEBLO RURAL 70	Pueblo County HS Fire Protection / Safety Upgrades	1	\$3,281,589.30	\$10,850,759.70	\$14,132,349.00	\$69.79
374	PUEBLO	Swallows Charter Academy	School Renovation / Addition	1	\$13,592,471.55	\$3,675,000.00	\$17,267,471.55	\$294.34
396	TELLER	WOODLAND PARK RE-2	Districtwide Boiler Replacements / Control Upgrades	1	\$1,871,812.80	\$1,247,875.20	\$3,119,688.00	\$5.63



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# BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2014-15 APPLICATION SUMMARIES

SORTED BY COUNTY, APPLICANT, & APPLICANT PRIORITY NUMBER



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DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

MAY 2014

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# BEST FY2014-15 GRANT APPLICATION REVIEW ORDER

All Applications Sorted by County, Applicant, Priority

Page #	County	Applicant Name	Project Title	Applicant Priority #
89	ADAMS	ADAMS 12	STEM Partial Roof Replacement	1
93	ADAMS	STRASBURG 31J	HS Electrical Upgrades	1
97	ADAMS	WESTMINSTER 50	Fairview ES Roof Replacement	1
101	ADAMS	WESTMINSTER 50	Metz ES Roof Replacement	2
105	ADAMS	WESTMINSTER 50	Hidden Lake HS Roof Replacement	3
109	ALAMOSA	ALAMOSA RE-11J	Ortega MS Roof Replacement	1
115	ALAMOSA	ALAMOSA RE-11J	Alamosa HS Partial Roof Replacement	2
120	ARAPAHOE	ADAMS-ARAPAHOE 28-J	Dartmouth ES Misc. Repairs	1
125	ARAPAHOE	ADAMS-ARAPAHOE 28-J	Aurora Central HS Partial Roof Replacement	2
129	ARAPAHOE	ADAMS-ARAPAHOE 28-J	Virginia Court ES Security Vestibule Renovations	3
133	ARAPAHOE	AURORA ACADEMY CHARTER SCHOOL	Security Upgrades	1
138	ARAPAHOE	SHERIDAN 2	Sheridan HS Water Line Replacement	1
143	BENT	LAS ANIMAS RE-1	JHS/HS Safety Upgrades	1
149	CHAFFEE	SALIDA R-32	Salida MS HVAC	1
154	COSTILLA	SIERRA GRANDE R-30	PK-12 Security Upgrades	1
159	CROWLEY	CROWLEY RE-1-J	Districtwide Security Upgrades	1
165	CSI	Caprock Academy	Site Work Improvements	1
187	CSI	Ross Montessori Charter School	Ross School Replacement	1
221	EL PASO	EDISON 54 JT	Jr/Sr HS Renovations	1
224	EL PASO	EDISON 54 JT	Jr/Sr HS Addition / Renovations	2
235	EL PASO	HARRISON 2	Replace MS Boilers	1
239	EL PASO	The Classical Academy	TCA HVAC and Electrical Upgrades	1

Page #	County	Applicant Name	Project Title	Applicant Priority #
244	ELBERT	ELIZABETH C-1	Elizabeth HS Roof Replacement	1
249	ELBERT	ELIZABETH C-1	Singing Hills ES Roof Replacement	2
254	FREMONT	CANON CITY RE-1	MS Fire Alarm Replacement	1
260	HUERFANO	LA VETA RE-2	Jr/Sr HS Fire Escape / ADA Upgrades	1
270	KIT CARSON	ARRIBA-FLAGLER C-20	PK-12 Roof Replacement and Repair	1
276	LAKE	LAKE R-1	Lake MS Roof Replacement	1
285	LARIMER	ESTES PARK R-3	MS Partial Roof Replacement	1
289	LARIMER	THOMPSON R-2J	HS Partial Roof Replacement	1
293	MESA	PLATEAU VALLEY 50	PK-12 ACM Abatement / Carpet Replacement	1
300	MONTEZUMA	DOLORES RE-4A	Dolores Supplemental BEST Grant	1
309	MONTEZUMA	MONTEZUMA-CORTEZ RE-1	HS Supplemental BEST Grant for Technology	1
313	MONTROSE	MONTROSE RE-1J	Oak Grove ES Roof Replacement	1
319	MONTROSE	MONTROSE RE-1J	Montrose HS HVAC Upgrades	2
325	MORGAN	BRUSH RE-2(J)	MS & HS Boiler Replacement	1
328	MORGAN	FT. MORGAN RE-3	MS Replacement	1
338	OTERO	EAST OTERO R-1	Primary School Kitchen / MEP Upgrades	1
343	OTERO	EAST OTERO R-1	Jr/Sr High School - Kitchen / MEP Upgrades / HS Pool Roof Replacement	2
348	OTERO	EAST OTERO R-1	East School - Fire Alarm Upgrade / Partial Roof Replacement	3
352	PUEBLO	Chavez Huerta Preparatory Academy	Misc. Renovations / Upgrades	1
360	PUEBLO	PUEBLO RURAL 70	Pueblo County HS Fire Protection / Safety Upgrades	1
365	PUEBLO	PUEBLO RURAL 70	Rye HS Fire Protection	2
370	PUEBLO	PUEBLO RURAL 70	West HS Fire Protection / Safety Upgrades	3
374	PUEBLO	Swallows Charter Academy	School Renovation / Addition	1
396	TELLER	WOODLAND PARK RE-2	Districtwide Boiler Replacements / Control Upgrades	1
411	WELD	PAWNEE RE-12	Phone System Replacement	1



**Adams 12 - STEM Launch - STEM Partial Roof Replacement - 1977**

**School Name: STEM Launch**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	105,949
Replacement Value:	\$30,983,149
Condition Budget:	\$11,333,579
Total FCI:	36.58%
Energy Budget:	\$37,082
Suitability Budget:	\$7,871,700
Total RSLI:	26%
Total CFI:	62.1%
Condition Score: (60%)	3.64
Energy Score: (0%)	2.60
Suitability Score: (40%)	4.41
School Score:	3.95



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ADAMS 12

**Applicant Priority Number:** 1

**County:** ADAMS

**Previous BEST Grant(s) Funded:** 0

**Project Title:** STEM Partial Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

STEM Launch serves kindergarten through 8th grade students and was originally constructed in 1977 with an administration addition in 1997. The school was converted from a tradition middle school to a K-8 STEM School for the 2012-13 school year. Major interior upgrades and renovation took place during the summer of 2012. The building has both single story and two story structures totaling approximately 105,247 square feet. The roof areas total approximately 74,489 square feet. 68,041 square feet of the roof covering consists of the following assembly: roof slope - 1/8"/ft.; precast concrete double tee roof panels; 3" EPS loose laid insulation, tapered to drain; 60 mil ballasted EPDM. The roof covering assembly was installed in 1996 and included a manufacturer's ten year warranty. The affected facilities below this roof type are educational spaces including classrooms, gymnasium, music room and library and the kitchen food storage areas. All of these areas are affected by regular, unpredictable roof leaks, which are damaging the new finishes including ceiling tile, carpet, paint and casework. The remaining 6,448 square feet of roof area will not be a part of this project. It consists of the following assembly: roof slope - 1/8"/ft.; steel deck on steel joists rigid insulation tapered to drain; singly-ply fully adhered membrane. The roof covering assembly was installed in 1997 and included a manufacturer's ten year warranty. Affected facilities below this roof are administrative. This project will consist of a partial roof replacement consisting of approximately 28,820 square feet of roof assembly located on the southern most section of the building, which consists of classrooms, gymnasium, music room and kitchen food storage areas.

## Deficiencies Associated with this Project:

The EPDM roof membrane is experiencing cracking, shrinking, tearing and split seams all which are causing regular and unpredictable leaking. The membrane is shrinking, forcing it to pull away from the parapet wall consistently around the perimeter. In 2012 many areas of membrane that had experienced severe shrinkage had to be cut so it could relax back up against the vertical parapet. Those areas were patched with new membrane. There are many areas along the parapet and at roof top equipment curbs that will need to undergo this same procedure soon to avoid major failure of the membrane. Many of the corners at roof curbs and other penetrations have experienced tears in the membrane, which has required some type of patch or caulking. Areas of ballast has been displaced in order to find and repair major leaks in the membrane. The ballast is not moved back into place until there is assurance that the leak has been repaired. Finding and repairing leaks under the ballast is a time intensive task because of the weight of the ballast and care that it takes to move it without damaging the EPDM. The parapet cap flashing is damaged, faded and has required re-caulking at many horizontal joints to stop leaking.

## Proposed Solution to Address the Deficiencies Stated Above:

We propose removing the 28,820sf of existing ballasted EPDM roofing down to the deck and installing a graveled built up roof system. The system will consist of full tapered, rigid polyisocyanurate insulation of approximately 3" thick. The insulation will be attached to the concrete deck with hot asphalt. The top layer of 1/2" wood fiber insulation will be attached to the first layer of insulation with hot asphalt. The final topping will be a graveled, four ply built up roof membrane ranging in thickness from 3/16" to 1/4". A graveled built up roof system has a life cycle of about 25-30 years vs. 15-20 that you get

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

from EPDM. The existing precast double tee concrete panels and the supporting structure are in good condition. The existing structure is designed to accommodate the load of a graveled built up roof system. This project will be managed by a District Project Manager from design and throughout construction. Cave Consulting Group will provide design and construction administration.

### **How Urgent is this Project?**

Failures of the current system are regular and the locations of the failures are unpredictable. Each time a failure occurs there is damage to ceiling tiles and at some locations damage to carpet, drywall, paint and casework. Technology equipment within the classrooms, computer labs and equipment rooms is at high risk of being destroyed or damaged due to unforeseen leaks. Ceiling light fixtures and data cabling with the plenum space are at risk as well. Continued leaking of the roof system may cause unknown mold conditions within wall systems and/or behind casework. Leaks occurring during school operation times interrupts teaching and learning and can cause dangerous slip conditions at hard floor surfaces. Replacement of the roof system is urgent.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

The project will conform with the Public Schools Construction Guidelines section one paragraph 3.2 for weather tight roofs and paragraph 3.2.1.1 for built-up roofing. Healthy indoor air quality as noted in 3.12 will be supported by provided a weather-tight roof, which will eliminate water infiltration. Conforming to these guidelines will ensure that we are providing a healthy and safe environment for the students and all other building occupants.

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

Adams 12 Five Star Schools uses a life cycle management approach to assure that equipment and facilities remain in sound operating condition for at least their expected lifetime. This approach starts with a detailed design review of the project and focused quality assurance inspections during construction. Once equipment and facilities are commissioned, they enter our Preventive Maintenance program. Under this program, PM Work Orders are automatically generated at regularly scheduled intervals and routed to maintenance technicians assigned to the school where the equipment is located. For roofs, the PM Work Orders are generated annually and include a thorough inspection of the roof with special attention paid to identify "tar-boils", deflection, obstructed drains & vents, ponding of water and holes or cracks in seams and flashing. Work Orders are generated for any deficiencies found during the annual roof inspection. STEM Launch School has been, and will continue to be, included in this process thus assuring maximum life of the project.

Adams 12 Five Star Schools renews its facilities and related equipment from one of two funding sources; 1) a Capital Reserve Fund that is replenished via annual operating income and, 2) General Obligation Bonds that we put before our voters when we deem that facility-related financial needs are much greater than the annual budget can realistically fund. Each year all district equipment and facilities are reviewed to identify those that are approaching the end of their expected life. A priority list of renewal projects is then compiled based on this information; some to be funded through the Capital Reserve Fund and others earmarked to be done under a bond. Most roofs in the district are of the Built Up Roof variety and have expected lifetimes of 25-30 years. The BEPDM roof at STEM Launch has an expected lifecycle of 15-20 years. Due to the long-life expectancy and relatively high cost of roof replacements, most are scheduled to be completed under the next available bond. Unfortunately, a bond proposal offered by the district in 2008 was not approved by the voters. The result is that a number of roofs (including STEM Launch School's) slated to be replaced under that bond have passed the end of their expected life and are beginning to deteriorate significantly. Should we win a BEST Grant, the new roof at STEM Launch would be included in our annual review and scheduled for replacement again at the end of its expected life; in or around the year 2040.

### **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 construction 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:**

STEM Launch (previously known and reported as Niver Creek Middle School) was originally constructed in 1977 with an administration addition in 1997. The entire roof at STEM Launch is in poor condition and requires replacement. This application is for a partial roof replacement of 28,820 square feet.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$354,344.36	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$226,548.04	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$580,892.40	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	39
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	39
<b>Affected Sq Ft:</b>	28,820	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	773	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$18.32	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$683.16	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	37	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	94.09	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	7		

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<b>District FTE Count:</b>	37,209	<b>Bonded Debt Approved:</b>	\$180,000,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	04
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Bonded Debt Failed:</b>	\$80,000,000
<b>Assessed Valuation:</b>	\$1,805,121,723	<b>Year(s) Bond Failed:</b>	08
<b>PPAV:</b>	\$48,513	<b>Outstanding Bonded Debt:</b>	\$326,181,456
<b>Unreserved General Fund FY11-12:</b>	\$31,347,119	<b>Total Bond Capacity:</b>	\$361,024,345
<b>Median Household Income:</b>	\$65,859	<b>Bond Capacity Remaining:</b>	\$34,842,889
<b>Free Reduced Lunch %:</b>	37.17	<b>% Bonding Capacity Used:</b>	90
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	22.77
Capital Reserve Fund			

**Strasburg 31J - Strasburg HS - HS Electrical Upgrades - 1948**

**School Name: Strasburg HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	76,553
Replacement Value:	\$20,401,662
Condition Budget:	\$10,434,067
Total FCI:	51.14%
Energy Budget:	\$26,794
Suitability Budget:	\$1,140,800
Total RSLI:	14%
Total CFI:	56.9%
Condition Score: (60%)	3.09
Energy Score: (0%)	2.12
Suitability Score: (40%)	4.22
School Score:	3.54



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** STRASBURG 31J

**Applicant Priority Number:** 1

**County:** ADAMS

**Previous BEST Grant(s) Funded:** 5

**Project Title:** HS Electrical Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <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 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:

Strasburg High School consists of one building at 56729 East Colorado Avenue in Strasburg Colorado. The High School has had many additions over the years. The original section dates from the late 1940's with additions in 1957, 1972, 1976 and 2002 the total square footage is approximately 68,500. Strasburg High School serves approximately 300 students in a rural community 30 miles east of Denver. The district has been able to maintain the existing systems but does not have the funds for this upgrade.

## Deficiencies Associated with this Project:

Approximately 26,000 square foot of our high school was constructed prior to 1972 with the original section dating back to the 40's. With the use of new technology in the classroom, computers and smart boards, electrical demands can not be met. When Strasburg contracted with Ackerman electrical engineering they came up with the following. "The 800amp distribution panel (MPD1) feeds the pre 1972 east wing via a single phase 480 volt to a 240/120v stepdown transformer and the original fused switched distribution center. All of the gear is old and antiquated. The original distribution equipment is more than 60 years old. The ability of the overcurrent devices (breakers, fused and non- fused switches) to adequately protect the feeders, circuits, equipment, and occupants is suspect, testing would not be recommended because testing itself would render the equipment in-operable." This has also been reflected in the School Assessment Report under system G4010-electrical distribution, Assessment criteria 116.00, 116.10, 116.20, 116.30. We have also reflected this in our facility master plan under item H8. At this point Strasburg is unable to safely add new electrical circuits in this wing to facilitate the addition of computers and with the assessment that the current breakers may not protect the occupants putting them at risk it has compelled us to look replacing this electrical system.

## Proposed Solution to Address the Deficiencies Stated Above:

Strasburg 31J has contracted with Ackerman Engineering out of Golden Colorado to develop an electrical distribution improvement plan. This included an inspection of our facility and preliminary construction documents. Ackerman engineering has proposed the following upgrades-The existing Main Distribution Panel 1 (MDP1) remain, existing switches in MDP1 be replaced, the single phase transformer at the exterior of this wing be replaced, the existing equipment in the basement be replaced, the janitors closet panel be replaced, the stage panel be replaced, the stepdown transformer and panel in the boiler room be replaced, and the stepdown transformer and panel in the weight room be replaced. This will also include new wire to the equipment. All work will be spec out to comply with Local and State codes also with the National Building Codes (NEC). This will also satisfy the CDE construction guidelines.

## How Urgent is this Project?

With information obtained from Ackerman Engineering it became obvious that this wing needs to be upgraded as soon as possible. At this point we can not meet the electrical requirements for the technology used in our 21st century classrooms.



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Also with statements like " gear is old and antiquated, the original distribution equipment has been in service for over 60 years, the equipment is past its service life, the ability of overcurrent devices to protect the occupants is suspect" confirms the immediate need. If awarded this grant Strasburg 31j would complete this upgrade over the 2015 summer break.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

This project will comply with all applicable sections in the 1 CCR 303(1) Public Schools Facility Construction Guidelines. Specifically Section 1.2.2. Technology, including but not limited to telecommunications and internet connectivity technology and technology for individual student learning and classroom instruction, also 3.10.1 Safe and secure electrical distribution system designed and installed to meet all applicable State and Federal codes.

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

Strasburg School District 31J annually prioritizes major capitol construction projects or maintenance issues as part of the district's budgeting process. In the FY14 budget of \$9,772,583 the district budgets approximately 4% of the budget in its capital projects fund. As part of that annual budgetary review, the need for maintaining the requested capital construction project to maximize the life of the project and how the district will budget the appropriate amount to replace the upgrade at the end of its useful life will become part of Strasburg School District's on-going capital projects budgeting process.

**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 construction 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 is in fair condition and has been part of Strasburg School District since originally constructed

<b>Current Grant Request:</b>	\$57,507.46	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$82,754.64	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$140,262.10	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	59
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	59
<b>Affected Sq Ft:</b>	26,000	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	355	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$4.90	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$359.19	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	73	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	364.65	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	3		

<b>District FTE Count:</b>	972	<b>Bonded Debt Approved:</b>	\$6,700,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	05
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$79,039,563	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$81,316	<b>Outstanding Bonded Debt:</b>	\$9,665,000
<b>Unreserved General Fund FY11-12:</b>	\$2,450,199	<b>Total Bond Capacity:</b>	\$15,807,913
<b>Median Household Income:</b>	\$77,118	<b>Bond Capacity Remaining:</b>	\$6,142,913
<b>Free Reduced Lunch %:</b>	22.57	<b>% Bonding Capacity Used:</b>	61

**CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES**

**Match Source Detail:**  
Capital Reserve Fund

**Existing Bond Mill Levy:** 10.55



**Westminster 50 - Fairview Drive ES - Fairview ES Roof Replacement - 1960**

**School Name: Fairview Drive ES**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	32,672
Replacement Value:	\$7,754,163
Condition Budget:	\$5,141,608
Total FCI:	66.31%
Energy Budget:	\$11,435
Suitability Budget:	\$2,118,000
Total RSLI:	8%
Total CFI:	93.8%
Condition Score: (60%)	3.01
Energy Score: (0%)	1.44
Suitability Score: (40%)	3.53
School Score:	3.22



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** WESTMINSTER 50

**Applicant Priority Number:** 1

**County:** ADAMS

**Previous BEST Grant(s) Funded:** 6

**Project Title:** Fairview ES Roof Replacement

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** In 2007 with the Capital Construction Cycle 8

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

Fairview Elementary is home to approximately 344 students and 42 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 has limited bonding capacity (16 million). Our successful 2006 bond election for \$98 million was the maximum allowed at the time. Voters did not pass the 2013 Mill Levy request. Due to these restrictions we may 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 Stated Above:

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

- Rough carpentry at curbs and perimeter
- 275 squares of 90 mil EPDM roofing
- Setup
- Tear off of membrane and insulation
- Low rise bonding adhesive
- Tapered Insulation System
- ½" dense-deck cover board insulation
- Pavers and walk pads
- EPDM Membrane and Flashing
- Roof Coating
- Sheet Metal Flashing
- 78 sq Tear-off/Replace Shingles
- 350 lf gutters and downspouts
- 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

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

- Construction administration
- Assist with competitive bid process
- Assist with bid evaluation
- Assist with “punch list” and warrant issues

## How Urgent is this Project?

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. The older the roof becomes, the greater the risk of system failure, and the more expense the district will spend on this system. This school is scheduled for mechanical upgrades the summer of 2014. This will include rooftop HVAC units. Adding a new roof the summer of 2015 would be timely.

## How Does this Project Conform with the BEST Facility 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 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 allocates \$75,000 to \$100,000 to roof repairs and preventive maintenance annually, which it uses to contract out roof repairs as needed for all its roofs. In addition, in the last year the district spent \$144,000 on major roof repairs at the Union Center and Metz Elementary, and another \$126,000 on major roof repairs at Hidden Lake High School. These repairs were funded through capital reserve funds set aside for BEST grant match of unfunded projects.

There are 20 elementary, middle, and high school buildings. Of these, nine have a roof under warranty for new construction and one BEST Grant in progress. Three roof grants are being applied for this BEST grant cycle. That would leave seven older roofs.

The district has the following roof replacement plan in place, pending on funding:

- 2015- Fairview
- 2015- Metz
- 2015- Union/Hidden Lake South Annex
- 2016- Harris Park
- 2017- Hidden Lake
- 2018- Warehouse/Auxiliary Services
- 2019- Sherrelwood
- 2020- Colorado Stem Academy
- 2021- FM Day
- 2022- Early Childhood Center

**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 construction 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 new in 1956, and was adequate for the school district at the time. The building is included in the district's master plan. The CDE school assessment report gives the school a condition score of 3.03 (92.3).

<b>Current Grant Request:</b>	\$485,052.30	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$106,474.90	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$591,527.20	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	18
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	18

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	32,692	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	348	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$16.45	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$1,545.26	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	94	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	204.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	10		

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<b>District FTE Count:</b>	9,146	<b>Bonded Debt Approved:</b>	\$98,600,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	06
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$549,315,300	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$60,064	<b>Outstanding Bonded Debt:</b>	\$92,910,000
<b>Unreserved General Fund FY11-12:</b>	\$8,131,650	<b>Total Bond Capacity:</b>	\$109,863,060
<b>Median Household Income:</b>	\$47,833	<b>Bond Capacity Remaining:</b>	\$16,953,060
<b>Free Reduced Lunch %:</b>	82.4	<b>% Bonding Capacity Used:</b>	85
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	16.38

Bond Proceeds and Capital Reserve

**Westminster 50 - Metz ES - Metz ES Roof Replacement - 1960**

**School Name: Metz ES**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	33,736
Replacement Value:	\$8,096,833
Condition Budget:	\$5,270,524
Total FCI:	65.09%
Energy Budget:	\$0
Suitability Budget:	\$1,750,800
Total RSLI:	12%
Total CFI:	86.7%
Condition Score: (60%)	3.18
Energy Score: (0%)	2.50
Suitability Score: (40%)	3.84
School Score:	3.44



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** WESTMINSTER 50

**Applicant Priority Number:** 2

**County:** ADAMS

**Previous BEST Grant(s) Funded:** 6

**Project Title:** Metz ES Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:**

Metz Elementary is home to approximately 356 students and 26 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 has limited bonding capacity (16 million). Our successful 2006 bond election for \$98 million was the maximum allowed at the time. Voters did not pass the 2013 Mill Levy request. 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 Stated Above:**

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

- Rough carpentry at curbs and perimeter
- 315 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 sq outbuilding insulation and cover board
- 30 sq outbuilding EPDM membrane and flashing
- 30 sq outbuilding roof coating



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

- 240 lf gutters and downspouts
  - 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?

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. This school is scheduled for mechanical upgrades the summer of 2014. This will include rooftop HVAC units. Adding a new roof the summer of 2015 would be timely.

## How Does this Project Conform with the BEST Facility 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 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 allocates \$75,000 to \$100,000 to roof repairs and preventive maintenance annually, which it uses to contract out roof repairs as needed for all its roofs. In addition, in the last year the district spent \$144,000 on major roof repairs at the Union Center and Metz Elementary, and another \$126,000 on major roof repairs at Hidden Lake High School. These repairs were funded through capital reserve funds set aside for BEST grant match of unfunded projects.

There are 20 elementary, middle, and high school buildings. Of these, nine have a roof under warranty for new construction and one BEST Grant in progress. (Two of the nine were funded outside of BEST grants.) Three roof grants are being applied for this BEST grant cycle. That would leave seven older roofs.

The district has the following roof replacement plan in place, pending on funding:

2015- Fairview

2015- Metz

2015- Union/Hidden Lake

2016- Harris Park

2017- Hidden Lake South Annex

2018- Warehouse/Auxiliary Services

2019- Sherrelwood

2020- Colorado Stem Academy

2021- FM Day

2022- Early Childhood Center

Unfortunately, most of these roofs were replaced and 1980 and 1981. That made their useful life due around the same time. Our current long-range plan will allow for better budgeting and planning to replace roofs starting around 2025 and beyond.

**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 construction 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 new in 1960 and was adequate for the district at that time. The building is included in the districts masterplan. The CDE school assestment report gives the school a condition score of 3.45

**Current Grant Request:**

\$527,203.67

**Historical Significance:**

No

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Current Applicant Match:</b>	\$115,727.63	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$642,931.30	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	18
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	18
<b>Affected Sq Ft:</b>	32,343	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	360	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$18.07	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$1,623.56	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	90	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	204	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	10		

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<b>District FTE Count:</b>	9,146	<b>Bonded Debt Approved:</b>	\$98,600,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	06
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$549,315,300	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$60,064	<b>Outstanding Bonded Debt:</b>	\$92,910,000
<b>Unreserved General Fund FY11-12:</b>	\$8,131,650	<b>Total Bond Capacity:</b>	\$109,863,060
<b>Median Household Income:</b>	\$47,833	<b>Bond Capacity Remaining:</b>	\$16,953,060
<b>Free Reduced Lunch %:</b>	82.4	<b>% Bonding Capacity Used:</b>	85
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	16.38

Capital Reserve Fund



**Westminster 50 - Hidden Lake HS - Hidden Lake HS Roof Replacement - 1951**

**School Name: Hidden Lake HS**

Number of Buildings:	5
All or Portion built by WPA:	No
Gross Area (SF):	170,007
Replacement Value:	\$50,931,894
Condition Budget:	\$33,708,775
Total FCI:	66.18%
Energy Budget:	\$0
Suitability Budget:	\$13,932,600
Total RSLI:	7%
Total CFI:	93.5%
Condition Score: (60%)	2.73
Energy Score: (0%)	2.40
Suitability Score: (40%)	3.48
School Score:	3.03



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** WESTMINSTER 50

**Applicant Priority Number:** 3

**County:** ADAMS

**Previous BEST Grant(s) Funded:** 6

**Project Title:** Hidden Lake HS Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

Hidden Lake/Union High School is home to approximately 278 students and 46 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 has limited bonding capacity (16 million). Our successful 2006 bond election for \$98 million was the maximum allowed at the time. Voters did not pass the district's 2013 mil levy. Due to these restrictions we may 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 over the main building and the Union Center. 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  $\frac{1}{4}$ " 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 Stated Above:

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

- Rough carpentry at curbs and perimeter
- 395 squares of 90 mil EPDM roofing
- Mobilization and General Conditions
- Tear off of membrane and insulation
- Low rise bonding adhesive
- Tapered Insulation System
- $\frac{1}{2}$ " dense-deck cover board insulation
- Pavers and walk pads
- EPDM Membrane and Flashing
- Roof Coating
- Sheet Metal Flashing
- 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

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

- Assist with bid evaluation
- Assist with “punch list” and warrant issues

## How Urgent is this Project?

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. In 2012 The school district replaced the roof over the gym and office area at Hidden Lake High School. The district also replace the roof over one quarter of the classroom areas at Union Center. These area's are not included in this request. In addition to the cost of the roof replacements for those sections of the buildings, the district spent \$40,000 on repairs to gym floors associated with water damage.

## How Does this Project Conform with the BEST Facility 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 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 allocates \$50,000 to \$100,000 to roof repairs and preventive maintenance annually, which it uses to contract out roof repairs as needed for all its roofs. In addition, in the last year the district spent \$144,000 on major roof repairs at the Union Center and Metz Elementary, and another \$126,000 on major roof repairs at Hidden Lake High School. These repairs were funded through capital reserve funds set aside for BEST grant match of unfunded projects.

There are 20 elementary, middle, and high school buildings. Of these, nine have a roof under warranty for new construction and one BEST Grant in progress. Three roof grants are being applied for this BEST grant cycle. That would leave seven older roofs.

The district has the following roof replacement plan in place, pending on funding:

- 2015- Fairview
- 2015- Metz
- 2015- Union/Hidden Lake
- 2016- Harris Park
- 2017- Hidden Lake South Annex
- 2018- Warehouse/Auxiliary Services
- 2019- Sherrelwood
- 2020- Colorado Stem Academy
- 2021- FM Day
- 2022- Early Childhood Center

Unfortunately, most of these roofs were replaced and 1980 and 1981. That made their useful life due around the same time. Our current long-range plan will allow for better budgeting and planning to replace roofs starting around 2025 and beyond.

## 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 construction 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:

Hidden Lake High School was constructed in 1951 and was adequate for the distict at the time. The building is included in the district's master plan. The CDE school assessment report gives the school a conditon score of 2.74 (84.7%)  
 Union Center was constructed in 1929 and was adequate for the school district at that time. The building is included in the District Master Plan. Union Center is registered with the National Historic Building Registry, #1-14-2000,5am.895. The 1939 gymnasium and classroom was built with the Public Works Administrative Funding.

<b>Current Grant Request:</b>	\$622,866.18	<b>Historical Significance:</b>	Yes, deemed significant
<b>Current Applicant Match:</b>	\$136,726.72	<b>Does this Qualify for HPCP?</b>	No

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Total Project Cost:</b>	\$759,592.90	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	18
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	18
<b>Affected Sq Ft:</b>	46,414	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	293	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$14.88	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$2,356.79	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	158	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	204	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	10		

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<b>District FTE Count:</b>	9,146	<b>Bonded Debt Approved:</b>	\$98,600,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	06
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$549,315,300	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$60,064	<b>Outstanding Bonded Debt:</b>	\$92,910,000
<b>Unreserved General Fund FY11-12:</b>	\$8,131,650	<b>Total Bond Capacity:</b>	\$109,863,060
<b>Median Household Income:</b>	\$47,833	<b>Bond Capacity Remaining:</b>	\$16,953,060
<b>Free Reduced Lunch %:</b>	82.4	<b>% Bonding Capacity Used:</b>	85
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	16.38

Bond Proceeds and Capital Reserve

- Facilities Impacted by this Grant Application -

**Alamosa Re-11J - Ortega MS - Ortega MS Roof Replacement - 1974**

**School Name: Ortega MS**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	127,674
Replacement Value:	\$34,569,068
Condition Budget:	\$23,470,735
Total FCI:	67.90%
Energy Budget:	\$0
Suitability Budget:	\$8,506,100
Total RSL:	9%
Total CFI:	92.5%
Condition Score: (60%)	2.88
Energy Score: (0%)	1.83
Suitability Score: (40%)	3.91
School Score:	3.29



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ALAMOSA RE-11J

**Applicant Priority Number:** 1

**County:** ALAMOSA

**Previous BEST Grant(s) Funded:** 1

**Project Title:** Ortega MS Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |  |   |  |
|--|--|---|--|
| <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 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:

The OMS campus consists of a complex with (4) individual buildings; providing educational space for the District students who daily attend classes in two or more of these buildings. In addition to the Main Building, there is the Auxiliary Gym, Wood Shop/Art Building and Ag/Ed/Auto Shop Building.

All of these roofs are experiencing varying degrees of roof leaks. The Main Building has the roof which has experienced the most leaks but all roofs are in need of replacement. The roofs on these buildings were replaced in 1991 and have lasted for 23 years. That is extremely good considering that the life cycle of these roofs was only scheduled to be 12 years.

This speaks volumes about the quality of the maintenance that was performed on these roofs. The bi-yearly maintenance inspections became monthly and are now weekly to confirm changes to the roof condition. Repairs are made immediately when found. That does not mean that leaks have not occurred but that preventive maintenance measures were followed to extend the life of these roofs.

We are pursuing a BEST Grant due to the fact that our district is financially unable to set aside funds for a project of this magnitude. This project would be in excess of 21% of our total yearly budget. You can plainly see by these numbers that Alamosa Public Schools has done everything within its power to protect our students and staff from the damaging effects of leaking roofs.

## Deficiencies Associated with this Project:

Many of the roof decks are currently compromised by roofing materials installed well beyond their intended warranty and "service life". The roof coverings can no longer adequately protect the building occupants and equipment as necessary. The required maintenance needs have exceeded District resources. The current thermal insulation (R-value) does not meet current Energy Code requirements and must be supplemented.

The current EPDM roof on the Middle School and Wood/Arts building was installed (1991) over (and on top of) the existing, original roof of the building. To preserve the integrity of the structural roof decking (a poured in-place gypcrete) this 2nd roofing assembly will have to be removed by a more labor intensive process of backing out the fasteners vs. mechanical shearing. The demolition process of this roof will require two separate activities and will result in a lower than average daily progress. This higher than average activity will cost more to complete the intended roofing work.

The grant addresses the replacement of our aged mechanical equipment; much of which is original to the building, has near "zero" curb height and has been in service for 50-plus years. There are twenty two fresh air intake units, two auditorium emergency ventilators, two Make-Up-Air Units and the primary kitchen hood exhaust that does not operate fully. These twenty seven units have "little-to-no" curb height protection and moisture (snow drifts) regularly enters the mechanical



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

system. Our maintenance staff cannot repair these units since spare parts are no longer available. We proposed to raise all of the 25 units to provide adequate curb protection upgrade the MEP System with equipment that is more energy efficient, operates properly and provide the needed ventilation and exhaust the building codes requires. It has been our dedication to these units that have given them the life span they have. Our maintenance hours (and subsequently budget) well exceed customary care levels that should be expected on these MEP units.

The grant addresses the current conditions of the roof drains serving the building. The building code (in existence at the time of the MS construction) did not require overflow protection. There are in some case 4-times the numbers of drains necessary by current code. All these units must be cleared to assure proper operation and a new drain insert and flashing provided. This higher than average quantity will cost more to complete the roofing work.

Moisture intrusion of the roofing assembly has led to damage of interior wall, ceiling and roof construction within the building environment and continued moisture failure of the roofing assembly will cause further damage and decay to the roof decking and structure.

Long term decay can lead to greater degree of roofing structure and systems replacement.

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

Roofing assemblies (2nd (current) and original) will be removed to the structural deck and the substrate conditions inspected. As noted in deficiencies, there will need to be a 2-step removal process to maintain the structural decking material. Any damaged or deteriorated structural substrates will be addressed at this time. All roof drains will be cleared of errant asphalt and accumulated debris and a new "insert" type drain will be installed. The current drains are wrapped in ACBM and will be left in-tact under this installation method.

The new roofing assembly proposed is a single-ply membrane (approx. 80-mils) and new rigid insulation to meet current IBC Code Mandates.

The new roofing assemblies proposed will be designed and installed throughout the structure. It will protect (warrant) the building envelop for a minimum of 20-years or more. This will meet both the requirements of published NRCA guidelines and align with CDE's philosophy of committing to long lasting building systems.

We proposed to raise all of the 25 units to provide adequate curb protection upgrade the MEP System with equipment that is more energy efficient, operates properly and provide the needed ventilation and exhaust the building codes requires. It has been our dedication to these units that have given them the life span they have. Our maintenance hours (and subsequently budget) well exceed customary care levels that should be expected on these MEP units.

### **How Urgent is this Project?**

Moisture penetration into the building will continue until these roof conditions are corrected. Water stains in the ceiling tiles indicate moisture has already made its way into and through the full roofing assembly. This intrusion can lead to further damage to the building's roof structure.

### **How Does this Project Conform with the BEST Facility 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, 3.2.1.2, 3.2.1.5, 3.2.1.9, 3.12, 6.1 and 6.3.

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

Sec. 1.2.4 Many of the OMS Campus structures have (by core sampling) inadequate thermal protection at the roof assembly. However, water intrusion is a significant liability to the continuance of that thermal protection and can compromise the benefit of the roofing insulation. Any saturated or damaged insulation must be replaced. New roofing insulation will be

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

provided as part of the Grant solution to meet the intended criteria.

Sec. 3.1 A significant portion of the OMS Campus buildings; 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 repetitive moisture intrusion. Without adequate protection, there is the potential for structural compromise in the roof; so this must be addressed.

Sec. 3.2 Many portions of the OMS Campus do not have a weather tight roofing system. Aged and deteriorated roofing assemblies allow for 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 regular sources of the moisture intrusion.

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. 3.2.1.2 All existing stone roof ballast will be salvaged for other school district needs and the EPDM roofing fabric will be removed. All insulation will be salvaged; those sections that have been water damaged will be replaced.

Sec. 3.2.1.9 The roof for the Ag/Ed/Auto Shop Building will be recoated to further extend the life of the original metal roofing panels. Damaged metal trim (including downspouts) will be replaced.

Sec. 3.12 Original building construction did not account for adequate flashing heights. Regular snow accumulation and rainfall enter the buildings fresh air intakes. Replacement of the roofing assemblies will warrant the renovation (and replacement) of several existing mechanical equipment positions and pieces. 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 (8-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 OMS Campus 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 improve and correct many of the present health and safety deficiencies present within the OMS Campus structures.

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

Alamosa Public Schools will provide preventative maintenance to these roofs and mechanical units with the same care and due diligence that was provided to our existing roofs and equipment. We will hold the roofing and mechanical manufacturers and installers accountable to the terms and conditions of their warranties and work with them to assure that these roofs remain leak free and that the mechanical units work as designed.

We will schedule roof inspections for spring and fall to assess roof membrane and flashing conditions. We will report the status of the inspections and have any deficiencies repaired in a prompt and professional manner. We will also, as the roof ages, increase the interval of the inspections to every 4 months, 2 months and so forth to give us the optimum opportunity to discover and repair any leaks prior to their creating safety issues or damage to the building's infrastructure.

We take very seriously our obligation to provide safe and secure schools for our students and staff. In our climate that safety begins with the roofing membrane. Our extremely cold temperatures, high UV ray content and temperature variances prove to be very harmful to roofing membranes.

We will also while on the roof inspect and maintain the mechanical units that will be replaced under this grant. All of the



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

existing units are original to the 1964 construction of this school and have lasted 50 years due to the quality of care given to these units. Their life cycle has lasted 60% longer than designed. Nothing speaks more about the quality of our maintenance than that one statement.

Although not required, the District is willing to set aside \$5,000 yearly into a dedicated Capital Reserve budget to offset the costs of any needed repairs to these roofs or mechanical units. We would commit to do so for a total of 15 years totaling \$75,000. This money would be saved and earmarked for use to repair these roofs or mechanical units should any unwarranted damage occur.

**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 construction 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:**

Alamosa School District's Ortega Middle School Campus consists of a complex with (4) individual buildings; the Main Building, the Auxiliary Gym, Wood Shop/Art Building and Ag/Ed/Auto Shop Building. The buildings were constructed between 1964 and 1997 and we are experiencing roof leaks in all roofs.

In 1991, the District installed a new mechanically fastened EPDM membrane over the current asphalt sheet, flood and gravel roofing original to the building. This second roofing surface must be removed separately from the original roof to maintain and protect the lightweight "gypcrete" structural roof decking. The building is currently being served without benefit of roof drain overflow protection, but the building has 2 to 4-times the necessary number of roof drains provided to meet current codes. This "overflow" condition was not required of the plumbing code at the time of the building's original construction.

District personal perform regular observation and maintenance efforts on this building. However, the level of maintenance necessary for these leaking roof assemblies far exceeds traditional staff and funds available. The roof areas in question no longer provide adequate moisture protection to the building envelope or its occupants and equipment within. The roofing areas have exceeded their original warranty period and have degraded beyond a level of preventative maintenance and repair.

Moisture regularly enters the building throughout, disrupting education activities, damaging property and potentially compromising the building structure and general construction.

All of the building's mechanical equipment systems are original to the construction and have well out-lived their 30-year service life. These units will be replaced along with the roofing.

<b>Current Grant Request:</b>	\$2,608,859.44	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$652,214.86	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$3,261,074.30	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	10
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	20
<b>Affected Sq Ft:</b>	139,021	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	481	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$21.32	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$6,163.44	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	289	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	3		

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>	1,959	<b>Bonded Debt Approved:</b>	\$16,990,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	08,12
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	\$5,990,000
<b>Assessed Valuation:</b>	\$125,323,523	<b>Year(s) Bond Failed:</b>	11
<b>PPAV:</b>	\$63,973	<b>Outstanding Bonded Debt:</b>	\$14,560,000
<b>Unreserved General Fund FY11-12:</b>	\$2,445,819	<b>Total Bond Capacity:</b>	\$25,064,705
<b>Median Household Income:</b>	\$38,398	<b>Bond Capacity Remaining:</b>	\$10,504,705
<b>Free Reduced Lunch %:</b>	74.52	<b>% Bonding Capacity Used:</b>	58
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	14.76
Capital Reserve Fund			

**Alamosa Re-11J - Alamosa HS - Alamosa HS Partial Roof Replacement - 1997**

**School Name: Alamosa HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	118,000
Replacement Value:	\$37,154,760
Condition Budget:	\$18,637,827
Total FCI:	50.16%
Energy Budget:	\$0
Suitability Budget:	\$3,550,700
Total RSLI:	15%
Total CFI:	59.7%
Condition Score: (60%)	3.45
Energy Score: (0%)	2.88
Suitability Score: (40%)	4.42
School Score:	3.84



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ALAMOSA RE-11J

**Applicant Priority Number:** 2

**County:** ALAMOSA

**Previous BEST Grant(s) Funded:** 1

**Project Title:** Alamosa HS Partial Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

Alamosa High School was built in 1996 with the first classes beginning in fall of 1997. This building was built using funds derived from a District Bond election. These bonds will be paid off in 2015.

The ballasted EPDM roofs installed on this school were warranted for 10 years, or until 2007. Leaks have been regular in this building as the age of the roof materials increases. The district's maintenance procedures have extended the life of this roof by 5 years or 50% of the expected life of the roof.

A quality roof maintenance plan begins with roofing inspections. Our district inspected this roof (2) times a year for the first ten years and then (3) times a year for the past (5) years. This procedure has allowed us to discover possible leaks prior to major leaks occurring that could have detrimentally affected the safety of the students and the infrastructure of the building. That does not mean that leaks have not occurred, but that we caught them before they became a major expense.

In the last (5) years, we have seen an acceleration of the deterioration to this roof. The rubber is becoming more brittle and shrinking significantly. Wall flashings, roof penetrations and parapet flashings are beginning to stretch and tear. These tears then allow water to enter the torn roofing membrane. We feel like we are running on borrowed time in regards to this roof condition. Any major wind and/or snow storm could cause stress on this roofing membrane and cause a tear to open up. Thereby such an event would allow significant amounts of water to enter the building through the roofing assembly and supporting structure.

We take very seriously our obligation to provide safe and secure schools for our students and staff. In our climate, that safety begins with the roofing membrane. Our extremely cold temperatures, high UV ray content and daily temperature variances prove very harmful to roofing membranes.

We are pursuing a BEST grant due to the fact that our district is unable to set aside sufficient funds for a project of this magnitude. This project would be in excess of 10% of our total yearly budget. You can plainly see by these numbers that Alamosa Public Schools has done everything in its power to protect not only the monetary investment in the roof but the students and staff from the damaging effects of major roof leaks.

## Deficiencies Associated with this Project:

Our review of the current conditions of the building roofing assemblies identified the following:

Many of the roof decks are currently compromised by both aged material and a material surface that prevents visual inspection of the buried membrane. It can no longer adequately protect the building occupants and equipment as necessary.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Moisture intrusion of the roofing assembly has led to damage of both wall and ceiling construction within the building environment.

Flashing and curbs for the skylights are a regular source of leaks and need to be adequately repaired with an alternative flashing condition to prevent further water intrusion.

Continued moisture exposure of the roof assembly will cause damage and decay to the roof decking and structure.

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

The original ballasted EPDM will be removed and the substrate conditions inspected. Any damaged or deteriorated insulation or structural decking will be addressed at this time. The new roof surface will be 80-mil single ply membrane over a minimum R-20 insulation.

In approximately 50% of the building, the structural roof decking is metal and protected with an interior layer of sprayed-on fireproofing. The impact of the roofing work above the metal decking may impact the adhesion/bond of the material. Costs have been provided in the Grant Budget to repair (at a Unit Price) approximately 25% of the installed fireproofing. This is in addition to the Budget Contingency and Grant Reserve funds.

The new roofing assemblies proposed will be designed and installed throughout the structure. This will protect/warrant the building envelop for a minimum of 20-years (or more). This will meet and exceed both the requirements of published NRCA guidelines and align with CDE's philosophy of committing to long lasting building systems.

### **How Urgent is this Project?**

Moisture penetration into the building will continue until these roof conditions are corrected. Water stains in the ceiling tiles indicate moisture has already made its way into and through the full roofing assembly.

This intrusion can lead to further damage to the insulation and structural decking failure. Both of these would be catastrophic to the occupants and equipment being protected by these roofing assemblies.

### **How Does this Project Conform with the BEST Facility 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, 3.2.1.2, 6.1 and 6.3.

Sec. 1.2.1 The Alamosa HS structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant/regular 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 Alamosa HS structure has (by review of record drawings) adequate thermal protection at the roof assembly. However, water intrusion is a significant liability to the continuance of that thermal protection and can compromise the benefit of the roofing insulation. Any saturated or damaged insulation must be replaced. New (replacement) roofing insulation will be provided as part of the Grant solution to meet the intended criteria.

Sec. 3.1 A significant portion of the Alamosa HS structure: a vital element of this community's education infrastructure is not adequately protected by a sound, functioning roofing envelope. Areas of roof decking and ceiling assemblies have been subjected to repetitive moisture intrusion. Without adequate protection, there is the potential for structural compromise in the roof.

Sec. 3.2 Many portions of the Alamosa HS structure do not have a weather tight roofing system. Aged and deteriorated roofing assemblies allow for repetitive moisture intrusion into the building, and compromise the intended protection of the building occupants and property. Several roofing areas lack proper flashing conditions that are regular sources of the moisture intrusion.

Sec. 3.2.1.1 The current roofing is beyond warranty repair; is in poor condition and a significant number of point sources that

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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. 3.2.1.2 All existing stone roof ballast will be salvaged for other school district needs and the EPDM roofing fabric will be removed. All insulation will be salvaged; those sections that have been water damaged will be replaced.

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of the Alamosa HS structure: a vital element of this community's education infrastructure.

Sec. 6.3 The replacement of these roofing assemblies will protect and extend the energy efficiency of the building. Such efforts will improve and correct many of the existing health and safety deficiencies present within the Alamosa HS structure.

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

Alamosa Public Schools will provide the same preventative care and due diligence that was given to the existing roofs. We will hold the roofing manufacturer and the roofing installer accountable to the terms and conditions of their warranty and work with them to ensure that this roof remains leak free.

We will schedule roofing inspections for Spring and Fall to assess the condition of the roofing membrane and the flashing conditions. We will report the status of this inspection and have any deficiencies corrected in a prompt and professional manner. We will also, as the roof ages, increase the frequency of our inspections to every 4 months, then every 2 months and so forth to give us the optimum opportunity to discover and repair any roof leaks prior to them causing safety concerns or damage to the building infrastructure.

Alamosa Public Schools takes great pride on providing quality facilities for our students and staff. We go above and beyond normal maintenance procedures to assure that every dollar we spend is not only used wisely but that the life cycle costs are maximized.

### **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 construction 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:**

Alamosa High School was constructed in 1997 following a successful local School Bond. The initial roof was warranted for ten years. District Staff routinely performs maintenance walks in an effort to prevent leaks and to patch the leaks that are found. While repairing common leaks is a solution, the ballasted condition of the original roof makes it difficult to determine, pinpoint and repair the source.

In agreement with the School Assessment Report, the roof covering system is beyond its useful service life and should be replaced. The ballasted EPDM membrane is loosely laid over rigid insulation of insulated structural panels and in most areas is adequately sloped to roof drains and scuppers. Some of the wall flashings are sources of moisture intrusion from either rainfall or snow-drifts. Additionally, the curbs around the skylights are the source of several leaks. These areas would also be addressed with this grant application.

In approximately 50% of the building, the structural roof decking is metal and protected with an interior layer of sprayed-on fireproofing. The impact of the roofing work above the metal decking may impact the adhesion/bond of the material. Costs have been provided in the Grant Budget to repair (at a Unit Price) approximately 25% of the installed fireproofing. This is in addition to the Budget Contingency and Grant Reserve funds.

These roof assemblies are holding/transferring moisture within their construction and it occurs from both snow melt and rainwater. The school regularly experiences many independent roof leaks scattered throughout the building; the interruption of moisture is a problem to both our students and staff. Its continuation can bring a major concern of structural decking decay and rust generation. Long term problems with continued deck degradation combined with a large drift snow

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

load (regularly present) can increase the risk of roofing failure.

Repair of the roofing is not practical; replacement is our intended option. If the roofing system is not replaced soon, damage of the roofing assembly and building structure will continue to escalate; resulting in a larger and more expensive repair/replacement later.

The roofing design will demand the removal of all stone ballast and limited tear off of the EDPM membrane. The stone will be salvaged and used elsewhere in the District. With the EDPM membrane removal, the existing thermal insulation (intended to be salvaged) will be inspected and any damaged or degraded material will be replaced of equal composition.

Our extremely cold temperatures, high UV ray content and daily temperature variances prove to be very harmful to roofing membranes. Our intended design solution will address these conditions so the roofs will be covered and protected under a manufacturer's warranty for at least 20-years.

<b>Current Grant Request:</b>	\$1,534,426.74	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$170,491.86	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$1,704,918.60	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	10
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	10
<b>Affected Sq Ft:</b>	118,000	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	507	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$13.13	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$3,057.05	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	233	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	3.25		

<b>District FTE Count:</b>	1,959	<b>Bonded Debt Approved:</b>	\$16,990,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	08,12
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	\$5,990,000
<b>Assessed Valuation:</b>	\$125,323,523	<b>Year(s) Bond Failed:</b>	11
<b>PPAV:</b>	\$63,973	<b>Outstanding Bonded Debt:</b>	\$14,560,000
<b>Unreserved General Fund FY11-12:</b>	\$2,445,819	<b>Total Bond Capacity:</b>	\$25,064,705
<b>Median Household Income:</b>	\$38,398	<b>Bond Capacity Remaining:</b>	\$10,504,705
<b>Free Reduced Lunch %:</b>	74.52	<b>% Bonding Capacity Used:</b>	58
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	14.76

Capital Reserve Fund



**Adams-Arapahoe 28-J - Dartmouth ES - Dartmouth ES Misc. Repairs - 1975**

**School Name: Dartmouth ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	53,533
Replacement Value:	\$13,656,882
Condition Budget:	\$10,125,032
Total FCI:	74.14%
Energy Budget:	\$18,737
Suitability Budget:	\$1,977,700
Total RSLI:	7%
Total CFI:	88.8%
Condition Score: (60%)	3.13
Energy Score: (0%)	1.54
Suitability Score: (40%)	4.35
School Score:	3.62





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ADAMS-ARAPAHOE 28-J

**Applicant Priority Number:** 1

**County:** ARAPAHOE

**Previous BEST Grant(s) Funded:** 2

**Project Title:** Dartmouth ES Misc. Repairs

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |  |   |  |
|--|--|---|--|
| <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 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:

Dartmouth Elementary School is located in a one-story building built in 1975. The original design included attributes of the open classroom concept. Additions to this building were completed in 1981 and 1985 and walls were added to create standard size classrooms in the original building. The 1975 building was built with asbestos-containing drywall joint compound and, because the ceilings are constructed of suspended drywall with acoustical tile glued to it, the asbestos in that assembly prevents or impedes the repair or replacement of building systems including mechanical & electrical systems. The district replaced the roof in 2012 with the proceeds from an insurance claim supplemented by funds from our 2008 bond program.

Dartmouth Elementary School has multiple building systems that are original to building and are past their service life. The CDE assessment gave Dartmouth a FCI of 80.4%. Of primary concern to the district is the mechanical system. The mechanical system consists of interior mechanical rooms which house a mechanical unit that supports, on average, three classrooms. In the early 1980's, these units were retrofitted from electric heat & cooling to hot water heat and electric cooling. The cooling condensers are located on the roof above each mechanical room. The current system includes one heating coil and two cooling coils for three classrooms. The mechanical equipment fills the mechanical rooms with zero to minimal clearances around the units.

Recently, we experienced leaking around some of the mechanical units which lead to mold growth and a subsequent mold remediation project. The interior mechanical rooms are constructed with two layers of drywall finished with the asbestos-containing joint compound. While the mold was cleaned from the surface of the drywall, we cannot be certain that all the mold has been removed without removing the mechanical equipment from the rooms or by using destructive methods from the rooms around the mechanical rooms.

BEST grant funding would be specifically directed towards improving the educational environments for students by removing asbestos containing ceilings, replacing the mechanical, and related systems and resolving IAQ issues at the school.

Funding: Low property values have historically restricted APS' capital programs. Our district has a large number of low to moderate value residential properties that yield large student enrollments but relatively few high value commercial properties to contribute to our tax base. Due to a drop in property values and loss of high growth status in the recent recession, our current debt now limits our bond capacity. According to District accounting records, bond debt outstanding as of December 31, 2013 is \$344,985,000; bonding capacity is \$14,388,320; and percent bonding capacity used is 96%. It will be several years before our bonding capacity recovers sufficiently to support another bond issue.

In the past 19 years, Aurora's voters have been very supportive of district bond referenda. However, even after bond issues in 1995, 2002, and 2008 many critical deficiencies, remain unaddressed. The 2008 bond program funded less than half of our

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

identified needs. Our ability to complete deferred maintenance and planned replacement projects is impacted by the high proportion of bond proceeds required for new schools in high growth areas. In fact, much of our 2008 bond program was allocated for new schools. Only about 45% of those funds were directed to existing buildings.

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

The existing mechanical system is past its useful life and needs to be replaced. The ceiling assemblies in the classrooms consist of drywall with asbestos containing joint compound to which 12 x 12 acoustical tiles have been glued. This asbestos containing material limits improvements to systems above the ceiling and light fixtures which are attached to the ceiling. Abating the ceiling will facilitate mechanical and electrical repairs. The light fixtures are also original to the original construction and should be replaced. The joint compound in the walls is also asbestos containing but this project would only remove walls that surround the mechanical equipment.

The district recognizes that there are other systems in the building that are past their useful lives and should be replaced. We would propose to design the replacement of those systems and bid them as alternates. The systems that we would consider as alternates include the plumbing fixtures and the windows.

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

Replace the current mechanical equipment and distribution system with a system that meets current ASHRAE IAQ standard and the latest energy code. Abate asbestos containing materials impacted by this project including all the drywall ceilings and the drywall walls in the mechanical rooms. Replace other systems that are past their useful life and will be impacted by the HVAC repair project including ceilings, low voltage systems and lighting. Replace other systems that are past their useful life such as plumbing fixtures and windows if funds are available in the project.

### **How Urgent is this Project?**

High - While the mechanical equipment is old and past its useful life, the discovery of mold on the walls around the mechanical units has propelled this project to a high priority for the district. We will continue with scheduled air monitoring until we can fund a project to replace the mechanical equipment and the walls around that equipment.

### **How Does this Project Conform with the BEST Facility 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

3.6 Asbestos-containing Building Materials: The district complies with all AHERA criteria; however, the presence on asbestos in the drywall ceiling assembly limits our ability to inspect the building systems located in the ceiling plenum.

3.11 The most pressing problem with the school is the mechanical system. While partial repairs have occurred over the life of the building, a new system is necessary to solve existing IAQ problems.

3.12 IAQ would be greatly improved with the replacement of the mechanical system. A new system would be designed to meet ASHRAE standards. Removal of the mechanical equipment would also allow the district to address the issue of mold growth in the mechanical rooms.

### **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 be 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 and Operations Department is comprised of three interdisciplinary maintenance teams, an Energy and Building Optimization branch, Exterior Operations, Custodial Operations, and Electronic and Control Systems. Their goal is to

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

provide a level of building maintenance that promotes and complements learning environments.

The three interdisciplinary teams accomplish general building maintenance for the district. Each team consists of 11 to 15 members, and they are responsible for maintaining over 1.5 million square feet. The teams are responsible for a variety of building maintenance services including heating, ventilation and air conditioning, electrical, plumbing, carpentry, painting, roofing, glazing, locks, doors, and bleachers.

The district performs scheduled preventative maintenance for a variety of building systems, such as, but not limited to heating, ventilation and air conditioning equipment, fire alarms, cameras, bleachers, fire extinguishers, auto lifts, elevators, kitchen hoods, boilers, backflow preventers, swimming pools, roofs, fire-sprinkler systems, bleachers and grease traps.

The district's annual capital reserve program currently averages approximately \$6 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.

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 construction 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 built in 1975 for the school district and has been in use as a neighborhood elementary school since that date.

<b>Current Grant Request:</b>	\$1,825,680.45	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$373,934.55	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$2,199,615.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	17
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	17
<b>Affected Sq Ft:</b>	53,600	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	406	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$37.31	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$4,925.25	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	132	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	170	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	4		

<b>District FTE Count:</b>	36,894	<b>Bonded Debt Approved:</b>	\$215,000,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	08
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$1,833,755,848	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$49,703	<b>Outstanding Bonded Debt:</b>	\$380,585,000

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Unreserved General Fund FY11-12:</b>	\$20,812,197	<b>Total Bond Capacity:</b>	\$366,751,170
<b>Median Household Income:</b>	\$44,687	<b>Bond Capacity Remaining:</b>	(\$13,833,830)
<b>Free Reduced Lunch %:</b>	68.2	<b>% Bonding Capacity Used:</b>	104
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	16.25

Bond Fund - 2013-14 project savings

**Adams-Arapahoe 28-J - Aurora Central HS - Aurora Central HS Partial Roof 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:	\$89,666,162
Condition Budget:	\$52,147,511
Total FCI:	58.16%
Energy Budget:	\$99,321
Suitability Budget:	\$2,417,400
Total RSLI:	4%
Total CFI:	61.0%
Condition Score: (60%)	3.03
Energy Score: (0%)	1.44
Suitability Score: (40%)	4.79
School Score:	3.73



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ADAMS-ARAPAHOE 28-J

**Applicant Priority Number:** 2

**County:** ARAPAHOE

**Previous BEST Grant(s) Funded:** 2

**Project Title:** Aurora Central HS Partial Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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 district evaluates all roofs on semi-annual basis thru visual inspections and work order (leak) evaluations. Small roof projects are funded from a yearly capital projects appropriation but larger projects must either be funded from a bond or broken into small pieces and addressed over multiple years. We completed a number of roof projects in our 2008 bond program but, as that program is completing, new roofing projects must be funded from the yearly general fund appropriation. In addition, the severe weather event that occurred in the late summer of 2013 moved some of our roofs from a "Fair" condition to "Poor/Failing". Aurora Central High School has three sections of the roof that must be replaced as soon as possible. Since our bonding capacity is limited at this time, we are pursuing a BEST grant for this project.

Aurora Central High School was built in 1955. Additions to this building were implemented in 1957, 1968, 1974, 1976, 1981, 1991 and 2010. Portions of the roof have been replaced as needed and as part of reroofing projects. Two sections of the roof may be the original roofing material and date to the construction of that portion of the building.

**Funding:** Low property values have historically restricted APS' capital programs. Our district has a large number of low to moderate value residential properties that yield large student enrollments but relatively few high value commercial properties to contribute to our tax base. Due to a drop in property values and loss of high growth status in the recent recession, our current debt now limits our bond capacity. According to District accounting records, bond debt outstanding as of December 31, 2013 is \$344,985,000; bonding capacity is \$14,388,320; and percent bonding capacity used is 96%. It will be several years before our bonding capacity recovers sufficiently to support another bond issue.

In the past 19 years, Aurora's voters have been very supportive of district bond referenda. However, even after bond issues in 1995, 2002, and 2008 many critical deficiencies, remain unaddressed. The 2008 bond program funded less than half of our identified needs. Our ability to complete deferred maintenance and planned replacement projects is impacted by the high proportion of bond proceeds required for new schools in high growth areas. In fact, much of our 2008 bond program was allocated for new schools. Only about 45% of those funds were directed to existing buildings.

## Deficiencies Associated with this Project:

The roof at Aurora Central has been reroofed at various times as partial roof replacements. Following severe storms that hit Aurora last summer, we have experienced an increase of roof leaks in the school. The district asked an independent roofing consultant to review this building and he identified three areas that need to be replaced without delay. Two of the areas appear to be at least 30 years old and the other area is approaching 20 years old but in poor condition.

Area 1 – This section is a Coal-Tar BUR assembly of an unknown age, approximately 12,000 SF.

Area 5 – This section is an Asphalt BUR with gravel surfacing, dates to the 1990's, approximately 18,500 SF.



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Area 14 – This section is an Asphalt BUR with gravel surfacing, unknown age, approximately 18,500 SF.

Due to access issues and asbestos flashing materials, the three areas that need to be reroofed will be more expensive than a typical reroofing project. Aurora Central's roofing project would have been included in our next bond program but these areas of the roof have deteriorated to the point that we cannot wait until our bonding capacity improves.

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

Remove the roofing assemblies in these three areas and replace with a four-ply, gravel-surfaced asphalt BUR assembly. The roofing contractor will be responsible for removal and disposal of any asbestos containing roofing materials. It is our belief that the work can be accomplished in one summer.

### **How Urgent is this Project?**

High – Repeated roof leaks put building occupants at risk of developing health problems due to mold and mildew growth. Whenever a significant leak develops, in addition to repairing leaks in the roofing membrane, interior repairs must also be completed. Roof leaks in the past have damaged ceiling tiles, carpet and/or floor tiles and interior walls.

### **How Does this Project Conform with the BEST Facility 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:

3.2 – The areas detailed in this application do not meet the requirement of having a “weather-tight roof that drains water positively off the roof and discharges the water off and away from the building.”

### **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 be 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 and Operations Department is comprised of three interdisciplinary maintenance teams, an Energy and Building Optimization branch, Exterior Operations, Custodial Operations, and Electronic and Control System. Their goal is to provide a level of building maintenance that promotes and complements learning environments.

The three interdisciplinary teams accomplish general building maintenance for the district. Each team consists of 11 to 15 members, and they are responsible for maintaining over 1.5 million square feet. The teams are responsible for a variety of building maintenance services including heating, ventilation and air conditioning, electrical, plumbing, carpentry, painting, roofing, glazing, locks, doors, and bleachers.

The district performs scheduled preventative maintenance for a variety of building systems, such as, but not limited to heating, ventilation and air conditioning equipment, fire alarms, cameras, bleachers, fire extinguishers, auto lifts, elevators, kitchen hoods, boilers, backflow preventers, swimming pools, roofs, fire-sprinkler systems, bleachers and grease traps.

The district's annual capital reserve program currently averages approximately \$6 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

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

completed in 2008.

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 construction 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:**

NA

<b>Current Grant Request:</b>	\$826,662.16	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$169,316.34	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$995,978.50	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	17
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	17
<b>Affected Sq Ft:</b>	49,000	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	2,120	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$18.48	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$427.09	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	23	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	170	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	4		

<b>District FTE Count:</b>	36,894	<b>Bonded Debt Approved:</b>	\$215,000,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	08
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$1,833,755,848	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$49,703	<b>Outstanding Bonded Debt:</b>	\$380,585,000
<b>Unreserved General Fund FY11-12:</b>	\$20,812,197	<b>Total Bond Capacity:</b>	\$366,751,170
<b>Median Household Income:</b>	\$44,687	<b>Bond Capacity Remaining:</b>	(\$13,833,830)
<b>Free Reduced Lunch %:</b>	68.2	<b>% Bonding Capacity Used:</b>	104
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	16.25

General Fund Capital Projects



**Adams-Arapahoe 28-J - Virginia Court HS - Virginia Court ES Security Vestibule Renovations - 1964**

**School Name: Virginia Court ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	49,385
Replacement Value:	\$11,795,687
Condition Budget:	\$3,739,941
Total FCI:	31.71%
Energy Budget:	\$17,285
Suitability Budget:	\$1,455,400
Total RSLI:	27%
Total CFI:	44.2%
Condition Score: (60%)	3.15
Energy Score: (0%)	1.83
Suitability Score: (40%)	4.20
School Score:	3.57



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ADAMS-ARAPAHOE 28-J

**Applicant Priority Number:** 3

**County:** ARAPAHOE

**Previous BEST Grant(s) Funded:** 2

**Project Title:** Virginia Court ES Security Vestibule Renovations

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <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:

Through our bond programs and yearly capital projects, Aurora Public School (APS) has been able to steadily improve security at our school buildings. We have cameras and electronic lock releases on the main entry doors of all of our schools. Every school built or remodeled in our 2008 bond program has direct access to the office from an entry vestibule. After the tragedy at Sandy Hook we completed a survey of all 52 of our schools and their entry configurations. Of the 52 schools in our portfolio, six have campus monitors located at the front entrance and 11 have security vestibules. We calculated the costs to construct security vestibules, direct access from the entry vestibule to the office. The district decided to set aside general funds budget to modify the existing school entries that do not have security vestibules. However, because of budget cutbacks to our capital projects accounts, we are limited to spending no more than \$300,000 per year for this program. At that rate, it will take us 5 years to remodel 28 of the remaining 35 sites. Moreover, we have seven sites that will greatly exceed the yearly capital projects account, with a total estimated cost of \$2.8M to complete. One of those schools is Virginia Court Elementary School (Virginia Court).

Virginia Court opened in 1964. The building was designed as 3 individual buildings connected by open air canopies. Additions to this building were implemented in 1969, 1985 and 1997. These additions added teaching and support space and enclosed all but one of the open walkways. In 2006 we converted a stage into a cafeteria so that the multipurpose room could be used primarily as a gymnasium. However, the gym served as the causeway between the kitchen serving line and the new cafeteria. The 2008 bond program included relocating the kitchen adjacent to the cafeteria. That work is scheduled for the summer of 2015. If we receive BEST funds for the security vestibule, the construction would occur simultaneously.

**Funding:** Low property values have historically restricted APS' capital programs. Our district has a large number of low to moderate value residential properties that yield large student enrollments but relatively few high value commercial properties to contribute to our tax base. Due to a drop in property values and loss of high growth status in the recent recession, our current debt now limits our bond capacity. According to District accounting records, bond debt outstanding as of December 31, 2013 is \$344,985,000; bonding capacity is \$14,388,320; and percent bonding capacity used is 96%. It will be several years before our bonding capacity recovers sufficiently to support another bond issue.

In the past 19 years, Aurora's voters have been very supportive of district bond referenda. However, even after bond issues in 1995, 2002, and 2008 many critical deficiencies, remain unaddressed. The 2008 bond program funded less than half of our identified needs. Our ability to complete deferred maintenance and planned replacement projects is impacted by the high proportion of bond proceeds required for new schools in high growth areas. In fact, much of our 2008 bond program was allocated for new schools. Only about 45% of those funds were directed to existing buildings.

## Deficiencies Associated with this Project:

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

The main entry doors at Virginia Court open into a main corridor with access to the main office, cafeteria and gymnasium. The doors are remotely opened when a visitor arrives but there is no way to route the visitor directly to the office. If they do not voluntarily enter the office and the office staff does not see them continue down the main corridor, they have unfettered access to the entire school. We are unable to create a vestibule inside the corridor because the doors to the cafeteria and gymnasium are directly opposite of the doors into the main office.

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

To create a security vestibule at Virginia Court we need to build an addition in front of the current entry doors under the canopy of the exterior walkway. The existing office suite will need to be remodeled so that the office staff can be relocated adjacent to the new vestibule. The health clinic which is currently located along the exterior wall will need to move to the interior section and the clerical staff assume the space vacated by the clinic.

### **How Urgent is this Project?**

Secure entries are of paramount importance to the staff and students of all of our schools. While we have committed to a five year plan to meet this goal, almost every school in the district has expressed a desire to be included in the first year(s) of the program. The Virginia Court security vestibule is both necessary and more expensive than we will be able to afford through the capital projects program and will be hard to accomplish if additional funds are not dedicated to this program. Additionally, this project could be added to the bond project in the summer of 2015 which would make it more affordable than if it was bid separately or at a later date.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

Section One: Promote Safe and Healthy Facilities

•3.9 – The main traffic should flow past the main office area and be visible and monitored from the office... Visitors are visible from the main office before they enter through the main entry doors but, unless they voluntarily enter the office, they can proceed into the rest of the school. When a number of people enter the building at one time, it is difficult for the office staff to watch everyone.

### **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 be 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 and Operations Department is comprised of three interdisciplinary maintenance teams, an Energy and Building Optimization branch, Exterior Operations, Custodial Operations, and Electronic and Control System. Their goal is to provide a level of building maintenance that promotes and complements learning environments.

The three interdisciplinary teams accomplish general building maintenance for the district. Each team consists of 11 to 15 members, and they are responsible for maintaining over 1.5 million square feet. The teams are responsible for a variety of building maintenance services including heating, ventilation and air conditioning, electrical, plumbing, carpentry, painting, roofing, glazing, locks, doors, and bleachers.

The district performs scheduled preventative maintenance for a variety of building systems, such as, but not limited to heating, ventilation and air conditioning equipment, fire alarms, cameras, bleachers, fire extinguishers, auto lifts, elevators, kitchen hoods, boilers, backflow preventers, swimming pools, roofs, fire-sprinkler systems, bleachers and grease traps.

The district's annual capital reserve program currently averages approximately \$6 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.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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 construction 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:**

NA

<b>Current Grant Request:</b>	\$305,025.00	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$62,475.00	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$367,500.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	17
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	17
<b>Affected Sq Ft:</b>	1,200	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	568	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$291.67	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$616.20	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	2	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	170	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	4		

<b>District FTE Count:</b>	36,894	<b>Bonded Debt Approved:</b>	\$215,000,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	08
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$1,833,755,848	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$49,703	<b>Outstanding Bonded Debt:</b>	\$380,585,000
<b>Unreserved General Fund FY11-12:</b>	\$20,812,197	<b>Total Bond Capacity:</b>	\$366,751,170
<b>Median Household Income:</b>	\$44,687	<b>Bond Capacity Remaining:</b>	(\$13,833,830)
<b>Free Reduced Lunch %:</b>	68.2	<b>% Bonding Capacity Used:</b>	104
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	16.25

General Fund Capitol Projects Account

**Adams-Arapahoe 28-J - Aurora Academy Charter School - Security Upgrades - 1974**

**School Name: Aurora Academy Charter School**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	63,430
Replacement Value:	\$20,392,250
Condition Budget:	\$14,645,819
Total FCI:	71.82%
Energy Budget:	\$22,201
Suitability Budget:	\$2,152,500
Total RSLI:	5%
Total CFI:	82.5%
Condition Score: (60%)	3.28
Energy Score: (0%)	2.21
Suitability Score: (40%)	3.63
School Score:	3.42





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** AURORA ACADEMY CHARTER SCHOOL

**Applicant Priority Number:** 1

**County:** ARAPAHOE

**Previous BEST Grant(s) Funded:** 0

**Project Title:** Security Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <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:

Aurora Academy Charter School (AACS) opened its doors to students in the fall of 2000. By remodeling an office building to provide classrooms, the school has served over 6,000 students in the Aurora area. Two years ago a committee researched moving locations and determined that, due to finances, it would not be feasible. The school board also felt that we have a good location within the city of Aurora. Therefore, we decided to stay in our current location. AACS services the northern part of the district as well surrounding areas on the north and east.

We strive to be good stewards of our school by taking care of what we have. The maintenance plan at AACS has been aggressive over the years, but many of the systems are nearing or passing their life expectancies. Starting February 1, 2014, we will be undertaking the writing of a master plan to address the future of the AACS campus facilities.

Immediate needs have been identified to continue to operate a safe and secure school. When the tragedy at Sandy Hook, CT occurred in 2012, a renewed priority was placed on safety and security needs across the United States. More recently, the tragedy at Arapahoe High School showed an increased need for these items to be addressed. A security assessment at AACS was done in the fall of 2013, with administration speaking to district police and officials and researching best practices. As a result, AACS identified several measures to implement to improve the safety and security of the school. These items were discussed with experts in the field and preliminary plans were created.

According to the research of best practices in the case of a crisis – including information from the I Love You Guys foundation and Aurora Public School police officers -- clear, effective communication is of highest priority in a crisis situation. Currently, AACS does not have a school wide system through which to effectively deliver communication. Best practices also dictate the need for clear sight lines so staff may see who enters and exits the school. Because our main office is located on the second floor of the school, we do not have any sight lines to see people entering our building, creating the need for a video surveillance system. Finally, our exterior doors need updating as they are not fully secure. Having doors that close and latch securely would increase the safety of the students in our building.

## Deficiencies Associated with this Project:

In today's society, security and safety of our children has become more complex. The BEST grant funds will cover some of those needs to care for our students.

Clear, effective communication can not happen to all areas and persons in our building due to the fact that the current paging system is via the speaker phone system. Often, the paging system is not heard by staff and students for multiple reasons: class discussion may be lively; volume on phones is turned down during class time; and in several cases, telephones are located in offices and not actually in the classroom itself (as in the case of PE and band, for example). Also, the internal phone system lacks the ability to broadcast to the cafeteria, bathrooms, or hallways. Recently AACS implemented a Lockout, securing the perimeter of the school, during the recent Arapahoe High School tragedy. During that time, two staff persons

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

were not aware of the lockout situation because the current system does not allow messages to be heard in all parts of the building. Also, in case of an emergency in one of these sections of the school, it is impossible to utilize two-way communication between a staff member and the main office.

Further security issues exist in the state of our doors. Exterior doors in the entryway and the east entry do not have a center vertical bar to secure them appropriately against intrusions. These doors could be broken into without much effort if there was desire by an individual. Right now, our front door has only top and bottom pins which could be easily knocked out. Full frame doors will give much needed stability to the doors and have the ability to lock fully. With a steel post in the middle of the two doors, there would be a latch on each door at the mid-way point securing it to the steel post. The hardware on the current doors is over 15 years old. Therefore the doors do not latch securely and properly and need constant adjustment. On the exterior door off the kindergarten room, one cannot tell, from the inside, if the door is locked. The locking mechanism (or door) needs replaced to improve security monitoring.

A final security issue lies in surveillance of visitors to the building. There are six entrances/exits into the AACCS building. None of these doors are in view of the front office. A video surveillance would enable staff to virtually monitor entrances. It is being reported that the intruder at Arapahoe High School entered through a door that was propped open. Video surveillance would enable staff to monitor the doors for closure.

As much as we train our students not to open doors to strangers, we know that children are inherently trusting of adults. We need stronger measures in place to enable Aurora Academy Charter School to monitor, prevent, and react nimbly in case of an emergency. These measures include a school-wide PA system for clear, effective communication; strengthening of doors around the school; and a video surveillance system.

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

The deficiencies listed above will be addressed by: 1) installing a full school-wide public address system. This system will operate independently of the phone system. It will include speakers in the common areas, cafeteria, gymnasium, and outdoors as well as in every classroom and office space; 2) replacing doors in the entryway and east entrance and updating the locking system on the door to the kindergarten; 3) replacing glass interior entry doors with solid doors; and 4) installing a video surveillance system.

### **How Urgent is this Project?**

Deficiencies in safety and security cause this application to be very urgent. Failure already occurred when staff persons were not aware of the lockout situation, although it did not result in harm. There is no way to know when intruders may gain access to our school and do harm.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

This project will comply with sections 3.8, Event Alerting and Notification System, and 3.9, Secured Facilities, of the 1 CCR 303 (1) Capital Construction Assistance Public Schools Facility Construction Guidelines. The existing public address system is functionally deficient. It is integrated with the phone system and can be muted by teachers in classrooms and is not audible in the gym or corridors. Thus, adding a dedicated public address system to the building will provide communication throughout, as stated in section 3.8, communication devices should be located in classrooms and throughout the school. Also, the replacement of functionally obsolete main entry, east corridor, corridor doors and the installation of a video camera system at all of the school entrances will help the school comply with Section 3.9, all other exterior entrances shall be locked and controlled access, plus, 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.

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

Aurora Academy Charter School has a priority to maintain the building and has a dedicated maintenance budget. Upon the completion of the project, the existing maintenance budget will be able to keep these items in working order. The doors, surveillance system, and public address system will be placed in the capital improvement plan for review and replacement as needed. Our building maintenance supervisor along with our IT supervisor will maintain all operations of the new doors, surveillance system, and public address 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 construction 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:**

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

The building that serves as the home for Aurora Academy Charter School was built in 1974 as a corporate office building, and it served in that function for many years. In the 1990's it was vacated, and the property became rundown. In 1999, the founding parents of Aurora Academy started looking for a building for their new school. The building had to be in central Aurora and accommodate 450 students. Even though the building was not advertised, the school negotiated a lease with the property owner, quickly constructed the necessary classrooms and support spaces, and opened in the fall of 2000. The building met the school's criteria: it was large enough to accommodate the new and future student population, it was ideally located, and there was space to expand in the future. Construction was done with a tight budget, and many existing spaces, such as the existing corporate administration offices, remained in order to save money. Most of the construction budget went to building new walls, installing finishes, and providing utilities to the new classrooms. The existing mechanical and electrical systems were adapted to serve the new layout. In 2005, the school purchased the building and property. A gymnasium was constructed and spaces in the main building were remodeled. New classrooms were added on the second floor, and a music room, cafeteria, and kitchen were added on the first floor. Now in the 2013-14 school year, the school has 540 students and 50 faculty and staff. There have been a few small remodels in the past few years to accommodate additional staff, but the floor plans remain relatively unchanged from the remodel in 2005. With nearly 600 occupants, the building has essentially reached its maximum capacity.

The history of facility decisions at Aurora Academy has often been based on expediency, necessity, and the budget. The original layout and remodel served its purpose: open a school and serve the students and staff in the most economical and functional manner possible. Time is catching up with the building. Not only are many of the major building systems, such as doors and windows, coming to end of their life-cycle, school planning, especially for security and safety, has changed since the school opened. The current facilities to provide security and safety are no longer adequate and need to be amended or replaced. It is now time to switch our thinking from the short-term to the long-term and develop a plan for our facility to sustain it for the next 5-10 years. In February, we will begin our first facility master plan.

<b>Current Grant Request:</b>	\$57,475.00	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$3,025.00	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$60,500.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	5
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	5
<b>Affected Sq Ft:</b>	63,430	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	539	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$0.87	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$102.04	<b>Who owns the Facility?</b>	Charter School
<b>Sq Ft Per Pupil:</b>	118	<b>Does the Facility have Financing?</b>	Yes
<b>Per Pupil Allocation to Cap Reserve:</b>	0	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		All assets will become the property of Aurora Public Schools.

<b>District FTE Count:</b>	539	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	Unknown	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>		<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>		<b>Outstanding Bonded Debt:</b>	
<b>Unreserved General Fund FY11-12:</b>	\$686,138	<b>Total Bond Capacity:</b>	



**CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES**

**Median Household Income:**

**Bond Capacity Remaining:**

**Free Reduced Lunch %:** 42.53

**% Bonding Capacity Used:**

**Match Source Detail:**

**Existing Bond Mill Levy:**

General Fund

**Sheridan 2 - Sheridan HS - Sheridan HS Water Line Replacement – 1980**

**School Name: Sheridan HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	108,352
Replacement Value:	\$31,266,478
Condition Budget:	\$17,947,920
Total FCI:	57.40%
Energy Budget:	\$0
Suitability Budget:	\$5,386,500
Total RSLI:	29%
Total CFI:	74.6%
Condition Score: (60%)	3.31
Energy Score: (0%)	2.31
Suitability Score: (40%)	3.85
School Score:	3.53



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** SHERIDAN 2

**Applicant Priority Number:** 1

**County:** ARAPAHOE

**Previous BEST Grant(s) Funded:** 3

**Project Title:** Sheridan HS Water Line Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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 type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Water Systems |  |

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

Sheridan School District undertook development of a facilities master plan in 2009 to create a path to address facility deficiencies throughout the District, and several components of the master plan have been implemented over the past four years, including:

- Safety and security upgrades at Alice Terry Elementary and Sheridan High School in 2011;
- Construction of a new 3-8 school to replace one very old facility and move middle school students to a safer site, getting them off of Federal Boulevard;
- Relocation of district support offices and elimination of nine modular buildings housing them;

Through discussion with Denver Water and Denver Fire during design of the 3-8 School in 2013, the District learned that the water service lines serving the Sheridan High School site do not meet basic requirements for Denver Fire service. Due to the age of the system and that little is known about the condition of the lines, Denver Fire does not consider it a reliable water service system.

This is a critical safety concern to the district. In order to address the deficiency, Denver Water suggested a phased plan to connect the major service lines that are to the north and south of the site, through the Sheridan High School site. First, a portion of a new 12" water main is being constructed from the North to serve the 3-8 School. Second, Arapahoe Library, which is building a new library branch south of the Sheridan property, is installing an extension of 12" main along the south side of the Sheridan site. The final phase is to connect the two new mains through the High School site, and provide new connections to the existing buildings onsite with code compliant hydrants, pressures and flows.

Safe buildings are a priority to Sheridan School District and the ability to provide adequate fire service is a critical component to safety. Sheridan is not able to fully fund the project on its own.

## Deficiencies Associated with this Project:

The existing system has quality concerns and urgent fire-safety concerns. The majority of the system components are over 40 years old and there are several portions which have failed, have been repaired or abandoned. In addition, the recent 3-8 School design process has identified a grave safety concern with the reliability of the system for firefighting.

Much of the existing system was installed in 1972 when the High School was built. Drawings indicate that portions of the system predate this period, and may have been installed as part of the Ft. Logan military base development. In 2011, the failure of a portion of line on the west side of the High School resulted in a loss of two (2) gallons of water per hour for twenty (20) days, until it could be repaired, at a cost of over \$50,000. More recently, a section of line failed under the parking lot west of the school. Leaking water from the broken line washed out the soil under the pavement, creating a void and resulting in damage to the parking lot. In order to address the problem, the water line was uncovered and it was

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

apparent that it had failed in several locations due to deterioration.

Documentation and verbal accounts of the system indicate that there are multiple dead ends where water can sit and stagnate. The system is not known to have been tested in the past 15 years, so it is not known whether it meets Colorado drinking water regulations.

On March 19, 2013, representatives of the design team for the new Sheridan 3-8 School met with Denver Water to discuss water service for the new school. At this meeting, Denver Water expressed their concern about the quality of service in the area and stated that the service to the Sheridan 3-8 School was required to be upgraded. The only Denver Water main in the vicinity of Sheridan 3-8 School was a 6" cast iron main in West Mansfield Avenue, which was constructed in 1956. In addition to quality concerns, Denver Water modeled the existing flows and pressures within the 6" cast iron main and determined it was not adequate to service the new Sheridan 3-8 development.

The Sheridan 3-8 School and Sheridan High School are both located on this 49 acre site, so the water system serving the entire site was reviewed. Water service is brought to the High School and other buildings on the southeast side of the site through a private main system which loops through the site. A 6" master meter and tap located to the south of the site connects the private system to the public 8" main within West Oxford Avenue. Due to the private nature of this water system, Denver Water informed the District that neither Denver Water nor Denver Fire would be able to recognize the private system and that Denver Water would not allow expansion off of the private system to the new Sheridan 3-8 School. Denver Water further stated that they have no way of knowing the flows, maintenance routine, or current condition of the water system and there is no guarantee that the private system is even up to code. Denver Fire will only allow the use of Denver Water hydrants served off of Denver Water mains.

After initial Denver Water analysis, several options were explored to develop a plan to address the water service deficiencies on new 3-8 School site as well as the High School site. Cost and constructability were considered in this analysis. It was determined that in order to bring water service to the new 3-8 School up to code requirements, a 12" loop would need to be installed through the surrounding area. The 12" loop would connect the existing 12" main at the intersection of South Lowell Boulevard and West Kenyon Avenue to the existing 14" main at the intersection of West Oxford Avenue and South Federal Boulevard. Once completed, this loop would place the new Sheridan 3-8 School as well as the High School and other smaller buildings on the site onto a public water system. Because the extents of the looped 12" water main were so large, it was determined that design and construction of the loop would be phased over time and in conjunction with different projects.

The new Sheridan 3-8 School is responsible for the first phase of the loop. Construction of the first phase involves removing and replacing the existing 6" cast iron main within South Lowell Boulevard with a 12" ductile iron main from West Kenyon Avenue to the new facility. From South Lowell Boulevard, the 12" main will be extended through the southern parking lot of the 3-8 School and terminate near the existing tennis courts.

The Arapahoe Library Branch, which is currently under construction to the south of the Sheridan High School site, is responsible for the second phase of the water main loop. The second phase of the loop involves removing and replacing the existing 6" main within West Oxford Avenue with a 12" ductile iron main from South Federal Boulevard to South Irving Street. At South Irving Street, the 12" main will be extended north along the High School parking lot's access drive and then west through the access drive to the south of the existing transportation building. This section of 12" main will terminate to the south of the building.

The third phase of the water line loop is to be completed by Sheridan School District, when they are able to remove and replace their private water system with a public main. The third phase will involve connecting the two 12" ductile iron mains to be installed with the new Sheridan 3-8 School and the Arapahoe Library Branch with a 12" ductile iron line. This connection will complete the three phase loop and bring water service in the area up to code requirements.

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

As described in the preceding section, the proposed solution is the third and final phase in the project to complete a 12" water main loop on the Sheridan High School site. This project includes installation of a 12" ductile iron main. The main will connect the 12" ductile iron line which will be installed in the southern parking lot of the new Sheridan 3-8 School

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

development to the 12" ductile iron main supplying the Arapahoe Library Branch building, which will be installed on the south side of the Sheridan High School site.

In order to place the existing buildings within the site on Denver Water's public main, the existing private water lines traveling around the site will be removed and replaced with 12" ductile iron pipe. These will be looped off of the 12" ductile iron main that connects to the west and south side of the site. All existing taps located off of the existing private water system will be relocated off of the new 12" line. The master meter serving the Sheridan site will be removed and replaced with individual meters off of each service line. Fire hydrants meeting Denver Fire standards and specification will be installed on the site. Based on the 2009 International Fire Code (IFC), it is estimated that six fire hydrants will be required and this is included in the project.

This water line upgrade is vital to the Sheridan School District, as the existing private system is not recognized by either Denver Water or Denver Fire. Upgrading the water line to a public system will not only bring the site's water system up to current standards and codes but will also improve the flows, pressures, and water quality within the Sheridan High School site as well as the new Sheridan 3-8 School. Denver Water was consulted during the grant application planning process to determine that this third phase of the water line loop would be planned to integrate with the larger Denver Water system in the Sheridan area.

### **How Urgent is this Project?**

This is an urgent issue to Sheridan School District because the existing water line is not recognized by either Denver Water or Denver Fire, and the condition of the existing mains, services and hydrants is unknown. There have been failures in the system over the past three years, and in the event of an emergency, there is the possibility that the existing water system will be unable to provide adequate flows or pressures for the fire department to fight a fire. This is of critical urgency for student, staff and visitor safety on site.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

This project conforms to Section 3.4 of the Public School Facility Construction Guidelines for potable water source and supply systems. The new water system will be designed to meet all current building codes and Colorado Primary Drinking Water regulations.

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

The Sheridan School District is committed to maintaining a capital renewal budget. The District currently transfers a significant amount each year into their capital renewal budget to support facility needs and infrastructure. The District believes that this project is somewhat unique in that not only will it improve the water quality and water supply throughout the Sheridan High School site, it will be supported by Denver Water and the lines will be tested and maintained by Denver Water once the project is complete.

### **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 construction 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:**

Sheridan School District's BEST grant application is for the reconstruction of water service lines at the Sheridan High School site. The High School is located on a 49 acre site that was originally purchased by Sheridan School District in 1958. Several other buildings are located on this site, including the new 3-8 School, which is a 2012 BEST project currently under construction.

Most of the existing water service lines were installed at the time that the High School was built in 1972-1973, in accordance with building codes at the time. In 1977, the School District and park district worked together through a joint use agreement to develop the site with playfields, walking paths and other site amenities.

Denver Fire is the fire service provider for the School District, through the City of Sheridan. Denver Fire has expressed serious concern about the quality and reliability of the system, and considers the site to be gravely under-served. The existing system is beyond its expected life and failures have occurred in two locations in the past three years. Denver Fire does not recognize

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

the system as it is not known whether there are adequate flows and pressures needed to fight a fire. During design of the 3-8 School project, Denver Water asked the District to commit to the replacement of this system for a safer site.

<b>Current Grant Request:</b>	\$1,098,055.10	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$164,077.20	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$1,262,132.30	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	13
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	13
<b>Affected Sq Ft:</b>	108,352	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	524	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$10.59	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$2,189.68	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	207	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	4		

<b>District FTE Count:</b>	1,382	<b>Bonded Debt Approved:</b>	\$19,365,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	06,12
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	\$6,900,000
<b>Assessed Valuation:</b>	\$156,284,917	<b>Year(s) Bond Failed:</b>	11
<b>PPAV:</b>	\$113,127	<b>Outstanding Bonded Debt:</b>	\$20,435,000
<b>Unreserved General Fund FY11-12:</b>	\$5,175,647	<b>Total Bond Capacity:</b>	\$31,256,983
<b>Median Household Income:</b>	\$32,016	<b>Bond Capacity Remaining:</b>	\$10,821,983
<b>Free Reduced Lunch %:</b>	84.36	<b>% Bonding Capacity Used:</b>	65
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	13.55

Capital Reserve Fund

**Las Animas Re-1 - Las Animas MS/HS - JHS/HS Safety Upgrades - 1968 / 1998 (MS added)**

**School Name: Las Animas MS/HS**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	106,905
Replacement Value:	\$32,528,382
Condition Budget:	\$15,225,719
Total FCI:	46.81%
Energy Budget:	\$0
Suitability Budget:	\$1,627,700
Total RSLI:	15%
Total CFI:	51.8%
Condition Score: (60%)	2.94
Energy Score: (0%)	3.03
Suitability Score: (40%)	4.50
School Score:	3.56





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** LAS ANIMAS RE-1

**Applicant Priority Number:** 1

**County:** BENT

**Previous BEST Grant(s) Funded:** 3

**Project Title:** JHS/HS Safety Upgrades

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** The Capital Construction Board felt that the district had sufficient resources to complete the project on their own. In addition, the Board would like the district to provide an updated Master Facility Plan. Plans are being made for this process to begin.

- |   |                                     |  |   |
|---|-------------------------------------|--|---|
| <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 checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems       | Safety Upgrades, including new fire doors.                |

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

Like most small rural districts in Southern Colorado we have been hit hard by the recession and the loss of state funding for education. The Las Animas School District has also had to endure the loss of the local state prison facility in our district. We are just now beginning to feel the effects of the loss of student enrollment due to the closure. As a result for the first time in recent memory we have been forced to dip into our reserve account by more than \$250,000 just to maintain our educational programs. As our enrollment continues to drop we are being faced with a choice between trying to maintain an aging building or continuing to provide a quality educational program for students.

The Las Animas High School was constructed in 1968. The building consists of 66,830 square feet, serving grades nine through twelve. The middle school building, constructed in 1998, consists of 34,075, serving grades seven through eight. The vocational ag building is 6,000 square feet. All buildings occupy one "campus", with students passing between them on a daily basis either for classes or to access the lunch room.

The high school building will receive the majority of project funding.

The high school building's floor plan is divided into two halves by the major north-south corridor. Administration offices, classrooms, the media lab, and other general spaces are located on the south half of the building. The gymnasium, locker rooms, cafeteria and kitchen, are located on the east end of the building. When the cafeteria or gym is being used after normal school hours, the design of the floor plan prohibits the rest of the school being secured. The Administration offices (surrounded by glass windows) are the first thing seen on the left upon entering the building's main south-facing doors. The north hallway includes math classrooms, a vocational business classroom and lab, and the art room. There is a girls' restroom on the east end of the north hallway.

There are rooms down the center of the building. The east half contains the library/media lab and an open classroom. Further west is a bank of five classrooms with a center work room. At the far west end, there is an old home economics classroom, currently being used as a special education classroom.

The gymnasium is the heart of the building, used heavily by high school athletic teams and special events by other local organizations. Locker and shower rooms are located on the east end of the gymnasium, the south side serving the girls, and the north side serving the boys. Further to the north of the gym is a wrestling practice room, a weightlifting room, an old woodshop area (currently being used for storage) and a greenhouse program work area.

Estimates for repair or replacement of building deficiencies addressed in the C.D.E. School Assessment report (revised in April

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

of 2012) are \$11,010,489. This estimate is based on building condition deficiencies identified in the report, and assigned under the “Beyond Expected Life” category.

Along with the C.D.E. report, a facilities master plan was conducted in 2008, and building issues or deficiencies listed in this report are being addressed by the district as funding allows. The District has utilized past BEST Grant funds to upgrade the building fire alarm and intercom system, and installation of a new metal roof. In addition, a BEST grant funded a geothermal project installed in 2009, to the west of the high school building and an air quality improvement project in the Vocational Ag building.

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

Discussions on school safety concerns at the Las Animas School District began long before the Sandy Hook and Aurora Theatre tragedies. An emergent awareness of deficiencies in the school districts’ emergency management plan took the forefront after the district experienced their own incident in February of 2012, when an expelled student brought a gun onto the elementary playground. The severe lack of protocol in emergency management during this incident resulted in the development of a school safety team whose charge would be to review the current emergency management plan and identify deficiencies in the district’s response to emergency situations.

While visiting another school district in August of 2012, building principals became aware of the standardized emergency management procedure, or the Standard Response Protocol (S.R.P.). The safety committee met to review the Standard Response Protocol template, and plans began immediately to schedule a district-wide training for the S.R.P. In September of 2012, the district had confirmed a January S.R.P. training date by the “I LOVE U GUYS” Foundation.

On December 14, 2014, the Sandy Hook school shooting ended the lives of 20 young children and 6 school staff members. With this sad tragedy on everyone’s mind, weeks later - on January 11, 2013, the school district hosted the “I LOVE U GUYS” training, as presented by John Michael-Keys ([www.iloveguys.org](http://www.iloveguys.org)). The workshop was well attended by district staff and administration, as well as local EMT’s, fire department, and local law enforcement personnel. Participants also included neighboring school districts and the local Child Development Services. As a result of this training, measures are being taken to adopt the Standard Response Protocol as developed by the foundation. The partnership of the school district and local emergency services will result in uniform safety procedures, addressing the severe gap in communication between school and law enforcement personnel, and the lack of protocol experienced during the elementary playground incident (targeted by the safety team as a severe deficiency in our emergency management plan).

Because of the elementary playground incident, the district began investing in a number of corrective actions that would serve to address deficiencies identified by the school safety team. Discrepancies at the elementary school included unlocked entry/exit doors, and the lack of security cameras. At the team’s recommendation, all entry and exit doors at the elementary building are to remain locked during the school day. Visitors are required to access the building through the main entrance only. In addition, the district is soliciting bids for installation of an access control system (estimate \$5,900) at the main entrance of the elementary school doors, where visitors are screened and then allowed access in to the building. In August of 2012, the district invested \$5,550 in security cameras at the elementary school.

In the remainder of the school buildings, the following items were presented by the safety team as priority areas of greatest concern, and the districts reason for pursuing BEST Grant funding:

#### **MIDDLE SCHOOL DEFICIENCIES:**

- Numerous unlocked entry/exit doors, allowing unmonitored access to any part of building;
- Lack of security cameras.

#### **VOCATIONAL AG BUILDING DEFICIENCIES:**

- No security cameras.

#### **HIGH SCHOOL DEFICIENCIES:**

- Numerous unlocked entry/exit doors, allowing unmonitored access to any part of building;
  - Lack of security cameras;
  - Plate glass windows throughout entire building create extreme safety hazards for staff and students. (non-safety glass – emergency incident could create shattering and splitting, exposing students and staff to sharp, flying glass shards);
- (WINDOWS WILL BE REPLACED IN 2014 WITH DISTRICT FUNDS)

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

- Fire doors rusting, with holes creating major safety concerns with design performance (adequate resistance to the passage of smoke or heat);
- Current front office design/layout exposes staff to great danger in the event of a shooting or other emergency situation;

### Safety Issue #1 - FIRE DOORS/ENTRY DOORS:

The 2012 CDE School Assessment report and the building master facility plan developed in 2008 shows that the high school exterior doors are 15 years beyond their expected life cycle. Interior doors have exceeded their expected life by 5 years. The facility master plan conducted by RTA & Associates flagged the high school egress doors and exterior windows as a high priority for future project planning.

The high school building has a total of 22 entry/exit doors, many of which remain unlocked during school hours. Six of these doors were replaced with BEST grant funding in 2011 due to extremely poor condition related to extended use and age. Doors and door hardware throughout the facility are failing due to old age, and those in high traffic areas such as busy corridors and entrances are experiencing failure of latching hardware (SEE PHOTO #3), missing screws, and gaskets. In addition, many have non-compliant issues such as holes or openings in the fire door assembly (SEE PHOTO #1), with open gaps. Many of the doors are rusting out at the bottom, creating major safety concerns with the designed performance of fire doors, in the event of a fire (i.e. adequate resistance to the passage of smoke or heat).

### Safety Issue #2 - EXTERIOR WINDOWS:

The 2012 revised CDE School Assessment report shows that the high school exterior windows are 15 years beyond their intended life.

There are 11 classrooms on the outer perimeters of the building, for a total of 37 original 45-year old plate-glass windows. The presence of plate glass in combination with the busy school environment lends itself to the possibility of human impact with glass and the potential for injury. Non-safety glass injuries generally cause lacerations which can be severe and cause significant lifelong injury, especially if tendons or nerves of the hand or wrist are severed. Unlike safety glass, shattering plate glass can lead to exposure of others to shattered glass and potentially the blood from a lacerated person.

In addition, all exterior windows – in the event of a severe weather incident (hailstorm, tornado, high wind, etc) or an act of crime (shooting, rock hitting window, etc), have extreme potential to throw shards of sharp glass in an emergency event, causing harm to students and staff inside the classroom.

Eight of the thirty-seven windows scheduled for replacement are located in the science labs and art room. These windows include 45-year old ventilation fans posing safety concerns because of poor wiring and student exposure to open motors and exposed blade fans. (SEE PHOTO #4).

### Safety Issue #3 - COMMUNICATION/MONITORING SYSTEM

The 2012 School Assessment Report addresses the poor condition of communication and security issues throughout the high school and middle school buildings. Immediate fire hazards were addressed through a BEST Grant in 2009, with the installation of a new fire alarm control panel, smoke detection, remote enunciator, remote monitoring, and manual fire alarm stations throughout both buildings. Although this project addressed fire code issues, the upgrade did not include added measures for school safety concerns for monitoring incoming or outgoing visitors to the buildings.

The large number of entry/exit doors in both buildings makes monitoring of activity virtually impossible. There is no alarm system on any of the exterior doors; at any given time, an intruder could make his/her way by entering buildings through any one of the many doors.

The lack of interior and exterior security cameras around the entire campus (high school building, middle school building, vocational ag building) pose concerns for student and staff safety, not only for purposes of monitoring an emergency situation such as an unwelcome intruder, but also in the ability to monitor possible student activity such as suspected incidents of bullying or harassment.

### Safety Issue #4 – Staff Exposure to High Risk Situations

The Administrative offices at the high school are located immediately to the left as you enter the building. The large glass windows surrounding this office are also original, 45-year old plate glass, without the safety or protection of bullet proof glazing. (SEE PHOTOS #5, #6, #7)

At least two staff members (Administrative Assistants) and a number of student office aides occupy the office daily directly behind the two large plate glass windows (SEE PHOTO #5). The front office is an extremely poor design, creating major safety concerns for staff and students occupying the space. One of the Administrative Assistants is forced to sit with her back to the

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

entryway, and the second one sits with the entryway to her right. Both employees lack a straight visual line to the front entrance of the school (SEE PHOTOS #6, #7).

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

#### **Safety Issue #1 – Replace entry/exit doors:**

Efforts to address fire code deficiencies and the ability to monitor activity for visitors entering the building will begin at the front south-facing entrance to the high school. Plans are to create a vestibule entrance into the building, where all visitors will be required to check in. The entrance vestibule will include an intrusion detection and video intercom system. Visitors will enter the building through the vestibule where they will be screened by front office staff and then “buzzed in” for access to the remainder of the building. Other doors being replaced throughout the facility will be Vistawall Architectural metal thermobreak aluminum doors with flame glazed, insulated glass.

Entry/exit doors at the middle school building will be replaced with those that meet code, with the addition of intrusion and motion sensors.

#### **Safety Issue #2 – Replace exterior windows: DISTRICT FUNDED PROJECT**

All windows will be replaced with Quaker aluminum thermo-break windows, with insulated glass panels. This plan will include installation of new ventilation fans in the science and art classrooms. THE DISTRICT WILL FUND THIS PORTION OF THE SAFETY PROJECT, for an estimated cost of \$36,260.

#### **Safety Issue #3 – Communication and Monitoring System**

The project will include installation of an integrated access control system, which includes a server and software. The system will include a 4-port analog encoder. Included in the security system will be the front door intrusion and detection system, with a video intercom system. The remaining entry/exit doors will include wireless sensors that will set off an alarm when opened, alerting staff in the front office who will monitor activity on a continual basis. Consistent with the campus security plan, cameras will be installed in and around the vocational agriculture building, as well.

#### **Safety Issue #4 – Staff Exposure to High Risk Situations:**

Along with the re-design for correcting the front entrance situation through installation of a vestibule, the front office will be re-designed and remodeled so that office staff has a straight visual line to activity in and out of the front entryway. This design will include replacing large plate glass windows with bullet glazed glass, and establishing a pass-through window from the vestibule into the office.

### **How Urgent is this Project?**

In the 2012 CDE Building Assessment Report, timeframe for correcting these deficiencies was stated as “immediate”. The 2008 facility master plan reported the identical timeframe, as windows and doors had far exceeded their useful life. As described in the Public Schools Construction Guideline Standard 3:9: 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.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

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

Standard 3.7: Facilities choosing to utilize closed circuit video and keycard or keypad building access;

Standard 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;

Standard 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.

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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

Even with declining enrollment and decreased state funding, the Las Animas School District continues to maintain a capital project account for building and transportation improvements and upgrades. Each year the district allocates \$100,000 to \$165,000 to this fund, earmarking monies for improvements or unforeseen emergency repairs. This fund will be used to provide the required match for this BEST grant application. This year we plan to use our capital project funds to develop a new five year facility master plan, repair a portion of the metal roof at the elementary school, and upgrade our district technology hardware and software needs in preparation for the new assessment cycle.

**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 construction 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:**

NA

<b>Current Grant Request:</b>	\$170,073.51	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$80,034.59	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$250,108.10	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	32
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	32
<b>Affected Sq Ft:</b>	106,905	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	170	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$2.13	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$1,337.48	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	629	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	222	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	432	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$57,344,653	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$132,742	<b>Outstanding Bonded Debt:</b>	\$1,580,000
<b>Unreserved General Fund FY11-12:</b>	\$1,636,828	<b>Total Bond Capacity:</b>	\$11,468,931
<b>Median Household Income:</b>	\$34,542	<b>Bond Capacity Remaining:</b>	\$9,888,931
<b>Free Reduced Lunch %:</b>	79.96	<b>% Bonding Capacity Used:</b>	14
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	3.49

Capital Projects Building Fund



**Salida R-32 - Salida MS - Salida MS HVAC - 1998**

**School Name: Salida MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	56,478
Replacement Value:	\$15,423,078
Condition Budget:	\$3,152,266
Total FCI:	20.44%
Energy Budget:	\$19,767
Suitability Budget:	\$1,916,500
Total RSLI:	26%
Total CFI:	33.0%
Condition Score: (60%)	3.45
Energy Score: (0%)	2.40
Suitability Score: (40%)	4.32
School Score:	3.80



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** SALIDA R-32

**Applicant Priority Number:** 1

**County:** CHAFFEE

**Previous BEST Grant(s) Funded:** 3

**Project Title:** Salida MS HVAC

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |  |  |  |
|--|--|--|--|
| <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 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 type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems       |  |

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

Salida Middle School was constructed in 1998. The mechanical system has always been exceptionally hard to maintain since the AHU's are located above ceiling. Basic filter changes require an unreasonable amount of man hours and a small, agile person to get into the ceiling and perform the filter changes. It limits who the district can hire to perform basic maintenance, in addition to the man hours required to take apart the ceiling and move light fixtures for a filter change. The pneumatic controls system and operators are outdated and no longer function properly. Without properly functioning dampers fresh air requirements are not being met and stale air leads to a poor learning environment. The controls system does not have a graphical interface to allow the district to efficiently troubleshoot the system or make automatic adjustments. The current controls do not prevent simultaneous heating and cooling and also keeps the hot water valves open at night forcing pumps to full flow; both wasting energy, money, and causing undue wear on the components. Seven (7) functional cameras and approximately twenty (20) dummy cameras have been installed over the years. The dummy cameras are a liability to the school district and require immediate removal. The seven (7) functional cameras no longer operate. The middle school is left with no ability to remotely monitor. The outdated mechanical system wastes energy, money, and causes undue wear on system components.

## Deficiencies Associated with this Project:

### Mechanical Deficiencies:

Salida Middle School was constructed in 1998. The construction failed to supply the boilers with water treatment/the boilers operated without water treatment for the first several years of building occupancy. The concern is that irreparable damage has been done resulting in premature failure and leaking gases. Part of the boiler controllers only work under manual control, rather than automatic control, as designed. The air handling units (AHU's) are located in the ceiling plenum and are extremely difficult to access and perform maintenance. Many units are located over lights and furniture and the ceiling needs to be disassembled, not just tiles removed, for access. The AHU dampers are stuck in partial open allowing cold air into the building and tripping low temp alarms. The building automation system (BAS) is largely based on pneumatic controls and has been mostly phased out of current production, as pneumatics have been replaced with direct digital control (DDC) systems. This phase out, plus the highly proprietary supplier, leads to very high replacement costs as equipment fails. The rooftop unit (RTU) controllers are bad and the RTU's are currently run manually, as opposed to automatically as designed. The current controls do not prevent simultaneous heating and cooling. The heating coils are out of calibration causing a wide variety of temperatures throughout the building and the zones cannot be adjusted or monitored through the BAS. During unoccupied periods, the zone heating coils all go to a full open position, causing the HW pumps to run at full speed, which wastes energy. The BAS lacks a graphical interface. Without a graphical interface it is difficult to troubleshoot and make adjustments as needed/maintain the building as designed.

### Security Deficiencies:

Salida Middle School currently has 7 security cameras, and approximately 20 "dummy" which is a liability to the district. The 7



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

"real" cameras that are installed have not functioned for at least 5 years. The district has no ability to remotely monitor activity at access points, within the school building, or at the building exterior.

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

#### Option A (recommended)

- upgrade controls to a direct digital controls system, install new valves, flush and fill system. This will allow for greater controllability, the ability to troubleshoot through graphic interface, increased energy efficiency, and less wear on system components.
- Replace boilers. This will eliminate the likelihood of failure (high CO levels and no heat).
- Modify roof intake hoods to be fitted with air filters. This will prevent the district from performing filter changes above ceiling and also allow for the use of higher efficiency filters.
- Upgrade bearings and belts. Bearings and belts have exceeded their life expectancy.
- Test and Balance the system to ensure all systems are operating optimally.
- Security Upgrades will consist of the addition of eleven (11) cameras total (7 exterior, and 4 interior), including necessary cabling and monitoring software.

Project Cost- \$448,203

#### Option B

- upgrade controls to a direct digital controls system, install new valves, flush and fill system.
- Replace boilers.
- Replace current air handling units with rooftop units.
- Test and Balance the system.
- Security Upgrades

Project Cost- \$1,026,860

The long term maintenance costs alone will not outweigh the additional cost of option B (install rooftop units), which is why option B is not recommended.

### **How Urgent is this Project?**

The building mechanical systems are failing now. The current mechanical system is a drain on district funds and resources, and without the ability to perform effective maintenance on the system it's only a matter of time before the middle school is closed due to lack of heat. With the latest tragic events school safety is the number one issue on the minds of student, staff, and parents. Parents in Salida R32J want to know what the district is doing about security within the schools and the community/students/staff are demanding action now.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

All work will be performed in compliance with all Public School Facility Construction Guidelines, and all design development will be done by appropriately licensed personnel. All construction will be supervised by the design engineer and district- the district employs a facilities manager with an extensive background in mechanical systems. All building permits will be secured by the school district, and certifications of occupancy will be used by the appropriate governing bodies. The purpose of this project is to assist in complying with Section 3 of the Public School Facility Construction Guidelines which recognize the standards to "Promote safe and healthy facilities that protect all building occupants against life safety and health threats".

#### Additional 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
- Standards under the Occupational Safety and Health Act of 1970 (P.L. 91-576) or State and local codes. If they are more

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

stringent, will be observed in the design and construction of the project.

### 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 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 boiler 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 boiler 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. Seek to develop staffing based on the International Facilities Management Association recommendations.
4. 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.
5. Any major, non-emergency repairs of mechanical systems or other maintenance affecting school operation would be scheduled over summer breaks.
6. 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 construction 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:

Salida Middle School was constructed in 1998 through a hard bid process. The construction failed to supply the boilers with water treatment/ boilers operated without water treatment for the first several years of building occupancy. The air handling units (AHU's) are located in the ceiling plenum and are extremely difficult to access and perform maintenance. Many units are located over lights and furniture and the ceiling needs to be disassembled, not just tiles removed, for access. The controls system has largely been phased out and is highly proprietary, requiring unreasonable replacement costs. The dampers are operated with pneumatic controls, which have become outdated and unreliable and no longer allow for proper ventilation rates.

<b>Current Grant Request:</b>	\$246,511.65	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$246,511.65	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$493,023.30	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	41
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	50
<b>Affected Sq Ft:</b>	56,478	<b>Is a Waiver Letter Required?</b>	No

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	329	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$7.94	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$1,362.32	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	172	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	289	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	5		

<b>District FTE Count:</b>	1,067	<b>Bonded Debt Approved:</b>	\$27,626,801
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	10,12
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	\$25,000,000
<b>Assessed Valuation:</b>	\$198,995,040	<b>Year(s) Bond Failed:</b>	08
<b>PPAV:</b>	\$186,500	<b>Outstanding Bonded Debt:</b>	\$20,227,990
<b>Unreserved General Fund FY11-12:</b>	\$3,436,938	<b>Total Bond Capacity:</b>	\$39,799,008
<b>Median Household Income:</b>	\$41,504	<b>Bond Capacity Remaining:</b>	\$19,571,018
<b>Free Reduced Lunch %:</b>	41.77	<b>% Bonding Capacity Used:</b>	51
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	10.86

Capital Reserve Fund

**Sierra Grande R-30 - Sierra Grande K-12 - PK-12 Security Upgrades - 1958**

**School Name: Sierra Grande K-12**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	94,557
Replacement Value:	\$28,924,043
Condition Budget:	\$13,292,316
Total FCI:	45.96%
Energy Budget:	\$0
Suitability Budget:	\$4,340,800
Total RSLI:	18%
Total CFI:	61.0%
Condition Score: (60%)	3.23
Energy Score: (0%)	1.98
Suitability Score: (40%)	3.81
School Score:	3.46



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** SIERRA GRANDE R-30

**Applicant Priority Number:** 1

**County:** COSTILLA

**Previous BEST Grant(s) Funded:** 1

**Project Title:** PK-12 Security Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |  |  |   |
|---|--|--|---|
| <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 checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems       | Access Control  |

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

The SGSD Facility and Campus consists of a several structures: the PK-12 School, Industrial Arts Building and Bus Barn Garage. For this Grant submission, we are considering security improvements for the PK-12 School and limited door hardware/glazing and security improvements for the Industrial Arts Building.

Our building currently has no surveillance (Camera or Video) equipment. Our 86,000 SF of facility and nearly 2300-linear feet of building perimeter is without a single surveillance (video) camera to protect it. The door and vestibule combination directly outside our District Administration wing is the only area with video (but not recording) support and magnetic access control. The other twenty-five (25) door access points are not protected with any surveillance cameras or access control.

Our facility has ten (10) primary/regular access points; all connect directly to the main circulation spine of our building. Any unauthorized access from one of these entry points will allow full movement within the entire building. There are an additional sixteen (16) doors; all of which are required by other code conditions for secondary access from a specific class or space. These other exterior doors contain no level of alarm or contact information and rely solely on manual validation each day. Our custodial staff remains in the building until 7:00 PM each school night and are responsible for securing the building. However, an evening or weekend event requires the primary person to "lock-up" when they leave.

Our building perimeter is very transparent. Two of our entrances are "light-duty" aluminum framed with lightly tinted safety glass and are installed within the building's original wood door framing. They are the main access points for our elementary and high school students. The hardware on these doors are also light-duty; containing no security support. They are a single unit (not pair or vestibule type) that even if locked, can be easily breached. We are proposing to replace these units with a heavy-duty type assembly.

The other door access assemblies are less transparent and heavier duty. Doors and frames are hollow metal and steel (many pairs have a center astragal) and provide adequate protection. The typical glazing is a mixture of clear safety glass or clear wire glass. The area of glazing is (in many doors) large enough to allow access, if broken out. Transparency for natural light is welcome in the school, but that same benefit remains a concern if someone on the outside is attempting unauthorized access. We are proposing to upgrade the glazing units with consistent heavy-duty type, reflective glazing assemblies.

Our central corridor system currently contains no video or monitoring equipment. Our intercom system serves only a part of our facility and we do not have an Event Alerting and Notification system. We need to protect our students, staff and facility with a higher level of electronic support systems and have proposed these improvements within the grant application.

The District's rural location creates a security threat due to the projected response time of arrival onsite of emergency responders in a crisis situation. The County Sheriff's Office is twenty (20) miles away and while there may be a sheriff or

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

deputy in the area at any given time, there is no structured schedule. We recognize that creating a more secure school may not deter an event from happening or impede the event, but it may allow additional time for emergency responders to reach us.

The Sierra Grande School District has made every effort to keep both our children and staff safe when inside our building. We are pursuing a BEST Grant hoping that the increase in security and surveillance systems will never be tested. However, with the National escalation of school security breaches and the unthinkable actions that followed, we simply are not prepared for any such action.

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

The District facility's current layout has not been upgraded to offer limited access at its perimeter. Many entryways are manually controlled and contain doors with large amounts of safety glass making visibility possible in both directions, but also allows simple conditions for "forced" access into the school. If someone becomes a security risk, they can easily gain access into the building.

Though the existing perimeter doors provide egress in compliance with the Building Code, the hardware and construction of these doors provide 'little-to-no' structured security compliance. Only one entryway in the facility is equipped with an electronic security system containing a security camera and electronically operated locks to allow a structured/monitored access.

The facility has no intercom system. An unreliable public address system operates in some, but not all areas of the facility. In the event of a true crisis situation, there is no ability to alert the teachers and staff "facility-wide". There are many blind areas of our facility that cannot be monitored from a central location.

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

The District's intent of this scope of work is to replace the "light-duty" aluminum/glass doors and sidelights new "heavy-duty" hollow-metal hollow metal frame assemblies at the same location as existing. In addition, within the doors that have larger (safety) type glazing lites, we will replace them with clear wire glass to improve the ability for the construction to deter unauthorized access. The new glazing will also be reflective type to limit visual access into the school areas when classes are typically in session and full of students. This glazing improvement will upgrade the level of protection at the building perimeter.

New hardware will be integrated with all door replacements and additional contact notification devices will be integrated into the remaining, existing perimeter doors.

Controlled access hardware and both audio/video communication to a central "District-Office" location will be implemented with the two(2) door replacements and the other eight (8) primary/regular access doors. The remaining sixteen (16) doors; required by other code conditions for secondary access from a specific class or space will be upgraded with local notification devices that also will be communicated to a central location.

Our existing Intercom/Public Address system will be upgraded to provide 100-percent coverage throughout the facility and will have a central hub connection to the District Office location. The Intercom/PA system will also be supplemented with an Event Alerting and Notification component that will further protect our interior conditions. That EAN will include an auto-dial system to the nearest local safety and fire authority serving our District.

### **How Urgent is this Project?**

Our facility is currently without adequate security equipment and systems to protect the occupants within. With a National increase in school violence making headlines monthly, our District is running on "borrowed" time and should be protected. Should a major security breach become local to our facility, the damage could be catastrophic.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 3.7, 3.8, 3.9 and 6.3.



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Sec. 1.2.1 This single SGSD PK-12 structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. The site and community conditions established with the original building design and construction have changed greatly over the past 60-years of operation. Lack of controlled access and a facility-wide audio/video security system are all areas of concern.

Sec. 3.7 The facility does not meet the suggested guidelines for video support of controlled (keycard or keypad) access.

Sec. 3.8 The facility lacks adequate equipment and does not meet the suggested guidelines for an Event Alerting and Notification (EAN) system.

Sec. 3.9 The facility lacks adequate/proper signage and notification devices and equipment to control access in and out of the building.

Sec. 6.3 The current facility conditions offer an antiquated and incomplete security system to protect the students, staff and general public. The intended general construction and electronic improvements throughout the facility will improve and correct these deficiencies at this site. It will allow the District to comply with the safety needs expected of the vital element serving this rural.

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

The District annually budgets maintenance cost for capital construction projects within the general fund. The District will allocate an additional 5% of capital construction funds annually of the total project cost. The superintendent and facilities manager currently perform a facility needs assessment annually during the spring of the current school year. This facility needs assessment is used to identify deficient equipment, hardware, and software within the school facility. The encompassing needs assessment is also used to prioritize the replacement and need for upgrading systems in the school facility. The Board of Education annually reviews the assessment and recommends an allocation of funds to be dedicated to the needed area.

It is the District's intent to set-aside another 5% annually of the total project cost to cover the maintenance and replacement of deficient equipment and material. When building an annual budget within the general fund, the district will dedicate funds for the sole purpose of maintaining the quality of the safety/security systems purchased through capital construction funds. The allocation of such funds to the capital construction maintenance account which are not used will be accrued and dedicated to the eventual replacement of the security systems installed within the school 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 construction 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 Sierra Grande PK-12 facility was built in 1956 with additions constructed in 1990 and 2008. Limited interior renovations were performed in 1996 and the majority of the building received a new roof in 2012. For this Security Upgrade Request, the complete building is under consideration. With more than 60-years of service to the community, site specific conditions have changed since the building was originally designed and constructed.

SGSD currently has the highest percentage of students eligible for a free and reduced lunch in the State with 90% and nearly 10% of the student's receive special education services. An additional 11% are identified as English language learners. Nine percent (9%) of our student body receives mental health services and if all the referrals made by teachers were granted by parents this percentage would be as high as 12%.

The County we serve has one of the highest poverty and illiteracy levels in the state. A recent survey conducted by the County Prevention Partners show a rise in drug use among students.

District students face unique threats and dangers due to the surrounding environment and the location of their school. Some District families are living a poor quality of life amidst desperate measures. With an abundance of prairie area within our District boundary, a number of families squat in campers without running water or utilities. We have students who receive



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

their only shower and hot meal of the day from our school. Some students are transient and display an appearance that they are running from something. This is a safety threat because many times they are in our building and enrolled in school before we really have adequate time to perform an individual assessment of them.

In 2009, less than 2,000 ft. from the District facility, a medical marijuana facility went into business and though the District met with County Officials opposing the location, the business was approved and began operation.

The District's rural location also creates a security threat due to the lack of local emergency responders in a crisis situation. The County Sheriff's Office is located twenty miles away offering little immediate support should it become necessary.

We are making this request to improve our position on a local/site specific basis, by improving the security systems and enhancing the entrance points in our facility. This can offer a level of security (and safety) that better aligns with the community conditions we currently serve and the poor level of adequate safety services available.

<b>Current Grant Request:</b>	\$194,536.41	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$119,231.99	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$313,768.40	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	38
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	38
<b>Affected Sq Ft:</b>	85,841	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	256	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$3.32	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$1,114.23	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	335	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	3.25		

<b>District FTE Count:</b>	247	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$64,071,575	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$259,399	<b>Outstanding Bonded Debt:</b>	\$975,000
<b>Unreserved General Fund FY11-12:</b>	\$791,849	<b>Total Bond Capacity:</b>	\$12,814,315
<b>Median Household Income:</b>	\$32,634	<b>Bond Capacity Remaining:</b>	\$11,839,315
<b>Free Reduced Lunch %:</b>	90.37	<b>% Bonding Capacity Used:</b>	8
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	0

General Fund

- Facilities Impacted by this Grant Application -

**Crowley Re-1-J - Ward MS - Districtwide Security Upgrades - 1997**

**School Name: Ward MS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	31,007
Replacement Value:	\$8,118,202
Condition Budget:	\$3,053,437
Total FCI:	37.61%
Energy Budget:	\$0
Suitability Budget:	\$660,900
Total RSLI:	29%
Total CFI:	45.8%
Condition Score: (60%)	3.41
Energy Score: (0%)	1.81
Suitability Score: (40%)	4.53
School Score:	3.86



**Crowley Re-1-J - Crowley HS - Districtwide Security Upgrades - 1919**

**School Name: Crowley HS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	64,849
Replacement Value:	\$18,183,875
Condition Budget:	\$7,896,510
Total FCI:	43.43%
Energy Budget:	\$22,697
Suitability Budget:	\$5,688,700
Total RSLI:	15%
Total CFI:	74.8%
Condition Score: (60%)	2.76
Energy Score: (0%)	1.67
Suitability Score: (40%)	3.47
School Score:	3.04



- Facilities Impacted by this Grant Application -

**Crowley Re-1-J - Crowley ES - Districtwide Security Upgrades - 1954**

**School Name: Crowley ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	29,132
Replacement Value:	\$7,390,428
Condition Budget:	\$3,312,344
Total FCI:	44.82%
Energy Budget:	\$10,196
Suitability Budget:	\$1,401,500
Total RSLI:	16%
Total CFI:	63.9%
Condition Score: (60%)	2.86
Energy Score: (0%)	1.98
Suitability Score: (40%)	4.06
School Score:	3.34



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** CROWLEY RE-1-J

**Applicant Priority Number:** 1

**County:** CROWLEY

**Previous BEST Grant(s) Funded:** 1

**Project Title:** Districtwide Security Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |  |  |  |
|---|--|--|--|
| <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 checked="" 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:

Crowley County School District RE 1-J was formed in 1962 and consolidated seven existing school districts within Crowley County into one new district.

Crowley County High School was built in 1919 (originally as Ordway School District building) and is one of the oldest continually operated educational facilities in the State of Colorado. Although this building has been maintained and updated over the years, it has never been completely renovated. Security and Fire Alarm Systems are antiquated and are in need of substantial update.

Crowley County Elementary School was built in 1954 and was expanded in 1969, 1971 and again in 1991. This building has also been maintained and updated over the years however it has not been completely renovated. Security and Fire Alarm Systems are antiquated and are in need of substantial update.

Crowley County (Ward) Middle School was built in 1997. This building has been maintained since that time however Security and Fire Alarm Systems are outdated and in need of update.

## Deficiencies Associated with this Project:

The deficiency is simply the fact that all three buildings are not secured and anyone can enter the building at any time without proper protocol of stopping and checking in at the main office in each building. Each building has multiple unsecured entrances that are difficult if not impossible to monitor during school hours. Various security items like the alarm system, security cameras, fire/smoke alarms and classroom door locks are outdated and/or not functional.

The High School and Elementary buildings are located directly across the street from the County Court House and County Jail. This Court House is the location for all County Court trials including trials for inmates at the Arkansas Valley Correctional Facility and the Crowley County Correctional Facility. Both facilities are medium security correctional units and their inmates are periodically tried at the County Court House in Ordway. Just within the last 12 months, there have been three murder cases tried at the Court House. There are no barriers between the Court House and the High School/Elementary therefore security is a great concern. Even with visitor protocols in place, visitors can get through Main Entrance and access hallways without anyone in the office being able to see them due to visibility issue due to the way it was design and built in the early 1900's.

Recently, the High School was a place for an adult male who was "high" and hallucinating and felt the safest place to be was inside the High School. This individual was able to enter the High School through one of the unmonitored external doorways and roam the halls of the High School during class for an extended period of time. He was eventually confronted by the staff and the sheriff's department was called, however this incident highlights the need for securing the buildings within the district.

The High School is almost 100 years old and has had only minimal security upgrades throughout the years. The exterior



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

doors can be propped open at any time throughout the day with no notification if a door is open. If a situation arises where the classroom teacher needs to lock their door, the teacher must step out into the hallway, lock the door then step back into the classroom and shut the door. This process is cumbersome, time consuming and exposes more harm to staff and students than is necessary. Additionally, the alarm system, security cameras and fire/smoke detection system is in need of substantial update.

The Elementary building is a 60 year old building with a lunchroom and District gym attached. There have been only minimal security and fire alarm upgrades throughout the years to this building. The Elementary is similar to the High School in which it needs a secured main entrance, secured exterior doors and classrooms doors that can be locked from inside the classrooms. The alarm system, security cameras and fire/smoke detection systems are outdated and in need of substantial update. The walkway between the Elementary and High School is open and in need of being enclosed so that the Elementary students can walk back and forth to the Library (located in the High School) safely. The Elementary playground is adjacent to "Main Street" and needs to be fenced off with solid metal fencing/panels as it is easily visible and accessible to the public and provides only minimal security barrier between the school and the public.

The FFA/Ag Shop/Football Locker Room is a building adjacent to the Elementary Building and is estimated to be over 60 years old. This building is also in need of security enhancements such as security cameras, fire/smoke detection system and updated exterior doors/locks.

The Middle School building and the adjacent Library are the newest buildings in the District however they are approaching 20 years old. Each building is in need of secured main entrances. Additionally the alarm system, security cameras and fire/smoke detection system are outdated and are in need of update. The walkway between the Middle School and Library is an open "breezeway" and needs to be enclosed with outside access restricted.

In closing the School Board, District Accountability Committee, Security Committee (Sheriff, Prison Officials, Regional Emergency Manager, School Administrators, Board Members and a County Commissioner), staff and administrators all agreed that we need to secure the main entrances in each building, update and integrate our alarm system with a new video system, secure all exterior doorways, and enclose strategic walkways to create a more secure campus and help protect the students and staff. Additionally, in the process of updating the security in each of our buildings we would be able to upgrade the main entrances to allow for Handicapped (ADA) Accessibility which is needed in the High School and Elementary buildings.

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

The recommendation the Security Committee gave the School Board/ School District was to replace or upgrade the Alarm System, Fire/Smoke Detection System, Security Camera System, Interior Classroom Door Lock Replacement and Exterior Fencing (enclose w/ metal siding) in each building. These systems are all outdated and in some cases inoperable or non-existent and are in need of replacement or installation. The Security Committee asked several private security and facility contractors to provide rough estimates to help the District understand what the potential cost to update these systems might be. Once those estimates were received, the School Board decided to engage in the BEST Grant process in an attempt to help finance the purchase and installation of the above referenced security system update.

### **How Urgent is this Project?**

The School Board, District Accountability Committee, Security Committee, staff and community all feel these security enhancements and upgrades are of the utmost importance and urgency. Several of the current systems have already failed on occasion and are in need of immediate replacement. Enhanced school security is necessary in this day and age and our antiquated systems are in dire need of upgrade. The School Board feels it is important to be proactive in our security efforts and not wait for a catastrophic event to occur to be the impetus for these enhancements.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

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;

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.

3.7. 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

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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. Adopted 11/12/2012 4 of 20 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.

3.17. A facility that complies with the American Disabilities Act (ADA) providing accessibility to physically disabled persons

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;

3.19.6. 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.

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

Maintenance:

Upon completion of the security upgrades, Crowley County School District intends to obtain bids and enter into a maintenance agreement with either:

- A.The provider/installer of the new security systems, or
- B.Another qualified security system provider

This maintenance agreement will cover service, maintenance, training and testing on an annual basis of all security systems including the Alarm System, Camera Systems, Fire/Smoke Detection Systems and any other related systems that are upgraded during this process. A checklist should be created to help provide a set of guidelines for what systems need to be maintained.

The District is aware that this maintenance agreement will be an added ongoing expense that will potentially run upwards of \$20,000 per year. The District is willing and able to budget for this added cost as it is crucial to the longevity and operation of any new systems installed. The School District is aware of the useful life expectancy of these security systems and will do its best to plan for the replacement of these systems into the future.

## CDE - BEST FY2014-15 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 construction 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:

Fair and Operable

<b>Current Grant Request:</b>	\$317,210.43	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$178,430.87	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$495,641.30	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	36
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	36
<b>Affected Sq Ft:</b>	124,988	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	448	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$3.61	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$1,005.77	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	279	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	389.32	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	435	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$36,805,328	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$84,610	<b>Outstanding Bonded Debt:</b>	\$0
<b>Unreserved General Fund FY11-12:</b>	\$1,946,037	<b>Total Bond Capacity:</b>	\$7,361,066
<b>Median Household Income:</b>	\$40,409	<b>Bond Capacity Remaining:</b>	\$7,361,066
<b>Free Reduced Lunch %:</b>	70.18	<b>% Bonding Capacity Used:</b>	0
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	0

General Fund



- Facilities Impacted by this Grant Application -

**Charter School Institute - Caprock Academy - Site Work Improvements – 2011**

**- No Statewide Facility Assessment Information Available**



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** Caprock Academy

**Applicant Priority Number:** 1

**County:** CSI

**Previous BEST Grant(s) Funded:** 0

**Project Title:** Site Work Improvements

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** Did not make the cut line for priority health and safety in 2013-14 cycle.

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

Caprock Academy is pursuing site work that supports and enhances the current school facilities by providing improved health and safety for all members of the Caprock Academy community. This improvement will be a critical step in a plan to develop a campus that is reflective of Caprock Academy's mission, vision, goals and core values. A campus that is indicative of the excellent education for the community who attends.

Caprock Academy is unique in its responsibility to deliver education through the classical method. The overall goal is to provide a classical liberal arts education founded upon principles, content and pedagogy, with an equal importance on character education. The mission of Caprock 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 and surrounding areas provide the type of environment that supports the school in developing strong academic fundamentals that can be applied in many life situations.

Caprock Academy has a number of significant site related safety and environmental issues that must be addressed immediately. The incidents of student injuries and workman's compensation claims for staff have risen steadily in the last two years. Tripping, twisted ankles, and leg injuries are three examples of the most common type of injuries. Workman's compensation rates have tripled for Caprock Academy and have encumbered funds that could be used in the classroom. These problems must be resolved to assure the security of not only the students who attend the school but parents, visitors, and travelers on the school road. In addition, due to the unstable state of the current site, there are several environmental concerns including non-compliance with the City of Grand Junction Storm Water Pollution Prevention Ordinance of 2006 as mandated under the Federal Clean Water Act, blowing dirt and dust, excessive mud, ice and snow in the parking lot that cannot be removed due to the gravel beneath, which causes slipping and falling injuries. There have been many parent concerns and complaints about the unsafe conditions and has been a reason stated when parents have withdrawn their child(ren).

We believe that new, permanent sustainable site work is the next step in the holistic development of a congruent campus. It is the next step in the long range, thoughtful development over the next several years. A safe and solid site is the foundation on which a comprehensive campus can be designed and realized.

## Deficiencies Associated with this Project:

The students, teachers, administrators, and parent community who make up the Caprock Academy family are proud of the current state of their school, its surroundings and how it has developed forward over the past years. While appreciative of how far they have come, together they are looking toward the future and where they want to be as a school many years down the road. A stable, functional site is a key piece of this vision for a state of the art 21st century facility that is sustainable in every sense of the word.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

What began as a fiscally responsible solution has become a safety and environmental liability. There are many issues that place the students and the local community in a situation of real, present and imminent danger. Safety and environmental concerns abound. The assessments in the Master Plan are based on visual observations that have taken place on the school campus. The assessment observations include areas of the site, buildings 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 safety and environmental deficiencies found at this location.

### Immediate Safety and Environmental Concerns of the Site:

1. Temporary concrete curbs around the pick up lanes have failed after a year of use. This creates safety hazards for waiting and walking visitors. These hazards include tripping while entering and exiting vehicles as well as while walking to and from our drop-off and pick-up and parking areas for students, staff, parents, and visitors. In addition due to the nature of the gravel surface, ice and/or mud accumulation is common during winter and wet times of the year in these areas. This exposes students and staff to significant slip and fall hazards when entering and exiting vehicles, particularly during daily drop-off and pick-up periods.
2. The ADA parking is 350' from the front entrance. This is three times the recommended maximum distance. Visitors must cross eight lanes of traffic to reach the main walkway.
3. 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 the students must walk through the active drive lane to access waiting vehicles. This is a significant safety hazard as students dodge exiting vehicles.
4. Students must wait in gravel areas for pick up. Multiple waiting areas for the students require additional staff for supervision. This adds cost to the operating budget and increases liability for the school.
5. Only the walk from the ADA parking area has been installed. Additional crosswalks were not installed forcing parents, students and visitors to cross at random locations in the active drive lanes.
6. Many walkways were originally established using 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 become muddy and slippery.
7. Due to 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 as well as for parents, visitors, staff and students walking to buildings from designated parking areas.
8. The unstable sand and gravel have given way to several potholes and cavities in the school parking lot and driveway, which are dangerous to motorists and pedestrians.
9. Tracking mud and gravel via vehicles from the school campus to the public road 24 1/2 is not only endangering motorists and pedestrians of the school, but also and those traveling on 24 1/2 Road. The Storm Water Inspector for the City of Grand Junction has made several visits to the school to inform the Administration that the school is in violation of the City Storm Water Pollution Prevention Ordinance of 2006 as mandated under the Federal Clean Water Act. Compliance with this Federal Act - repeatedly removing mud and debris from the state road - has proven costly and only a "Band-Aid" solution.
10. During long periods of dry weather in the high desert, we experience large amounts of wind blown dust that affect our physical plant operations (HVAC systems, damage to exterior building finishes), the air quality at the school - both inside classrooms and outside. This air pollution generates higher janitorial costs due to increased accumulation of dust, and negatively impact our neighbors in similar ways. In addition, the dust in the air negatively impacts the air quality both inside and outside the buildings. The dust in the air is a visible cloud during dry periods, particularly during the hours around drop-off and pick-up times (4 times a day with half time kindergarten). This amount of dust can and does create respiratory issues for students and staff who experience it for extended periods of time on a regular and repeated basis. As our current campus layout necessitates significant amounts of outdoor travel throughout the day, outdoor exposure to the dust is significant.
11. Wear and tear to flooring in the building has been exacerbated due to the mud and gravel tracked inside on student, staff and visitor shoes compromising the life of the flooring and necessitating that it be replaced more frequently. The mud and debris tracked inside creates ongoing safety hazards for people walking in the hallways. Most people do not expect indoor floors to be slick or to have fall hazards and thus, when encountered, more often lead to slips and falls.

### Proposed Solution to Address the Deficiencies Stated Above:

In order to provide a long term solution to the rapidly deteriorating parking, driveways, crosswalk, and walkway conditions on the site, the Caprock Academy is pursuing a CDE BEST Grant to remedy the multiple safety, health and environmental deficiencies. The result will be a safe, sustainable site that protects students, staff, families and visitors from current health

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

and safety deficiencies. The site will be developed in accordance with all applicable local, state and federal laws and regulations.

Caprock Academy is requesting the grant for pavement, sidewalks, crosswalks, and curb and gutter to dramatically improve general site access; improved ADA and ease of access for the disabled; and student, staff and visitor safety on the site. After careful study of 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 proposal. The final recommended concept incorporated the following goals identified by the group:

- 1.Improved site circulation and separation of both vehicular and pedestrian traffic
- 2.A Master Plan solution that includes opportunities for logistics to address student, staff, visitor safety.
3. Compliance with Federal and State Regulations.

The following refer to the Overview drawings that depict the site work proposed for this request:  
(Overview drawings are color coded)

Orange = Removals of existing asphalt and structures required to prepare the site for paving and curb/gutter/sidewalks

Blue = Paving - for the parking and drive areas to provide hard surface to replace the gravel surfaces

Green = Mono Curb, Gutter and Walkways - all primary walkways and curbing around drive areas and the school

Purple = Raised covered median islands - to control traffic flow and to separate lanes of traffic from each other

Red = Curb and Gutter - to provide traffic flow control, safety, secure fire lines, and direct drainage

Green = Sidewalk - linkages from primary walkways to building entrances

The new site work for the Caprock Academy will be designed and constructed in full compliance with the Colorado Department of Education Division of Public School Capital Construction Assistance (1CCR 303 91) Capital Construction Assistance Public Schools Facility Construction Guidelines. The following is a list of the site specific standards 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 not more stringent, will be observed in the design and completion of the project.
- 2.Americans with Disabilities Act current standards for accessible design
- 3.The City of Grand Junction Storm Water Pollution Prevention Ordinance of 2006 as mandated under the Federal Clean Water Act.

### How Urgent is this Project?

Caprock Academy is at a defining moment in its history when decisions regarding the future of its campus are upon them. Without these site improvements, students currently enrolled in the school will be faced with unnecessary hazards and deficiencies in their academic opportunities, which are not consistent with delivering the mission, goals, vision and core values of Caprock Academy.

There is a subtle underlying current flowing through the community regarding the lack of site improvements for educational environment of the 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 a critical juncture for enrolled students. The implementation of several elements is essential to the success of the students attending Caprock Academy.

The unimproved status of the site presents serious safety and environmental concerns that must be addressed. It has proven costly to the school to constantly repair and maintain the sand and gravel surfaces. The Storm Water Inspector for the City of Grand Junction has made several visits to the school to inform the Administration that the school is in violation of the City Storm Water Pollution Prevention Ordinance of 2006 as mandated under the Federal Clean Water Act. Compliance with this

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Federal Act is mandatory. Time will not only make the situation worse; it only increases the odds that a significant accident will occur.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

The new site improvements shall be designed and constructed to conform to the Public Schools Facility Construction Guidelines. Specific examples include:

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 (buses, 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 'Buses 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;

Adopted 11/12/20125 of 20

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.

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

Caprock Academy's maintenance plan for the proposed new site improvements is setup to be proactive vs. reactive; it is not a program where the school acts only in response to fault or breakdown. When operating in reactive mode the school often performs the least expensive repair available to get the component back to use. This practice may ultimately sacrifice quality and be more costly due to substandard repairs completed under duress that results in the accumulation of damage of equipment or systems. 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 preventative maintenance. Commissioning completed by professionals at the time of construction will verify that the site systems function in accordance with the system design and the manufacturers specifications. After completion of



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

construction, a record is retained of the services needed to be performed on the various parts of the site, the date they occur and the cost.

At the close of the construction, the contractor shall provide maintenance and operations manuals containing procedures governing the daily, monthly and yearly operations of the site. The manuals and product information will contain a list of the subcontractors that originally improved the site, installed the components, repair standards and work order procedures. The contractor shall schedule a time to walk the grounds and perform a hands on review with Caprock Academy's maintenance personnel. Additional procedures based on the Planning Guide for Maintaining School Facilities by the Schools Facility Maintenance Task Force, National Forum of Educational 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 the 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: landscaping/irrigation and hardscapes. Annual maintenance under this spreadsheet is anticipated to be estimated in the amount of \$5,900.00 a year as set forth below:

### Maintenance Plan

Description	Maintenance Times	Per Cost	Per Annual Year Occurrence Cost
Paved Areas	5	\$1,000.00	\$5,000.00
Hardscaping	2	\$ 450.00	\$ 900.00

### Capital Replacement Plan

Contractor recommendations were used to analyze major school site systems: landscaping, irrigation and hardscapes. To prepare the Capital Replacement Plan, The Academy, with the assistance of a 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 amount required to be set aside in capital reserves under this Capital Replacement Plan is \$125,000.00 .

Description:	Years:	Total:	Annual:
Paved Areas	20 Years	\$100,000.00	\$5,000.00
Hardscapes	25 Years	\$ 25,000.00	\$1,000.00

Based on this analysis, The Academy feels that 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. This Capital Replacement Plan will need to be modified to match the actual systems, which are specified during the design and construction of the school site improvements.

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. Caprock Academy plans to allocate approximately \$6,000.00 annually in a separate capital reserve account based on the Capital Replacement Plan .

## CDE - BEST FY2014-15 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 construction 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:

Land was purchased new and undeveloped in 2010 and modular and permanent structures erected in 2011. Budget constraints prevented completion of site paving and adequate crosswalks, sidewalks, and curb and gutter. This request is to remedy the many health and safety hazards created by the incomplete site development at the time of original construction.

<b>Current Grant Request:</b>	\$381,645.81	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$107,643.69	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$489,289.50	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	22
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	22
<b>Affected Sq Ft:</b>	108,000	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	755	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$4.31	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$617.21	<b>Who owns the Facility?</b>	3rd Party
<b>Sq Ft Per Pupil:</b>	143	<b>Does the Facility have Financing?</b>	No
<b>Per Pupil Allocation to Cap Reserve:</b>	10.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	1	Building and property is held as collateral by bondholder and the terms of the bond agreement would determine the outcome. If bond debt is still due, the bondholders have first security interest in the building and land.	
<hr/>			
<b>District FTE Count:</b>	755	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>		<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>		<b>Outstanding Bonded Debt:</b>	
<b>Unreserved General Fund FY11-12:</b>	\$0	<b>Total Bond Capacity:</b>	
<b>Median Household Income:</b>		<b>Bond Capacity Remaining:</b>	
<b>Free Reduced Lunch %:</b>	20.84	<b>% Bonding Capacity Used:</b>	
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	
General Fund, Capital Campaign			





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## CHARTER SCHOOL INSTITUTE

January 22, 2014

Scott Newell  
Principal Consultant  
Division of Capital Construction Assistance  
Colorado Department of Education  
1580 Logan St, Suite 310  
Denver CO 80203

Subject: Letter of Support for Caprock Academy's Application for BEST Funds

Dear Scott:

On behalf of the Charter School Institute, I write today to pledge full support from the Charter School Institute (CSI) for the 2014 – 2015 CDE BEST Grant application submitted by Caprock Academy. Caprock Academy has been a CSI school since its inception in 2007 and has been a strong example of a successful charter school model in Western Colorado. Caprock Academy's board and administration have demonstrated a dedication to academic excellence with sound fiscal management. This allowed them to move rapidly from their initial site onto a new, larger site and begin development of their Master Plan in 2011-12. However, due to erosion of state funding experienced the last 3 years, and the fact that Caprock Academy currently receives one of the lowest PPR amounts of any brick and mortar school in the state, Caprock was forced to reduce the scope of their Phase I Master Plan development. One of the casualties of those cuts was installation of adequate paving and concrete sidewalks.

Caprock Academy's application for site paving and sidewalks is intended to improve student, staff, and community health and safety by addressing numerous issues created by their current dirt and gravel driveways, parking areas and walkways. CSI recognizes the importance of both student health and a sense of safety when coming to and from school in the overall success of students and as such fully endorses Caprock Academy's request for BEST funds to allow them to complete this important part of their overall campus environment.

The CSI is the only state charter school authorizer in Colorado. The CSI is currently in its ninth year of operation. The CSI is unlike traditional school districts authorizers in many important ways that are relevant to RMS' BEST grant application and waiver request. Some of these differences include:

- The CSI does not own any buildings or land that may be used by its charter schools.
- The 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.
- The CSI does not have a large capital construction fund set aside.

As noted above, unlike traditional districts that may assist their BEST grant applicants with access to existing school facilities or land, or put forth a mill levy or bond election to raise funds for the matching requirements, the CSI does not have those options to assist its BEST grant applicants. As of January 22,

2014, CSI only has \$376,084 set aside in Assistance Fund reserves (C.R.S. 22-30.5-515.5) for use by all 28 of its schools.

I urge your support of Caprock Academy's grant proposal. Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to be 'E. Hemming', with a long horizontal line extending to the right.

Ethan Hemming  
Executive Director  
Charter School Institute

Feb. 24, 2014

Dear Mr. Scott Newell and BEST Grant Committee,

The Division received 16 letters of support from concerned parents that were similar to the letter below. 64 letters of support were sent in from concerned parents.

As a parent and community member of Caprock Academy, I would like to thank you for considering our school's grant application for site improvements under the category of health and safety. As a school of choice and a public charter school, Caprock Academy has access to limited capital construction funding unlike traditional public schools which can raise funds ***through property tax revenues (mill levy) and bond elections.***

We are extremely grateful to have Caprock Academy available as a choice here in the Grand Valley and our children are benefiting richly from the education Caprock Academy provides. As members of the school community, we know that budget pressures have limited what else can be done within the school's regular budget right now to improve our school, and we hope that BEST will consider the following areas that are of great concern to my family:

1. Tracking mud and gravel via vehicles from the school campus to the public road 24 1/2 is not only endangering motorists and pedestrians of the school, but also those traveling on 24 1/2 Road. The tracking creates slick driving surfaces at times when roadways are normally not slick. When motorists encounter sudden, unexpected slick surfaces, the risk for accidents increases greatly.
2. During long periods of dry weather in the high desert, dust on the site is very noticeable. The plume of dust generated by entering and exiting vehicle traffic can be seen well before even arriving at the school. The dry, dusty air is heavy in the air when students are being dropped off and picked-up, and students are directly exposed to the dust each day during drop-off, before school recess, and at pick-up. In addition, the dust can infiltrate the buildings and further increase exposure. In addition, when winds blow, the large, unpaved parking areas cause a large amount of dust to be blown around on site. The wind-blown dust creates another opportunity to exposure for students at recess, lunch, or otherwise outside.
3. Although not directly a safety issue at this time, wear and tear to flooring in the building has been exacerbated due to the mud, ice, slush and gravel tracked inside on student, staff and visitor shoes compromising the life of the flooring. This can be expected to create additional hazards as flooring starts to prematurely fail. In addition, the mud and debris tracked inside creates ongoing safety hazards for people walking in the hallways.

We, as a school community, understand that there are many needs for public schools in Colorado. Please consider our need for a healthier and safer campus in Grand Junction. While the amount the school is requesting is relatively small (\$465,000) in terms of building projects which can run into the millions, this grant will reap large benefits for the health and safety of the students and families of Caprock Academy which will contribute to the students' ongoing academic success due to better attendance, because ongoing air quality and environmental concerns will have been addressed.

Sincerely,

Kevin & Candace Lemarr

Caprock Academy parent/ community member

## Huber, Kevin

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**From:** Dan Sherrill <d.sherrill@caprockacademy.org>  
**Sent:** Thursday, February 27, 2014 3:00 PM  
**To:** Huber, Kevin  
**Subject:** FW: Best letter

-----Original Message-----

From: Stephanie [<mailto:squintssr@yahoo.com>]  
Sent: Tuesday, February 25, 2014 7:19 AM  
To: [d.sherrill@caprockacademy.org](mailto:d.sherrill@caprockacademy.org)  
Subject: Best letter

Dear Mr. Scott Newell and BEST Grant Committee,

Our daughter is a second grader at Caprock Academy and we also have a nine month old who will one day attend. We are blessed to be a part of the community at Caprock Academy and are excited to see the growth that will take place in the coming years! We value the education that our daughter is receiving at Caprock and believe she is getting the best education in the Grand Valley. We are writing this letter asking you to consider Caprock Academy for a grant to improve the safety of our kiddos.

Our little school still needs a lot of work, particularly in the area of sidewalks, parking lots, and curbing. The school has worked hard to create temporary sidewalks, gravel parking lots and landscaping that has helped considerably, especially during the months of snow and rain when mud and ice are not only a nuisance but more importantly a safety hazard.

However, these are costly and temporary attempts. Sidewalks are cracking, landscaping fabric is coming up and the parking lots are full of potholes.

During pick up teachers have the option to let kids stand on small patches of snow/ice or in the mud. These hazards also present a problem to friends and family who visit the school. At a recent christmas play, our daughters great grandparents sat in the car before the play, debating if they should risk walking across the icy gravel parking lot or go home. We started wondering where they were, found them in their car and helped them across the lot. It would have been impossible for them to get across without falling.

We understood from the beginning that time and sacrifices would need to be made for our daughter to attend Caprock and we sacrifice gladly, but we want our child to be safe at school. Our little school is growing from humble beginnings by the hard work of volunteer parents and the generosity of others. We are so thankful for all of them! And we appreciate your time and consideration.

Sincerely,  
Cody and Stephanie Reece

The Division received 11 letters of support from concerned parents that were similar to the letter below. 64 letters of support were sent in from concerned parents.

February 12, 2014

Dear Mr. Scott Newell and BEST Grant Committee,

As a parent and community member of Caprock Academy, I would like to thank you for considering our school's grant application for site improvements under the category of health and safety. As a school of choice and a public charter school, Caprock Academy has access to limited capital construction funding unlike traditional public schools which can raise funds through property tax revenues (mill levy) and bond elections.

We are extremely grateful to have Caprock Academy available as a choice here in the Grand Valley and our children are benefiting richly from the education Caprock Academy provides. As members of the school community, we know that budget pressures have limited what else can be done within the school's regular budget right now to improve our school, and we hope that BEST will consider the following areas that are of great concern to my family:

1. The current handicap parking areas are far from the school entrance, as is the main parent/visitor parking area on the west side of the school. The current configuration creates a situation where students and visitors are exposed to traffic across the entire parking lot, which is especially dangerous during peak traffic periods when students and other pedestrians are moving through the large volume of exiting vehicles. If BEST grants are received and the school is able to configure a paved parking area according to the latest master plan, handicap parking and parent/visitor parking would be moved much closer to the school, creating a much safer situation for students and visitors as no lanes of traffic would need to be crossed to reach the front of the school from the primary parking areas.
2. Only the cross walk from the handicap parking area has been installed. Additional crosswalks were not installed and this forces parents, students and visitors to cross at random locations or hard to see crossing areas in the active drive lanes. There appears to be a need for at least two or three additional crosswalks that are signed and painted to create safer pedestrian flow on the site. As a parent, I feel that site safety would be greatly improved for everyone with more adequate crosswalks installed and clearly indicated to motorists negotiating the site parking and drive areas.
3. The lack of sidewalks and crosswalks at common points of access on site is compounded by students walking to and from school from adjacent neighborhoods. I believe that the substantial volume of people accessing the site as a pedestrian creates added safety issues that would be greatly improved with standard sidewalks and crosswalks installed on the site.

We, as a school community, understand that there are many needs for public schools in Colorado. Please consider our need for a healthier and safer campus in Grand Junction. While the amount the school is requesting is relatively small (\$465,000) in terms of building projects which can run into the millions, this grant will reap large benefits for the health and safety of the students and families of Caprock Academy which will contribute to the students' ongoing academic success due to better attendance, because ongoing ADA and pedestrian access concerns will have been addressed.

Sincerely,

Rob & Angela Ferguson

Caprock Academy parent/ community member

To Whom It May Concern:

If you had met my daughter 2 years ago, it would be hard to imagine how her journey has brought her to where she is today. My wife and I specifically sought out Caprock for many reasons. Our daughter has attended various public schools before Caprock and we are so very pleased, these are just a few of the reasons.

The first thing that will strike you upon entering Caprock is to see all students in uniform. You will be impressed at the level of respect and decorum that this promotes. This standard also eliminates a lot of class warfare politics that can occur. We are so pleased that Caprock maintains a high level of expectation in this way.

Secondly, the teachers have been something special. I am not sure if it is the atmosphere that creates good students and thus invigorates teachers to be their best or vice-versa. My wife and I very much appreciate the approachable stance teachers have had with us. They are available and I feel like we are able to partner with them successfully.

In this day and age it is very difficult to maintain high standards and that is for a variety of reasons. I am grateful that my daughter is being pushed to work hard. She has been pushed to work at a level that I would have thought unachievable at other schools.

There is a large staff of people working hard at Caprock. Dan and Carrie Sherrill have worked very hard to make this school a success. However, Caprock is now even bigger, and I am thankful to be under the wing of so many able people. Dan and Carrie have inspired staff and volunteers to work at peak performance. If you are ever unsure, come meet my daughter, she is living proof of which we are so very proud.

Respectfully,

Bill and Amy Fitzgerald

February 13, 2014

The Division received 30 letters of support from concerned parents that were similar to the letter below. 64 letters of support were sent in from concerned parents.

Dear Mr. Scott Newell and BEST Grant Committee,

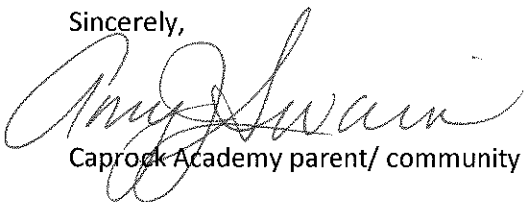
As a parent and community member of Caprock Academy, I would like to thank you for considering our school's grant application for site improvements under the category of health and safety. As a school of choice and a public charter school, Caprock Academy has access to limited capital construction funding unlike traditional public schools which can raise funds through property tax revenues (mill levy) and bond elections.

We are extremely grateful to have Caprock Academy available as a choice here in the Grand Valley and our children are benefiting richly from the education Caprock Academy provides. As members of the school community, we know that budget pressures have limited what else can be done within the school's regular budget right now to improve our school, and we hope that BEST will consider the following areas that are of great concern to my family:

1. One area of great concern that would be addressed by receipt of the grant is the installation of permanent curb, gutter and sidewalk. The current temporary curbing is broken and creates tremendous tripping and safety hazards for pedestrians and for students entering and exiting vehicles. In addition, the lack of pavement and sidewalks creates icy, dangerous surfaces for everyone when wet and rutted surfaces during all times of the year. Just using this year as an example, students have had to negotiate icy conditions for over 2 months due to ice and snow that cannot be successfully removed due to current site conditions.
2. Our school has many "temporary" asphalt pathways. However, in addition, there are many areas that are gravel or landscape fabric that students regularly walk on or stand on while waiting for pick-up. These areas become very wet and muddy during wet times of the year. Not only does this make those specific areas prone to slips and falls, but the mud is tracked into other areas and creates slipping hazards in adjacent areas that would otherwise be safe.
3. The gravel parking and drive areas become littered with potholes and ruts. As a parent who regularly encounters this situation while transporting my children, I have experienced first-hand the dangerous situations this can create as people slow down rapidly to avoid them when entering the site or from swerving to avoid the ruts while negotiating the parking lot and pick-up lanes.

We, as a school community, understand that there are many needs for public schools in Colorado. Please consider our need for a healthier and safer campus in Grand Junction. While the amount the school is requesting is relatively small (\$465,000) in terms of building projects which can run into the millions, this grant will reap large benefits for the health and safety of the students and families of Caprock Academy which will contribute to the students' ongoing academic success due to better attendance, because ongoing issues with curbing, paving, and sidewalks will have been addressed.

Sincerely,



Caprock Academy parent/ community member



Michael & Trisha Hansen  
2851 B ½ Rd.  
Grand Junction, Colorado 81503

February 23, 2014

Mr. Scott Newell  
BEST Grant Committee

Dear Mr. Newell & Committee members:

I have a daughter attending Caprock Academy and I feel very fortunate to have this choice available to us. As a parent, I am excited to have this opportunity to write to the BEST Grant Committee regarding some of the immediate needs of our school.

Each day when the students are dropped off or picked up they have to navigate around broken curbing. I have seen students trip over the curbing on numerous occasions and I myself have tripped a time or two. Also, I have seen cars hit the curbing which has been inadvertently pushed into the pickup/drop-off area. Having permanent curbing and sidewalks in this area would improve everyone's safety.

Another safety concern regarding a lack of permanent sidewalks is the fact the temporary asphalt "sidewalks" are not large enough to accommodate the number of students using them between classes. It doesn't truly become a safety issue until it rains or snows, when this happens some of the students are forced to walk on the wet landscape fabric and it is very slick. Since I deliver hot lunches to the classrooms every week I am very familiar with how slick the fabric can become. I must walk very carefully in order to keep my balance while carrying heavy loads.

Finally, I would like to address the need to have our driving and parking areas paved. When I drive my daughter to school on certain days I can see a huge dust cloud hovering over the school due to the traffic at the drop-off and pickup area. This is a health issue for everyone but especially for those students with respiratory difficulties. I feel for the teachers who must stand in this twice a day to help the students safely to their cars.

I know there are many schools in need and requesting these funds, however, I appreciate your consideration of our school and our safety needs. Thank you in advance for your support.

Sincerely,



Trisha Hansen

The Division received 23 letters of support from the students of Caprock Academy. Below are a few of the letters from the concerned students.

2/19/14

Dear Mr. Scott Newell and Best Grant Committee,

Thank you for considering Caprock Academy as a school to give the grant money to. In this letter I would like to notify you about the parking lots at our school.

Our parking lots are made out of dirt and small rocks. When it rains our "parking lots" get muddy and can sometimes be hard to drive on. After you've parked then you have to walk through the mud. When it snows or gets cold then ice covers the parking lots and parents and students could easily slip and fall or crash their car.

Please take this in to consideration and thank you for even giving us a chance to get the grant.

Sincerely,

Dixie Bench  
6<sup>th</sup> Grade Student  
Caprock Academy

Dear Mr. Nessell and BEST Grant Committee,

Thank you for considering Caprock Academy for the BEST Grant for a Fund to our school. If it would not annoy you, I would like to explain our needs. We desperately need new pavement for our dirt roads. Also all the supplies and equipment necessary for School. Also the pumps and playground materials need fixed for the better.

Yours Sincerely,

Jonny Williams for Caprock Academy 6<sup>th</sup> grade

Dear Mr. Scott. Newell and best  
Grant committee

We need permanent curbs, gutters  
and sidewalks/pavement. Not having  
these is a safety/health issue.  
The dirt here creates dust, and  
when it snows or rains it creates  
mud and that makes safety issues.  
The dust creates health risks  
for people with asthma.

We would like our school and  
other guests to be safe crossing  
our parking lots. Thank you  
for understanding.

Sincerely,

Alex Gallegos  
6<sup>th</sup> Grade  
Caprock Academy

Dear Mr. scott and best Grant Comitee

My School needs the Grant becauss we need to put down pathing, and we also need hallways. We dont have those big problem, but we have problems. In the winter when there is snow and ice every wears it would help to have hallways so that we dont get cold and slip on ice. Eiders walking on mud they could slip and get heart very bad because we dont have a concrete parking lote. thank-you for submitting us.

Sincerely Luke Stevens

6<sup>th</sup> grader  
student

Caprock academy

Kynlee Benfro  
2-19-2014  
6<sup>th</sup> Grade  
Mrs. VanShatch

2-19-2014

Dear, Mr. Scott Newell and BEST Grant  
Committee.

Thank you for accepting Caprock  
Academy. Caprock Academy needs  
a better paved parking lot. We  
have dust for a parking lot right  
now, when people drive the  
dust goes everywhere and it's  
hard to see. Also when it rains  
it's really muddy.

We could also use a paved  
sidewalks because when it's snows  
it's very cold and slippery. It  
can also get very muddy when it  
rains. Dust also creates health  
issues. The dust could get in  
your lungs you could die because  
then your body shuts down.

Caprock could also use some  
new entrances because there are  
some people that are disabled or  
are hurt and have to use a wheel chair.  
We don't have good entrances.

Sincerely,  
Kynlee Benfro  
6<sup>th</sup> grade student  
Caprock Academy

2-19-14

Dear Mr. Scott Newell and Best Grant Committee

I appreciate you for accepting my school as one of the schools to give the money to. The reason why we need the money is because we have no pavement or curbs. During the winter it is very hard to get to the other building with out getting muddy and wet. Also it could cause us to get hurt by slipping on the floor. Then out in the parking lot we need pavement to fix the pot holes and all the rocks.

Sincerely, Lexi Hone



Dear, Mr. Scott Newell and BEST Grant Committee

Would you please consider grant to the School of Caprock Academy to pave our dirt parking lot. There are some safety reasons involved, like during bad weather it gets very muddy and slippery, and people fall. Also dirt flies everywhere which may cause a wreck. Going back to the bad weather cars may slide and hit other cars.

Thank you very much  
for your  
consideration

Sincerely, Cameron Armenta  
6th grade student  
Caprock Academy

- Facilities Impacted by this Grant Application -

**Charter School Institute - Ross Montessori School - Ross 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:	\$3,814,323
Condition Budget:	\$1,395,625
Total FCI:	36.59%
Energy Budget:	\$0
Suitability Budget:	\$1,662,800
Total RSLI:	24%
Total CFI:	80.2%
Condition Score: (60%)	2.82
Energy Score: (0%)	0.83
Suitability Score: (40%)	2.62
School Score:	2.74



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** Ross Montessori Charter School

**Applicant Priority Number:** 1

**County:** CSI

**Previous BEST Grant(s) Funded:** 0

**Project Title:** Ross School Replacement

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** In 2010, Ross was not awarded a BEST grant because the matching percentage was not deemed sufficient and there was confusion about why Ross was located on its current site by the CCAB Board.

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <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 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:

### Educational Programming:

The mission of Ross Montessori School (RMS) is to provide an authentic Montessori education from Kindergarten through 8th grade to children in the Roaring Fork Valley. Each students' 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. Student instruction is individualized for all students.

Despite inadequate facilities, RMS students have consistently demonstrated excellent academic performance each year. 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 nine years of operation, RMS has grown steadily and now serves approximately 250 students from Rifle to Snowmass. Additional modular buildings and 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 land and facility payments. Because of a limited budget, the school does not employ 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.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

### 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.

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. Nine 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. 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. In fact, RMS is located on a Carbondale designated "Heavy Truck Route." It is dangerous for students to cross the street to go to town or to the open space across the street, although students do 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 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. In fact, there has been one break-in at the school and security cameras had to be purchased as a result. It is obvious that the current location is not safe.

The school facility itself also has many significant deficiencies. As the Parson's assessment correctly pointed out, all of our modular structures sit directly on the soil and have no solid foundation under them. According to the report, this makes the life expectancy of the modular structures 15 years at most due to the extensive settling that occurs. This certainly seems to be the case at RMS. The largest modular on our campus is only 9.5 years old and is showing serious signs of degradation despite our best attempts to maintain it properly. The other modular structures are at least 20 years old and clearly approaching the end of their usable lifespan. The assessment was done in 2009 and correctly points out many deficiencies that should be fixed or replaced within 5 years. It is now five years later, and many of these deficient systems remain as it is not a sound fiscal decision to spend hundreds of thousands of dollars to fix a leased building that was never intended to be a permanent home. The unsafe state of the facility and its infrastructure are detailed below.

- 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.
- 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. Animals nesting and living underneath much of the facilities cause plumbing, irrigation and drainage issues.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

- 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 upper elementary 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.
- 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 dioxide. The bathrooms have limited ventilation and smell bad. There is clearly not an effective air exchange.
- 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. Siding is falling off several modulares, causing energy efficiency to be non-existent. As a result, heating and cooling bills are very expensive. The heating units have degraded over the last 9 years to the point where some classrooms have not been able to have real heat for weeks on end and portable heaters had to be used instead. Some of the heaters are electric only and that further increases cost and inefficiency. Additionally, the flat 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.
- 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 an adequate parking lot. 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.
- Three modular buildings that house some student classrooms, the art room, the music room and the library have no water supply nor 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.
- Two of the modular buildings listed above are not compliant with the Americans with Disabilities Act. The main building has two ramps, but they do not meet code requirements.
- The existing sewer system is very inefficient. Toilets back up frequently 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.
- 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.
- Front and back decks of main building, though repaired and resurfaced regularly, continually deteriorate due to weather, heavy traffic and the salt used to melt snow is caustic to the wood.
- 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. Because of our location above a sewer easement and a large marmot population, our sprinkler system is continually in need of repairs due to tubing being eaten.
- In the aftermath of multiple violent episodes in schools nationwide, it is important to note that there is a complete lack of security at Ross. Having separate modular buildings, structures that are made from wood, hollow core doors and multiple entrances make security challenging. There are policies and procedures in place and lock down drills are regularly practiced; however, if a gunman chose to enter the building, there are no physical structures to assist with student or staff safety. In conclusion, there are countless structural and safety issues with the existing building and site. 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 Stated Above:



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### 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 eight 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 was comprised 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.

Land in Carbondale and the Roaring Fork Valley remains expensive despite the recent recession. Initially, the land 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. Some of them 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 325 students and 35 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 was 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.

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Four years ago, RMS did have a contract on a suitable 6 acre piece of land 4 miles out of town for \$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 other issues. Two years ago, RMS had a contract on a 5-acre piece of rural land 1 mile out of town for \$1.2M. RMS again 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 three years ago, but it is still an option. RMS then had a 15 acre parcel under contract for \$1,850,000 and after extensive due diligence, this was determined to be a workable project and acceptable to BEST guidelines if some zoning issues were resolved. RMS was working diligently on rezoning this property, but as a backup project on the approved BEST grant list, the Garfield county planning and zoning committee did not recommend a rezoning approval as they were not assured that a school would be there and wanted to avoid any unintended consequences.

Ross is currently under contract on a 2.73 acre parcel conveniently located in the town of Carbondale for a purchase price of \$1,250,000. An additional \$500,000 for infrastructure costs and \$273,000 for road improvements mandated by CDOT will also be paid to the developer. The property is set to close in June 2014. This site is centrally located for the families who send their children to RMS allowing many students to continue to bike or walk to school. The site is part of a mixed use development that will include single and multi family homes. The developer of the site and RMS have the enthusiastic approval of the town of Carbondale for the entire project as well as support of the neighbors. After much discussion, the board concluded that this site is the best choice for a new facility. There has been extensive due diligence conducted on this land. It has had ALTA, ESA, and traffic studies. It is properly zoned for a school facility. A civil engineering study was conducted and it was concluded that RMS can tap into city water and sewer lines.

Facilities:

If we moved the modular buildings to another site, the school would continue to be unsafe for all of the reasons already stated. 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 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 is especially well-versed in the directions of education and design today. 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, and multi-age grouping. In addition, there are 21st Century learning principles that RMS 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

The design for RMS 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 RMS:

- 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 RMS 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. RMS has made significant changes to the initial facility first presented in our BEST application five years ago. 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. 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. The administration, board, staff and several parents have reviewed the programming needs for the facility. The new design incorporates the basic needs of RMS and maximizes use of space. There has also been the addition of some much

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needed rooms for special education, health, therapy and easily accessible storage of Montessori materials. The size of the cafeteria/multipurpose room has been decreased and will be able to accommodate the student population by having three lunch shifts. The new facility will have the same number of classrooms currently available. Additionally, there is an existing 1800 square foot house on the property that will be used as part of the school. This existing building will house the art room, foreign language room, storage as well as more administrative space. In approximately 10 years, RMS hopes to have raised enough capital to begin phase 2 construction which will include additional classrooms, a commercial kitchen, a media center, gymnasium and dedicated science room. Until the funds can be raised for the second phase, RMS will take advantage of the proximity to many parks, a recreation center, town library, performing arts center and art galleries to enhance the learning experience and contribute to the local community. The new facility program is shown below.

Description Quantity Area (s.f.) Total (s.f.)

### Classrooms

Kindergarten 2 900 1800

Lower Elementary 4 793 3172

Upper Elementary 3 793 2379

Middle School 2 861 1722

Restroom (dispersed) 2 64 128

Restroom (1st floor) 2 215 430

Restroom (2nd floor) 2 215 430

Sub-total

10061

### Specialized Areas

Multi-Purpose/Cafeteria 114531453

Science/Music 1 969 969

Break-out rooms (1st floor) 1 132 132

Break-out rooms (2nd floor) 2 136 272

Sub-total 2826

### Administration

Directors Office 1145145

Academic Dean 1120120

Health Room/TO/SLP 1220220

Business Manager 1120120

Conference Room 1200200

Staff Work Room 1290290

Reception 1200200

Communications (1st Floor) 1 82 82

Communications (2nd Floor) 1 54 54

Custodial 1 56 56

Subtotal 1287

Total Net Area 14374

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Total Gross Area (x1.38)19790

The total programming of the new facility adds approximately 5000 square feet of space and provides a safe and educationally appropriate facility and location. The new facility provides the school with more opportunities to provide a well-rounded education with dedicated spaces for science, special education, music, foreign language and art. 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. 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.

In the geographic area that our identified property, there are several options for internet connectivity. We will install a wireless system with multiple access points throughout the building. Direct cabling from the router to the office, science room and multipurpose room will 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 nine 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 property under consideration presents excellent potential to achieve our goals.

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. RMS has been awarded a BEST grant in 2011 and 2012 and was an alternate project in 2013. For various reasons, RMS was unable to complete the project in those years. The changes in the financing of the BEST program have forced RMS to redesign a smaller building that the school can largely finance within the current operating budget. RMS requires outside assistance from BEST, private fund raising and other grant sources in order to build a project that meets the basic needs of the school. 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 months. RMS anticipates construction would begin in February 2015 and the new school would be ready for operation in the middle of the 2015-2016 school year.

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## How Does this Project Conform with the BEST Facility 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.
- 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 by tapping into existing city water lines.
- 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.
- 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 keypad or keycard 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.
- 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.”

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- 3.14. 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."
- 3.15. 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 is 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 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.
- 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

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(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 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 K-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. Special education classroom;

4.10.3. Special program room;

4.10.4. 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;

4.10.5. Art room with ample storage cabinets and counter sinks. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;

4.10.6. Cafeteria/multipurpose room with higher ceiling heights and daylight.

4.10.7. 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. 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 4.10.4.

4.11.5. Science classroom with teaching demonstration table, emergency shower/eyewash, wet student work stations, and equipped with adequate instrumentation;

4.11.6. (RMS does not currently include a dedicated "Family Consumer Science Lab", but instead incorporates life skills throughout its Montessori education program;)

4.11.7. Art classroom per 4.10.5.

4.11.8. (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;)

4.11.9. Cafeteria/multipurpose as described in 4.10.6.

4.11.10. (The current RMS program does not include a dedicated weight training area;)



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- 4.11.11. (The current RMS program does not include men and women's locker rooms with independent bathrooms, showers and locking metal lockers;)
- 4.11.12. Administrative areas as described in 4.10.10.
- 4.12. N/A (RMS is a K-8 school.)
- 4.13. N/A (RMS is a K-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;
- 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;
- 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;



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

- 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.
- 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

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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?

#### Detailed Maintenance Plan

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.
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

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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.

The maintenance budget will be \$12,000 annually beginning in the 2015-2016 school year. Based on current data of spending approximately \$8000 annually, this maintenance budget will be adequate to pay for a custodial care, equipment and supplies for the new facility. Additionally, \$15,000 will be set aside in an account for repairs and reserves to replace systems and structures as they wear out. After the new bus lease is paid in 2019, an additional \$10,000 will be set aside in the reserve account annually. This will allow RMS to both plan for future transportation needs and enhance its reserve account.

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
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	35,000	1,750

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Totals 1,524,50075,463

A capital campaign with the goal of raising sufficient capital to build Phase 2 of the building over the life of the building will also be instituted in the future. The second phase of this building is estimated to cost approximately \$5,000,000. RMS anticipates raising the necessary capital for Phase 2 through a combination of grants and continued private fundraising. RMS anticipates it will take another 10 years to raise the funds for the second phase with the entire building being finished in 2025. Unless funding for public education increases significantly, RMS will not incur any debt service for phase 2.

The life of the entire building is estimated to be 75 years. With the USDA loan paid in full in 40 years, RMS will begin setting aside \$100,000 in a capital reserve account that will grow to \$3,500,000 in 35 years. Assuming a 3% annual inflation rate, the entire building will cost approximately \$27,000,000 to replace in 75 years. The capital reserve account will contribute 13% of this cost and an additional \$5,000,000 year capital campaign will be initiated in 2080 for a total of \$8,500,000 (31% of total cost). The remaining funding will come from another lending source.

**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 construction 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 school site was initially leased, there were many good reasons for choosing that location. The school is conveniently located in town and is within easy walking and biking distance for 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 a park. Because the founders knew that the 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, nine years ago, there were plans in place for developing the current site into a 17 acre mixed use commercial/residential development and the founders 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. Many of the features that make the current location less than ideal 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 financially viable.

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 or money 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 and soon, the school was too small to accommodate all students. In 2007, a preschool was started which increased the school programming by two classrooms. In 2007, two 17 year old two-room modulares were 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 a 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 then apply for a conventional bank loan and build a permanent school.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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 leases. The school has a supporting foundation that raises approximately \$60,000 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.

<b>Current Grant Request:</b>	\$930,454.75	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$7,133,309.00	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$8,063,763.75	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	19
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	88.4612846
<b>Affected Sq Ft:</b>	19,790	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	233	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$388.06	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$32,960.41	<b>Who owns the Facility?</b>	3rd Party
<b>Sq Ft Per Pupil:</b>	85	<b>Does the Facility have Financing?</b>	No
<b>Per Pupil Allocation to Cap Reserve:</b>	15000	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	2.21		The leases will be terminated and the modular buildings will be returned to the leasing companies.

<b>District FTE Count:</b>	233	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>		<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>		<b>Outstanding Bonded Debt:</b>	
<b>Unreserved General Fund FY11-12:</b>	\$13,748	<b>Total Bond Capacity:</b>	
<b>Median Household Income:</b>		<b>Bond Capacity Remaining:</b>	
<b>Free Reduced Lunch %:</b>	27	<b>% Bonding Capacity Used:</b>	
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	

USDA Loan, Private Fundraising, Grants



1580 LOGAN STREET, SUITE 210  
DENVER, COLORADO 80203  
Tel: 303-866-3299 Fax: 303-866-2530  
www.csi.state.co.us

## CHARTER SCHOOL INSTITUTE

January 22, 2014

Scott Newell  
Principal Consultant  
Division of Capital Construction Assistance  
Colorado Department of Education  
1580 Logan St, Suite 310  
Denver CO 80203

Subject: Letter of Support for Ross Montessori School's Application for BEST Funds

Dear Scott:

The Charter School Institute (CSI) wholeheartedly supports BEST grant approval for Ross Montessori School (RMS). RMS is one of the top performing schools within the CSI, and is in the top 20% 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.

The CSI is the only state charter school authorizer in Colorado. The CSI is currently in its ninth year of operation. The CSI is unlike traditional school districts authorizers in many important ways that are relevant to RMS' BEST grant application and waiver request. Some of these differences include:

- The CSI does not own any buildings or land that may be used by its charter schools.
- The 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.
- The CSI does not have a large capital construction fund set aside.

As noted above, unlike traditional districts that may assist their BEST grant applicants with access to existing school facilities or land, or put forth a mill levy or bond election to raise funds for the matching requirements, the CSI does not have those options to assist its BEST grant applicants. As of January 22, 2014, CSI only has \$376,084 set aside in Assistance Fund reserves (C.R.S. 22-30.5-515.5) for use by all 28 of its schools. Ross has done a tremendous job of raising private funds in their small rural community and has applied for a USDA loan.

Without a BEST grant, RMS will not be able to proceed with their proposed project and build a safe and educationally appropriate school. RMS has done the required due diligence on the

land and has spent years working with their architects to create an efficient and sustainable building. Ross has done everything in its power to help themselves and they need some additional support to see the project through to completion.

I urge you to support RMS' well-deserved application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ethan Hemming', with a long horizontal flourish extending to the right.

Ethan Hemming  
Executive Director of CSI



Tami Cassetty

70 Ferguson Dr.

Carbondale CO 81623

November 13, 2012

Dear Ms. Cassetty,

I am writing you this letter as I promised you I would at our recent BEST meeting. As you are aware, I can only speak for myself in this letter and in no official capacity. Nevertheless, I would strongly encourage you to resubmit your application. I believe that you have expressed a great need. I would strongly encourage you to visit with Mr. Ted Hughes and the BEST staff, to correct the few remaining difficulties.

As an individual I will be looking forward to your application. I would very much like to see you get to the finish line on this project.

Sincerely,

A handwritten signature in black ink that reads "David Van Sant". The signature is written in a cursive style with a horizontal line under the name.

Dr. David Van Sant PhD.

4810 Sunshine Place

Broomfield, Colorado 80023



# COLORADO STATE BOARD OF EDUCATION

201 East Colfax Avenue • Denver, Colorado 80203-1704  
303.866.6817 • Fax: 303.830.0793 • www.cde.state.co.us

To Whom It May concern:

Feb. 4, 2013

Let this letter serve as my recommendation that the application of the Montesorri School in Carbondale, Colorado be seriously considered for a BEST grant.

I have had occasion to visit the school and was so impressed with their program and staff. Dedication to student learning is the number one priority as well as the individuality of the student and student needs.

That this could be accomplished in the environment of the present location speaks to their accomplishment. It could only serve to improve the quality of the education should they have the kind of up to date learning environment that a BEST school would provide.

Please don't hesitate to contact me if you have any further questions.

Sincerely,

Marcia Neal – Vice Chair  
Colorado State Board of Education

**Paul Lundeen**  
Chairman  
5th Congressional District

**Marcia Neal**  
Vice-Chairman  
3rd Congressional District

**Klaine Gantz Berman**  
1st Congressional District

**Jane Goff**  
7th Congressional District

**Pam Mazanec**  
4th Congressional District

**Debora Scheffel**  
6th Congressional District

**Angelika Schroeder**  
2nd Congressional District



COLORADO DEPARTMENT of EDUCATION

February 17, 2013

To BEST Staff and Board,

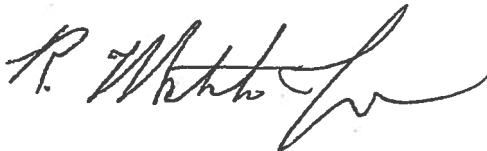
I am writing – as both a member of the community as well as an employer – in support of the Ross Montessori School in Carbondale receiving the BEST grant award.

As the valley's largest employer, our company realizes that our ability to recruit and retain top talent for our organization has a direct relationship with the quality and choice of education in our area. The demand for a Montessori option seems clear based on my understanding that the school has an ongoing wait list each fall. It's also my observation that the families who choose Ross Montessori School are satisfied with the education their children receive and demonstrate a strong commitment to helping the school succeed and sustain itself.

Currently the Ross Montessori program is severely limited in the breadth of programming it can offer due to an inadequate and temporary facility and site. Although I do not have intimate knowledge of the school's financial condition, I do know that it is in the unusual situation of not being part of its local district and therefore unable to raise funds through a mill levy. The parents and staff have shown their commitment to sustaining the school through well-organized and earnest fundraising efforts, and the school's board is highly effective in telling the Ross story and why it is such a compelling asset to our valley.

For these reasons, I encourage the BEST team to support the Ross Montessori school and grant them the funds necessary to build a facility that our children deserve.

Sincerely,



Matt Jones  
Vice President, Chief Financial Officer  
Aspen Skiing Company



**Colorado Rocky Mountain School**

February 2013

To whom it may concern:

As an educator at a local independent high school and a current Ross Montessori School parent, I would like to express my support for Ross Montessori School receiving a BEST grant. Ross Montessori School has already demonstrated that it is capable of delivering a high quality learning experience for its students, despite not having a facility to match the caliber of its current programming. The Montessori school philosophy relies heavily on the students exploring and learning within a very deliberately crafted learning environment. The faculty and administration's dedication to the school community and to the growth of each individual student is has managed to overcome much of the limitations that exist within the current facility. As a parent, my daughter (13) and son (9) have experienced a tremendous amount of growth through their relationship with their teachers and the collateral learning that takes place through their peers. They feel safe, challenged academically, and are excited to go to school every day.

As a school leader I understand the importance of a learning environment and the role of the teacher who arrives each day as an "environmental specialist." A new building will not only provide for this school a deliberately designed learning environment, it will also ensure that there is a sustainable future for the school. While our valley is blessed with a variety of educational options, the Ross Montessori program that is, in my opinion, doing the best work addressing the individual learning styles of the students, is in the worst comparable facility.

All learning is about relationships: the student's relationship with the teacher, their peers, their subjects, and the environment in which the learning is taking place. Ross Montessori has done a wonderful job with the first three, but they will need the BEST grant to provide for the fourth.

We have all been impressed with how quickly the school was able to raise the money to match last year's BEST grant. It demonstrates a dedication and commitment by all members of the community.

Sincerely,

  
Jeff Leahy  
Head of School  
Colorado Rocky Mountain School  
9-12 co-educational international boarding school

**CHAFFIN LIGHT MANAGEMENT**  
**Box 620**  
**Basalt, Colorado, 81621**

February 24, 2013

Dear BEST Team,

I am writing this letter to convey my strong support for the Ross Montessori School in Carbondale as an excellent candidate to receive the BEST grant.

As a parent of two grown sons who attended a Montessori elementary school, I can speak to the effectiveness of this method in developing the whole child. The Montessori method teaches our future children to become critical independent thinkers and to take responsibility for their environment. It is way of learning that is masterful at meeting each child at his or her developmental level and effectively progressing their skills at a pace in which the child is able to fully engage in the learning process. It also addresses the child's social-emotional needs while actively promoting respect for all people, kindness, tolerance and effective conflict resolution.

As a business person and community developer in the Roaring Fork Valley for the past 34 years, I am impressed with the Ross leadership team and their resolve to raise over a million dollar match in less than four months. It's my observation that this team fully embraced this entrepreneurial opportunity, very effectively organized them, and shared the uniqueness of such an opportunity in a broad and compelling way.

In addition, this group of individuals has done the difficult work in the past two years of heroically correcting a negative fund balance, putting a highly qualified and experience Head of School in place, and deliberately and thoughtfully growing the depth of skill on their Board of Directors and now Advisory Board.

The Ross community members, currently made up of 245 students plus staff and long-time volunteers, have shown they warrant an adequate and safe facility and school grounds. Much of their programming is currently limited due only to inadequate and even potentially dangerous facilities including: the children and staff do not have bathrooms available to them in the majority of the construction trailer classrooms, there is no access to water in the art room, no room for musical instruments such as pianos and drums in the music room, no place for teachers and staff to meet in private, no indoor gym or exercise facility of any kind and the list continues.

The need is clear and the desire to have a Montessori educational option in our valley is clear as evidenced by Ross's on-going wait list into Kindergarten each fall and the communities unparalleled support in raising over a million dollar plus match last summer.

I strongly encourage the BEST team to support Ross' long term viability as an educational choice in our area and grant them the funds to build a new, environmentally friendly and adequate facility that is located on an appealing and safe site.

Sincerely,

Jim Light  
Chairman



## TOWN OF CARBONDALE

511 Colorado Avenue  
Carbondale, CO 81623  
www.carbondalegov.org  
(970) 963-2733 Fax: (970) 963-9140

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October 23, 2013

Ted Hughes, Director  
Division of Capital Construction Assistance  
Colorado Department of Education  
1580 Logan Street, Ste 310  
Denver, CO 80203

Via email at Hughes\_T@cde.state.co.us

RE: Ross Montessori School – Site Development Plan

Dear Mr. Hughes:

A unanimous Board of Trustees of the Town of Carbondale has enthusiastically approved the Site Development Plan for the proposed Ross Montessori School. In addition, each Trustee voiced their own individual reasons for their support of the School Project which we believe provides significant community benefits.

From a land-use and neighborhood compatibility perspective, this Site is ideal. The proposed use is consistent with long-range plans for the build-out of the surrounding area and with the Town's plans for the logical extension for roads and utilities.

Ross Montessori School is a valuable asset to the community and the Trustees are very pleased that the School, after years of searching, has found a location for a permanent facility that will provide educational opportunities for generations of students. On behalf of the Board, I strongly encourage CDE and the BEST Board to approve the proposed School Site.

Very truly yours,

  
Stacey Bernot, Mayor

SPB:cv

Cc: Ross Montessori School via David J. Myler, Attorney (dmyler@mylerlawpc.com)

October 3, 2013

Ross Montessori School  
Board of Directors  
Merrill Ave  
Carbondale, CO 81623

RE: Proposed location of new school

To whom it may concern:

I understand that the Ross Montessori School Board of Director is considering locating their new school on property located on Highway 133. The new location is adjacent to a home I have owned (1533 Hwy 133) in Carbondale for 17 years.

I am very excited about having the new school in my neighborhood. I believe the location is perfect for the school, the neighborhood and the community as a whole. It is located adjacent to neighborhood parks and the bike path. Children will be able to safely and easily walk to school.

The new location is directly across the street from the previous site of the Carbondale Elementary school. It is healthy for the town and community to have school centrally located within the community.

As an adjacent homeowner, I can only see the many benefits to having the school nearby. I have always found the staff and the students at Ross Montessori to be extremely caring of their own environment, as well as the environment around them. The school is doing a wonderful job of raising caring, global citizens.

Please feel free to contact me should you have any questions or require any additional information. My email address is: [supmaui@gmail.com](mailto:supmaui@gmail.com)

Best Regards,

*Nancy La Joy*



**TO: RMS**

**FROM: Bill Hurd**

**Date: October 4, 2013**

**RE: Proposed school site for RMS**

**To whom it might concern,**

**I have no objection to a school next door to my property in Carbondale. I think this is a great location for a school with easy access from all directions. It ties well into the neighborhood and would be an asset to our neighborhood!**

**Sincerely,**

**Bill Hurd  
1531 Hwy 133  
Carbondale, CO 81623**

Colin Chapman

1537 Hwy 133

Carbondale, CO 81623

Dear Ross Montessori school Board,

I live just south of the proposed school site, and I would welcome a school in the neighborhood. As a matter of fact I would much rather see a school like the Ross Montessori School on this property than multifamily housing as earlier proposed by the owner.

Sincerely,

Colin Chapman



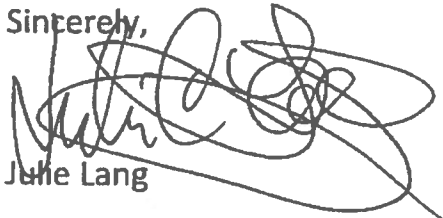
10-3-2013

October 2, 2013

Dear RMS and Board of Directors,

We think the proposed location for Ross Montessori School would be a perfect place for a school. It is a great in town location for Carbondale kids to walk and bike to school. We wholeheartedly support this location for your school!

Sincerely,



Julie Lang



Joe Lang

1533 Hwy 133  
Carbondale, CO 81623

**Edison 54 JT - Edison Jr/ Sr HS - Jr/Sr HS Renovations - 1922**

**School Name: Edison Jr/Sr HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	21,558
Replacement Value:	\$6,719,058
Condition Budget:	\$2,522,938
Total FCI:	37.55%
Energy Budget:	\$7,545
Suitability Budget:	\$971,000
Total RSLI:	22%
Total CFI:	52.1%
Condition Score: (60%)	2.77
Energy Score: (0%)	2.19
Suitability Score: (40%)	1.34
School Score:	2.20



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** EDISON 54 JT

**Applicant Priority Number:** 1

**County:** EL PASO

**Previous BEST Grant(s) Funded:** 3

**Project Title:** Jr/Sr HS Renovations

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** Plans Needed more development

- |  |   |   |   |
|--|---|---|---|
| <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 checked="" 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 checked="" type="checkbox"/> Water Systems | Exterior building envelope repairs                        |

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

This grant application addresses deficiencies of the existing Edison Jr/Sr High School facilities including life safety concerns such as mold and indoor air quality, as well as safety and egress issues in the school, which lacks a sprinkler system and proper fire separations. The remote well serving the building is running dry and the school is in danger of losing domestic water service for bathrooms, drinking fountains, cooking and other day-to-day functions. Without a new well, the school will lose the option to add a fire sprinkler system when the funds are available.

The Junior/Senior High School facilities have been well-maintained by a small facilities staff with limited resources, but main school building water distribution and plumbing infrastructures are original. The antiquated building systems are becoming less and less feasible to maintain and require replacement. Domestic water is provided by a well that is 1.5 miles from the school property and is running dry. The domestic water distribution system is original. The existing plumbing infrastructure is original to the building and has reached the end of its useful life. The exterior stucco finish surface is eroding and needs repair and paint in order to remain weather tight. Joints and wood trim around the exterior windows are deteriorating and need to be repaired and resealed.

Emergency B.E.S.T. grant funding would be specifically directed towards repairing the original building's envelope through stucco restoration and replacement. Failing joints and flashing around windows would be addressed with the funding. The envelope repair is intended to prevent further immediate deterioration of the building. This grant funding would also be used to establish upgraded utility service to the building by drilling new wells on the site for domestic water and for future fire sprinkler service. The upgraded fire and domestic water service would be connected into the building in anticipation of a future phase of internal plumbing system replacement and an added sprinkler system. The new work at the school would comply with all CDE Facility Construction Guidelines.

The Edison 54JT Jr/Sr High School is located 18 miles south of Yoder, in southeastern Colorado. The district serves a wide ranging population both in and out of district. Reasons often cited for students to attend classes at Edison 54JT include a low teacher to student ratio and a successful special education/autism program. For the last three years Edison has received the Governors Distinguished Award and the John Irwin Award for Academic Excellence, putting the school in the top 8% of schools in the state. The Edison school campus has many buildings. The Jr/Sr High School building was built in 1922 on two levels, with classrooms and administration on the upper level and an Auditorium on the lower level. In 1968, a building addition created offices, restrooms, a gymnasium, a cafeteria and kitchen on the lower level and two classrooms on the upper level. A second metal building addition housing a shop and storage area was added in 1999. One modular building houses the English and math classrooms, and another modular building houses preschool and autism programs. The main school building received some improvements to HVAC, electrical service and the exterior envelope. An elementary school building was constructed in 2009. Edison 54JT has applied for and received BEST grants and generated a master plan in 2007. The district has and will be a good steward of the previous work that has been done.

**Deficiencies Associated with this Project:**

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

### FIRE SAFETY

The building is classified as type V-B. The original 1922 structure is wood framing, both walls and roof. The gym and link addition are loadbearing masonry with precast concrete-t decks. The metal building has steel walls and roof. The total existing main building square footage is 22,481 square feet. There is no fire sprinkler system in the building. The allowable area of this construction type is 9,500 SF. Currently there are rated corridors, but no fire separation walls.

### BUILDING ENVELOPE

Stucco and wood trim on the 1922 building is also deteriorating due to excessive weathering. The north side of the building has the most damage to the surface. The wood window trim has been replaced and covered with aluminum sheet metal. There are still some windows that have not received repairs. This is an ongoing issue which raises concerns about indoor air quality from potential mold, as well as student safety.

### ELECTRICAL AND WATER SERVICE

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.

The school is equipped with wireless, but the computers provided to the students are a mix of laptops and desktops. Water service to the building is accomplished with an off-site well and on-site cisterns. The well is located about 1.5 miles from the school site. The well is at the end of its useful life and is running dry. The chlorinator that is tied to the water system should be brought up to current regulations as it is non-compliant.

### POOR INDOOR AIR QUALITY

The original mechanical system in the gym as well as the science classrooms is still in use today. The classrooms have unit ventilators located at the exterior wall under the windows. There are transfer grilles above the doors to the corridor acting as return air to the system. To adequately distribute air throughout each classroom, the ventilator fans must run at high speed which is noisy. Deteriorating stucco and window trim raises the concern for moisture penetration and the development of mold, which is already present in the building due to minimal ventilation and leaks .

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

The planning team has determined that the long-term goal for the school is removing the science classrooms, high school gym, and locker/storage room addition to the historic building and replacing it with a new addition that addresses deficiencies, and is the best use of funding. In the meantime, it is urgent that the main utility services be upgraded to immediately preserve school safety while making way for future construction projects. It is also urgent that the main school building be protected from further deterioration to preserve structural integrity and indoor air quality.

The existing structure of the historic school is in good condition, and requires system upgrades for outdated or missing electrical/IT and life safety systems as well as some exterior envelope repairs and window flashing corrections. Stucco on the exterior of the building will be repaired and a new finish coat applied.

New wells with compliant chlorinators will be drilled on the school site. There will be a new commercial well for the school and a new residential well that will serve the remaining houses on the northwest of the site. Water storage for the domestic water and for the future fire sprinkler system will be included.

An upgrade to the building electrical service will be provided to allow for expanded technology and for future expansion of the campus.

It is proposed to eventually renovate the existing 1922 building, providing vital upgrades to the systems, and to remove the steel building and the 1968 building and replacing it with a new addition. The planning team has determined that this is the most effective way to improve the existing junior/senior high school with long-term considerations in mind and meet the enrollment and programmatic changes for the students.

### **How Urgent is this Project?**

#### FIRE SAFETY

The combustible nature of the building and partial corridor ratings is a significant risk. The proximity of the shop building to the historic building and the unrated exterior walls is also hazardous. The urgency for correction is medium and should be remedied within 3 years. The importance factor is high with regards to life safety.

#### BUILDING ENVELOPE

Repairs to the stucco and trim on the 1922 building should occur. The urgency for correction is high. The importance factor is high with regards to life safety and health & well-being, as moisture intrusion can lead to further mold development.

#### ELECTRICAL AND WATER SERVICE

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

In order to keep up with modern technology demands, the electrical and data systems 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. The first step to achieving this goal is to upgrade the electrical service with this grant.

The well and chlorination system supplying the site is at the end of its useful life. The urgency is high and should be corrected within one year. The importance factor is high with regards to life safety. The remote well running dry would likely require an immediate shut-down of the school.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

Existing Project Non-Compliance and Proposed Compliant Solution:

CDE 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.

The existing well is verging on being non-operational and the existing chlorinator is not regulatory compliant. A new commercial well as well as a residential well for the existing houses, should be dug on the school property and new compliant chlorinator installed.

CDE 3.10 Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes.

The school is near capacity on electrical service and any future improvements to power and technology, not to mention future building additions, would require a service upgrade.

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

Edison School District 54JT

Capital Renewal and Maintenance Budget/Plan

#### Current Budget Amounts

Description	Amount
Telephone	\$4,500
Disposal Services	\$4,500
Electric	\$37,000
Propane	\$30,000
Custodial Supplies	\$9,000
Maintenance Supplies	\$3,500
Repairs	\$30,000
Total:	\$118,500

#### Anticipated Budget Amounts

Description	Amount
Telephone	\$4,500
Disposal Services	\$4,500
Electric	\$40,000
Propane	\$30,000
Custodial Supplies	\$9,000
Maintenance Supplies	\$3,700
Repairs	\$30,000
Total:	\$121,700

Increase With Improvements \$3,200

Edison School District 54JT plans to set aside \$25,000 annually in a



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Capital Reserve Account for future upkeep/maint/repairs of 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 construction 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 constructed as a new school at the time of initial occupancy.

<b>Current Grant Request:</b>	\$962,579.10	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$100,000.00	<b>Does this Qualify for HPCP?</b>	Yes
<b>Total Project Cost:</b>	\$1,062,579.10	<b>Will this Project go for a Bond?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	35
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	9.4110640798
<b>Affected Sq Ft:</b>	21,558	<b>Is a Waiver Letter Required?</b>	Yes
<b>Affected Pupils:</b>	68	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$44.81	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$14,205.60	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	317	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	8		

<b>District FTE Count:</b>	166	<b>Bonded Debt Approved:</b>	\$450,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	07
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$3,093,425	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$18,635	<b>Outstanding Bonded Debt:</b>	\$405,000
<b>Unreserved General Fund FY11-12:</b>	\$180,246	<b>Total Bond Capacity:</b>	\$618,685
<b>Median Household Income:</b>	\$44,643	<b>Bond Capacity Remaining:</b>	\$213,685
<b>Free Reduced Lunch %:</b>	34.08	<b>% Bonding Capacity Used:</b>	65
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	9.97

2014 Bond Election

The BEST grant is a matching grant. Each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. The Capital Construction Assistance Board shall seek to be as equitable as practicable by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

## INSTRUCTIONS

Please answer the questions below. Be specific when addressing each question and explain the issues and impacts in detail, including dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents or other relevant documentation to support the responses provided below.

Waiver requests will be reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request.

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1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district, charter school or BOCES.

If a waiver is granted, it would allow Edison to receive this grant. The new addition and remodel is very much needed.

2. Please describe why the cost of complying with the match contribution would significantly limit educational opportunities within your school district, charter school or BOCES.

As we have dipped into our reserves for the last four years, it would be impossible to match the required amount, but due to our frugality, Edison could commit \$100,000 towards the match of this project.

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, other available grants or other organizations to more efficiently or effectively leverage the applicant's ability to contribute financial assistance to the project?

Edison is about as rural as you can get. There are no businesses in the area. We have looked into other grant opportunities but, there is always a required match, which we do not have the ability to meet.

The minimum matching requirement for each applicant is determined by evaluating the following factors: Pupil Assessed Valuation, the district's average median household income (from 2010 census), percentage of pupils eligible for free or reduced cost lunch, bond election failures and successes in the last 10 years and bond mill levy. For each factor please describe why you feel that factor does not accurately reflect the financial capacity of your school district.

4. Per Pupil Assessed Valuation relative to the statewide average. – The higher the Per Pupil Assessed Value the higher the match.

\$3,093,606.00 District Assessed Valuation.  
\$3,093,606.00/179.6 Students = \$17,224 Per Pupil Assessed Valuation

5. The district's median household income (from 2010 census) relative to the statewide average. – The higher the median household income the higher the match.

The Median Household Income based on 2009-2012 data for our district is \$46,875.00

6. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average. – The lower the percentage for free and reduced cost lunch the lower the match.

The Edison District free and reduced count is 65%.

7. Bond Election failures and successes in the last 10 years. – The more attempts the school district has had the lower the match.

We passed a bond in 2009 for the elementary school. We haven't tried since.

8. Bond mill levy relative to the statewide average. – The higher the bond mill levy the lower the match.

We have a total program mill levy of 27.00 and bond redemption fund of 10.561.

9. Please describe any other extenuating circumstances deemed appropriate for a waiver or reduction in the matching contribution.

With the constant reducing of our budgets the last four years, we have had to dip into reserves just to keep the doors open. It would be impossible for Edison to make the required match.

**Edison 54 JT - Edison Jr/ Sr HS - Jr/Sr HS Addition / Renovations - 1922**

**School Name: Edison Jr/Sr HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	21,558
Replacement Value:	\$6,719,058
Condition Budget:	\$2,522,938
Total FCI:	37.55%
Energy Budget:	\$7,545
Suitability Budget:	\$971,000
Total RSLI:	22%
Total CFI:	52.1%
Condition Score: (60%)	2.77
Energy Score: (0%)	2.19
Suitability Score: (40%)	1.34
School Score:	2.20



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** EDISON 54 JT

**Applicant Priority Number:** 2

**County:** EL PASO

**Previous BEST Grant(s) Funded:** 3

**Project Title:** Jr/Sr HS Addition / Renovations

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** Plans needed more development

- |  |  |   |  |
|--|--|---|--|
| <input checked="" 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 checked="" type="checkbox"/> ADA        | <input checked="" type="checkbox"/> Security          | <input type="checkbox"/> Land Purchase         |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input 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 checked="" type="checkbox"/> Water Systems     |  |

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

This grant application addresses deficiencies of the existing Edison Jr/Sr High School facilities including life safety concerns such as lack of entry hierarchy and difficulty supervising the main entry. There are safety and egress issues in the school, which lacks a sprinkler system and fire separations. There is no elevator despite multiple floor levels, because of past additions. There are an inadequate number of spaces in the building to accommodate instruction, so classes were moved to the elementary building which has created overcrowding in that space. Students and faculty must walk to modular buildings for classes as well as to the adjacent elementary building for lunch. The Metal and Wood shop is full of equipment and materials and is not safe for more than five students to use at one time.

The Junior/Senior High School facilities have been well-maintained by a small facilities staff with limited resources, but main school building water distribution and plumbing infrastructures are original. The antiquated building systems are becoming less and less feasible to maintain and require replacement. Domestic water is provided by a well that is 1.5 miles from the school property and is running dry. The domestic water distribution system is original. The existing plumbing infrastructure is original to the building and plumbing fixtures have reached the end of their useful life. The exterior stucco finish surface is eroding and needs repair and paint in order to remain weather tight. The gymnasium building exterior shows extensive cracking at the single wythe CMU walls and requires re-pointing the joints. The built-up roof on this structure is original and is leaking into the walls. The paving and parking lot outside of the building has deteriorated to the point that students and faculty have no continuous paved path to the right of way, and spaces and traffic lanes in the parking lot remain unmarked. B.E.S.T. grant funding would be specifically directed towards improved safety and better educational environments for students. An appropriate number of adequately-sized classrooms, a central secure entrance, a safe shop facility and a code-compliant building can be achieved through the renovation of the existing facility and an addition. The addition would provide an interior connection between all levels of the campus, avoiding students walking outdoors for lunch and between classes. The new addition to the school would meet LEED-Gold requirements and CDE Facility Construction Guidelines. The Edison 54JT Jr/Sr High School is located 18 miles south of Yoder, in southeastern Colorado. The district serves a wide ranging population both in and out of district. Reasons often cited for students to attend classes at Edison 54JT include a low teacher to student ratio and a successful special education/autism program. For the last three years Edison has received the Governors Distinguished Award and the John Irwin Award for Academic Excellence, putting the school in the top 8% of schools in the state. The Edison school campus has many buildings. The Jr/Sr High School building was built in 1922 on two levels, with classrooms and administration on the upper level and an Auditorium on the lower level. In 1968, a building addition created offices, restrooms, a gymnasium, a cafeteria and kitchen on the lower level and two classrooms on the upper level. A second metal building addition housing a shop and storage area was added in 1999. One modular building houses the English and math classrooms, and another modular building houses preschool and autism programs. The main school building received some improvements to HVAC, electrical service and the exterior envelope. An elementary school building was constructed in 2009. Edison 54JT has applied for and received BEST grants and generated a master plan in 2007. The district has and will be a good steward of the previous work that has been done.

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

### ROOF

The roof at the existing gymnasium is a low-slope built-up roof with perimeter gutters and downspouts that discharge to grade. The link between the gym and 1922 building is EPDM roofing that was replaced within the last 10 years as is the roof on the 1922 building. While there are leaks at the new roof areas which need to be addressed, the gym roof condition requires replacement. There are numerous areas of the roof that are deteriorated and not draining properly. There is water damage evident in the gym walls as well as the locker room walls. Mold was identified in the locker rooms which threatens indoor air quality. The gym floor is wood, and leaks could damage the floor rendering it un-useable.

### FIRE SAFETY

The building is classified as type V-B. The original 1922 structure is wood framing, both walls and roof. The gym and link addition are loadbearing masonry with precast concrete-t decks. The metal building has steel walls and roof. The total existing main building square footage is 22,481 square feet. There is no fire sprinkler system in the building. The allowable area of this construction type is 9,500 SF. Currently there are rated corridors, but no fire separation walls. Any addition or renovation to the main building would require the construction of at least one 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 can be difficult and expensive to achieve in a renovation project.

Although the corridor walls were originally sufficiently fire-rated, the doors and frames are over 25 years old. There are transoms above the doors. The existing corridor walls do not adequately prevent the spread of fire and smoke as they would be required to under the International Building Code. There are an adequate number of exits and appropriate exit width from the classroom level.

There are also numerous small areas with inadequate fire separation, including the school vocational shop which does not appear to have a rated separation wall between the main school building and shop, as well as separation between shop areas.

### SAFETY & SECURITY

There are 3 separate exterior "main" entry doors on the front of the school building, making the supervision and control of visitors and students coming and going somewhat difficult. Visitors to the site have a difficult time determining where to enter the building. Video surveillance at the "main" door is the primary form of monitoring the campus. This main entry door has been retrofitted with a buzzer and camera system. However, the camera at this entrance is positioned such that the visitor is only visible when standing in front of the door. The location of the administration area on the second floor does not allow for good supervision of the parking area or the main doors.

The main entry to the building opens directly into the former student cafeteria. Visitors have to turn a corner and go upstairs to get to reception/administration. This condition poses a security threat to the school. A locking vestibule with access through the admin suite would be a more secure arrangement.

Because the main building does not have an adequate number of classroom spaces, four programs are located in two modular buildings to the north and south of the main school building. The north building is approximately 100 feet from the school building, while the south building is 50 feet. These buildings are accessed throughout the school day as they contain core programs. Within the elementary school, the art classroom, cafeteria and computer lab are also used daily by the Junior/Senior High School students. Students moving between the elementary building, modular units and the main building are vulnerable to weather, as well as any outside threat to their well-being.

Due to lack of a paved parking lot, there is no fire lane clearly indicated in front of the school. Clearly marked handicapped parking and regular parking spaces do not exist. There is a sidewalk from the building to building but none connect with the paved road. Busses and cars use the same area for pick-up and drop off with students crossing the lot to get to cars at the same time traffic is moving through the site.

### BUILDING ENVELOPE

There are numerous leaks in the roof on a seasonal basis. The roof on the 1922 building is a white TPO membrane material which has some vulnerability at the seams and joints. There is an original built-up roof on the gym and locker rooms which is past its useful life. A roof leaks at the gym and locker room areas are showing up in the walls of this building which has mold, peeling paint and visible damage. There is extensive cracking in the masonry joints of this building as well as water damage to the ends of the precast concrete T panels. A licensed structural engineer has confirmed that if it is not repaired it will start to fail. This is an ongoing issue which raises concerns about indoor air quality from potential mold, as well as student safety.

### BUILDING CODE

Access to the shop instructional area is through the auditorium which is an intervening space. As the auditorium is not an accessory space to the shop, this access is not code compliant. There is also a break room partitioned off in the Auditorium

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

which has the same access issue and is not to code.

The school building is a two story structure. There is no elevator to provide accessibility to the classrooms on the second floor. Furthermore, the addition in 1968 was built using pre-cast concrete T floor and roof structure. The floor heights of the 1968 addition do not match the historic building. The second floor science classrooms have a finish floor about 18" higher than the historic building, necessitating a steep ramp. There is no straightforward manner to achieve access to these spaces without utilizing an adjacent classroom in the historic building for a ramp. The pre-cast concrete floors cannot be easily reconfigured to accommodate a ramp in the corridor, where it should be located.

### EDUCATIONAL SUITABILITY

With the need for specialized education programs such as distance learning, college level courses, as well as tutoring and Title I many of the smaller classrooms serve multiple and often conflicting uses. Classrooms vary from 650 SF in the modular down to 335 SF in the main building. The computer lab in the building is under 600SF and is too small for research projects and class instruction, causing students to pair up to share computers which is not ideal. Math classrooms also double as distance learning spaces with no acoustic separation between groups. Two spaces which were originally used as classrooms have been repurposed into administrative spaces because there is no other space for administration. This resulted in the need for modular space.

The science classroom is too small to hold the number of students for some periods of the day, so a group of students has to use the science lab next door and still receive instruction from the same teacher. The lab is too small, with only half of the classroom serving as a true lab, and the other half being instructional space. Ventilation in the lab is accomplished through open windows and a unit ventilator, there is no exhaust system. There is no emergency shower or eye wash unit, and chemicals are stored in a cabinet in the lab

Because there is no available space, all of the art instruction from Kindergarten through High School occurs in the elementary school building. The library media center and the cafeteria for entire school also reside in the elementary school due to lack of space within the main building. Jr/Sr High School students must walk between the buildings daily.

### CROWDING

Edison has a well-attended pre-school program and a specialized autism program for the severely autistic. Creation of these two programs has necessitated placing them in a modular unit. There are two classroom spaces in the modular, one for each program. The modular is undersized for use of each program. Autism children self-stimulate, so they require a swing in the classroom and large areas for movement so that they can progress with their education. Preschool needs area for the large number of materials kept in the classroom space, as well as space for gathering and eating. Toilet facilities for both of these groups need to be accessible which is lacking in the modular space. The students using the modular also circulate to the elementary school cafeteria and jr/sr high school gym. This contributes to security concerns for student safety.

The gym is used for physical education as well as therapy space for the autistic program which causes scheduling issues. There is a lack of space for a weight room, so the weight area is in one corner of the gym space on pads over the wood floor. There is no divider curtain to separate the gym in distinct areas which would help to alleviate the need for separate instructional areas. Fixed, built in wood bleachers take up a third of the useable space within the gym.

### ELECTRICAL AND WATER SERVICE

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.

Throughout the classrooms, there is a lack of electrical outlets and data devices. It is common to see extension cords routed through-out the rooms with power strips in an effort to increase the quantity of plugs. The IT/Server space is in a corner of a classroom with plywood partitions open to the space to achieve adequate cooling for the system.

Ropes of plenum rated cable are zip-tied together and line the corridor walls rather than being located above the plenum. The school is equipped with wireless, but the computers provided to the students are a mix of laptops and desktops.

### POOR INDOOR AIR QUALITY

The original mechanical system in the gym as well as the science classrooms is still in use today. The classrooms have unit ventilators located at the exterior wall under the windows. There are transfer grilles above the doors to the corridor acting as return air to the system. To adequately distribute air throughout each classroom, the ventilator fans must run at high speed which is noisy.

The Gym is served by original propane fueled radiant panels in the ceiling space. This supplies heat to the space. There are operable windows on three sides of the gym which appear to supply all ventilation and cooling to the space. The windows



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

have been partially blocked with plywood on the interior and have had the interstitial space stuffed with insulation which is moldy. There are fixed storm windows on the exterior so the space cannot receive adequate ventilation.

Locker rooms are heated with a small gas forced air heating unit. There are operable windows in the shower area but no exhaust fans. Due to the roof leaking into the exterior walls, there is a moisture issue in the shower area of the locker rooms as well as visible mold problems. Locker rooms are environments susceptible to the development of staph and staph related bacteria and adequate ventilation is critical to good health and safety.

The gang toilet rooms do not have exhaust fans. The toilet rooms have a unit ventilator with a return air louver in each of the doors and a wall mounted cabinet unit heater.

### SCHOOL SITE

The site amenities at Edison 54JT are minimal. There is a dirt track at the back of the school property as well as a backstop and football uprights. The school has an autistic program that uses the track during the school day in order to treat the severely autistic children. It serves as an educational tool in addition to the gym and the swing in the classroom. In both good and bad weather the surface of the track is problematic. It can be dusty or muddy depending on the season and can be challenging for the students to use safely.

### Proposed Solution to Address the Deficiencies Stated Above:

The planning team has determined that removing the science classrooms, high school gym, and locker/storage room addition to the historic building and replacing it with a new addition that addresses deficiencies, and is the best use of funding.

The latest CDE Statewide Facility Assessment indicates that the costs for simply correcting the building's physical deficiencies would be over \$1.8 million, with over \$1.0 million identified just for mechanical, electrical, plumbing and life safety upgrades. The CDE Assessment identifies building replacement value at \$6.1 million. There are a number of deficiencies which were not noted in the Facility assessment, therefore it is proposed to renovate the existing 1922 building, providing vital upgrades to the systems, while removing the steel building and the 1968 building and replacing it with a new addition.

The addition would house five new classrooms, a new shop space, administration and a new gym with support space. The planning team has determined that this is the most effective way to improve the existing junior/senior high school with long-term considerations in mind and meet the enrollment and programmatic changes for the students.

The existing structure of the historic school is in good condition, and requires system upgrades for outdated or missing electrical/IT and life safety systems as well as some exterior envelope repairs and window flashing corrections. A new IT room will be located in the addition and new power and data outlets installed on classrooms. The second floor of this building will be returned to classroom space, with general classrooms and distance learning accommodated. Classrooms would receive new paint, floor finishes and floor refinishing.

The new addition 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 addition 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. 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.

The existing modular classrooms will be removed, improving safety for students circulating between the elementary and junior/senior high school building. The students currently occupying the modular buildings will be relocated within the junior/senior high school historic building or the new addition. A new connecting corridor will be constructed between the elementary and junior/senior high school to provide safe access between the buildings.

A wet fire sprinkler system will be installed throughout the existing building and the new addition to improve life safety within this building. The entire facility will be fully ADA accessible.

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 as well as indicating a fire lane. The existing dirt track will receive a new weather resistant surface.

### How Urgent is this Project?

#### ROOF

The gym roof is leaking and is draining into the walls of the gym and locker rooms. The urgency of this deficiency is high and should be corrected. Due to the potential for leaks damaging finishes and contributing to mold structure, there is an immediate need for correction.

#### FIRE SAFETY

The combustible nature of the building and partial corridor ratings is a significant risk. The proximity of the shop building to

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

the historic building and the unrated exterior walls is also hazardous. 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 not been an issue up to this point. Student access between the main building, the elementary school and modular units has also not been an issue. In spite of this, the urgency is high and should be corrected within one year. The importance factor is high with regards to life safety.

Site paving and safe separation of vehicles and pedestrians as well as a designated fire lane impacts safety daily. The urgency is high and should be corrected within one year. The importance factor is high with regards to life safety.

### BUILDING ENVELOPE

The extent and timing of the structural cracking at the gym should be monitored and the roof should be replaced. Repairs to the stucco and trim on the 1922 building should occur. The urgency for correction is high. The importance factor is high with regards to life safety.

### BUILDING CODE

Accessing the shop through the Auditorium is in violation of code. Accessibility is critical to providing education to all students. The urgency is medium and should be corrected within 3 years. The importance factor is high with regards to life safety.

### EDUCATIONAL SUITABILITY

The undersized classrooms and lack of programmed learning spaces should be corrected to address the current enrollment. The urgency is high and should be corrected within one year. The importance factor is medium with regards to educational adequacy.

### CROWDING

The lack of classroom space within the school and need for modular classrooms to accommodate students is a critical issue. Not only is there inadequate classroom space, student safety is compromised by icy site conditions and high winds present during winter months. The urgency is high and should be corrected within one year. The importance factor is high with regards to life safety.

### ELECTRICAL SERVICE

In order to keep up with modern technology demands, the electrical and data systems 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 in the 1968 addition, specifically the science classrooms, the toilets, and the Gym and gym support spaces. The urgency is high and should be corrected within one year. The importance factor is high with regards to life safety.

### SCHOOL SITE

The track used by the Autism program for therapy and education is a dirt surface and should be replaced with a more permanent and weather resistant surface. The urgency is medium and should be corrected within three years. The importance factor is low with regards to life safety.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

Existing Project Non-Compliance and Proposed Compliant Solution:

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

At the gym and associated support spaces the roof is beyond its expected life and leaks into the walls of the building. The new addition would replace this structure and 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 that provides an accessible route to an area of refuge, a horizontal exit or a 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 construction, building area separation zones, number of allowed floors, number of required exits, occupant load, required areas of refuge and required fire resistive construction.

The existing corridor is not fully rated and the building may be too large without a sprinkler system. These conditions do not providing a safe means of egress for the students. The proposed renovation and addition would be fire sprinkled and within allowable area limits or provided with fire area separations.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Additionally, the second floor is not accessible since it lacks an elevator. The new addition would contain an elevator that will serve the second floor classrooms and provide an accessible route.

CDE 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.

The current entry is difficult to supervise and control, with the entrance on the first floor and the administration office on the second floor. The new addition will have a clearly-defined main entry with secured access through the administration suite during the day.

CDE 3.10 Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes.

The addition and renovation will allow for new, energy efficient lighting in the addition, and adequate technology, and safe amounts and locations of power and data outlets to eliminate extension cords and other hazards within the existing building.

CDE 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.

An efficient and easy-to-maintain HVAC system would take the place of the existing, unit ventilators, propane fired radiant heaters and a forced air furnace in the 1968 addition which would be removed and replaced with an addition.

CDE 3.15 Safe laboratories, shops and other areas storing paints or chemicals that complying with CDPHS 6CCR 1010-6 "Rules Governing Schools."

The science lab has been cited for non-compliance and the storage of chemicals is being addressed. The lab lacks an emergency shower and eye wash. The new science lab will have a separate storage and prep area for these chemicals.

CDE 3.17 A facility that complies with the American Disabilities Act (ADA) providing accessibility to physically disabled persons. The existing school is not fully ADA compliant with regard to restroom accessibility, building access and circulation. The renovation and addition would be built to full ADA accessibility standards.

CDE 3.18.4 A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria: Solid surfaced staff, student and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

The parking and staffing area is unpaved and unmarked. There are no accessible spaces clearly marked and signed. The bus and passenger vehicles use the same lot without markings. The fire lane needs clear indication.

CDE 3.19.3 Locate site utilities away from the main school entrance and student playgrounds and sports fields whenever possible. Electrical service equipment, gas meters and private water wells shall have fences cages to restrict access to unauthorized persons. Propane (LPG) tanks shall be installed in accordance with building and fire codes.

The school has unfenced propane tanks as well as a diesel tanks. The installation of the tanks may not be code compliant. They may need to be removed and replaced.

CDE 3.19.5 Exterior buildings and walkways should be lighted.

The existing building is poorly lit which is a safety hazard. The renovation and addition would alleviate this danger with adequate site, building, and parking lights.

CDE 4.3 Educational facilities for individual student learning and classroom instruction, with technology embedded into the school facilities.

The addition will include technology with the proper building infrastructure to safely support it and the renovation of the existing building.

CDE 4.13.2 Classrooms should accommodate a maximum of up to 25 students and provide 32-35 SF/student with a minimum classroom size of 600 SF.

Classrooms in the existing building are smaller than 600 SF. Each classroom serves a minimum of 7 to a maximum of 18 students per period. The addition to the building will accommodate a standard sized classroom.

CDE 4.13.6 Science lab should be located centrally in the school, and provided with teaching demonstration table, emergency shower and eyewash, demonstration hood and student work stations with water and gas receptacles. The lab should be equipped with adequate instrumentation.

The science lab is undersized and students must overflow into a second classroom. There is no emergency eye wash or demonstration table or hood. Water and gas receptacles are limited. The addition would contain a new larger lab space.

CDE 4.13.9.1 Art classroom with ample storage cabinets and counter sinks. A kiln/ceramic storage area shall be provided.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Finish materials in the art classrooms shall be smooth, cleanable and non-absorbant.

The existing building lacks an art classroom of any kind. The addition to the building would add this space along with storage, sinks and easily cleanable surfaces.

CDE 4.13.11 Career and Technical education classroom that supports desired educational program.

The current shop space is undersized and hazardous for more than 5 students. The space is cramped with equipment and some shop activities such as auto shop cannot be accommodated in the space. With the removal of this steel building a new larger shop can be constructed in the addition, with an auto, bus shop, and metals and wood shops. There are support storage spaces, a restroom and an office.

CDE 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.

The existing gym has extensive cracking between the joints as well as water damage to the walls from a leaking roof. The bleachers are fixed and backstops are original to the building. A divider curtain is also lacking. The original wood floor is at the end of its service life with one sanding remaining. The new addition will include a new gym with these features included.

CDE 4.13.16 Weight training area with free weights, mirror walls, exercise machines, rubber flooring and protective wainscoting.

The existing facility lacks a weight room. The addition project will add this important space.

CDE 4.13.17 Men and women's locker rooms with independent bathrooms, showers and locking metal lockers.

The existing locker rooms are too small for the teams and PE use. There is water damage in the walls of the space from roof leaks. The bathroom and shower spaces are original and are failing and need replacement. The addition will provide these spaces.

CDE 4.13.18 Visiting team locker room with independent bathrooms, showers and locking metal lockers.

A visiting team locker room does not exist in the existing building. This space will be added in the new addition.

CDE 4.13.19 Administrative, offices, nursing area, bathrooms, conference, reception area and building support areas to accommodate the educational program.

A new centralized administration area on the first floor next to the main entrance is being created in the new addition.

Currently these spaces are spread out on the second floor of the existing building. Building support spaces have also been added such as chair storage, which is currently outside the existing gym in a shipping container. Building storage

CDE 5.1.18 Replacement of old inefficient mechanical systems with new energy efficient systems.

With the use of radiant panels, forced air, and unit ventilators in the 1968 building, a replacement building will address the inefficient mechanical systems and replace them with systems that minimize energy consumption and reduce utility costs for the district.

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

Edison School District 54JT

Capital Renewal and Maintenance Budget/Plan

#### Current Budget Amounts

Description	Amount
Telephone	\$4,500
Disposal Services	\$4,500
Electric	\$37,000
Propane	\$30,000
Custodial Supplies	\$9,000
Maintenance Supplies	\$3,500
Repairs	\$30,000
Total:	\$118,500

#### Anticipated Budget Amounts

Description	Amount
Telephone	\$5,625
Disposal Services	\$4,950
Electric	\$46,250

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Propane \$37,500  
 Custodial Supplies \$10,350  
 Maintenance Supplies \$4,025  
 Repairs \$33,000  
 Total: \$141,700

Increase With Renovation/New Construction \$23,200

Edison School District 54JT plans to set aside \$25,000 annually in a Capital Reserve Account for future upkeep/maint/repairs of 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 construction 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 constructed as a school.

<b>Current Grant Request:</b>	\$11,541,117.30	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$255,000.00	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$11,796,117.30	<b>Will this Project go for a Bond?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	35
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	2.161728249345
<b>Affected Sq Ft:</b>	38,175	<b>Is a Waiver Letter Required?</b>	Yes
<b>Affected Pupils:</b>	68	<b>Is this a Statutory Waiver?</b>	Yes
<b>Cost Per Sq Ft:</b>	\$280.91	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$157,702.10	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	561	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	8		

<b>District FTE Count:</b>	166	<b>Bonded Debt Approved:</b>	\$450,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	07
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$3,093,425	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$18,635	<b>Outstanding Bonded Debt:</b>	\$405,000
<b>Unreserved General Fund FY11-12:</b>	\$180,246	<b>Total Bond Capacity:</b>	\$618,685
<b>Median Household Income:</b>	\$44,643	<b>Bond Capacity Remaining:</b>	\$213,685
<b>Free Reduced Lunch %:</b>	34.08	<b>% Bonding Capacity Used:</b>	65
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	9.97

2014 Bond Election



## District Statutory Waiver for BEST Grant

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>\$4,128,641.06</u>
B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S.:	<u>\$640,000.000</u>
C. New proposed bonded indebtedness if the grant is awarded:	<u>\$255,000.00</u>
D. Current outstanding bonded indebtedness:	<u>\$385,000.00</u>
E. Total bonded indebtedness if grant is awarded with a successful 2014 election (Line C+D):	<u>\$640,000.000</u>

School District: *Edison 54 JT*  
Project: *Remodel & addition*  
Date: *4-15-14*

Signed by Superintendent: *Pat Bershinsky*  
Printed Name: *PAT Bershinsky*

Signed by School Board Officer: *Cheryl McComb*  
Printed Name: *Cheryl McComb*  
Title: *Treasurer*





**Harrison 2 - Panorama MS - Replace MS Boilers - 1973**

**School Name: Panorama MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	139,527
Replacement Value:	\$37,793,150
Condition Budget:	\$23,356,490
Total FCI:	61.80%
Energy Budget:	\$0
Suitability Budget:	\$1,790,600
Total RSLI:	12%
Total CFI:	66.5%
Condition Score: (60%)	3.24
Energy Score: (0%)	2.02
Suitability Score: (40%)	4.47
School Score:	3.73



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** HARRISON 2

**Applicant Priority Number:** 1

**County:** EL PASO

**Previous BEST Grant(s) Funded:** 2

**Project Title:** Replace MS Boilers

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <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 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:

Panorama Middle School was built in 1973 and was originally 90,875 square feet. A 22,000 square foot addition was completed in 1988 and another 26,652 square foot addition was completed in 1997, resulting in the current configuration of 139,527 square feet. The school currently serves a population of approximately 500 students with 79% of the students receiving free and reduced meal benefits. Panorama serves grades 6-8 students in a traditional curriculum. Panorama has been maintained in good condition. The current Facility Master Plan, the last Operations and Maintenance Plan (2004) and the current Statewide Facility Assessment Report (SFAR) identify the boiler system as outdated, in poor condition, and in need of replacement. The boilers were installed in 1973. The SFAR scored the school with a facility condition index of 54.79% with the mechanical system identified as needing the most improvement. The replacement will significantly improve the health and safety in the school by reducing excessive temperatures, eliminating failures in other equipment due to high temperatures, and by allowing temperatures to be more uniformly maintained. The District is pursuing a BEST grant for replacement of unsafe boilers with safe, high efficiency boilers that will eliminate the imminent failure of the existing boilers and associated equipment and improve the health and safety of the school's occupants. In the past 2 years, the district has completed roof replacements on two schools (\$600,000), completed three BEST projects (District match of \$275,000), replaced a set of high school bleachers (\$125,000), replaced approximately 210 lineal feet of skylight in a high school that failed (\$125,000), restored an elementary school wing flooded during a deluge (\$50,000), replaced an elementary school chiller (\$130,000) and completed numerous replacement on other smaller pieces of equipment throughout the district (\$200,000). The District has no plans to close or replace Panorama and expects to maintain the school for the foreseeable future.

## Deficiencies Associated with this Project:

Panorama was constructed in 1973. Both boilers are Weil-McLain model WR8.3-GO-15. The refractory in the boilers has broken down and significantly degraded, with subsequent overheating of the sheet metal skin and excessive temperatures in the boiler room. Some areas of the skin have rusted through leaving refractory exposed to the atmosphere leading to further degradation. This is an immediate safety issue to anyone that is working near the boilers, and poses a serious contact burn safety issue. The District used thermal imaging to inspect the boilers and found numerous areas of excessively high temperatures on the casings indicating failure of the refractory. The excessive temperatures in the boiler room are causing failures in the electrical equipment located in the room and contributing to high temperatures in the main electric switchgear and in the adjacent cafeteria. The District conducted thermal imaging throughout the boiler room and found excessive temperatures in numerous electrical panels and on the junction boxes of the pumps. These temperatures are attributable to the excessive heat generated by the boilers due to refractory failure. While parts are available for the boilers, the overall condition of the boiler infrastructure is poor, resulting in difficulty removing and installing parts. This has resulted in numerous jury-rigged solutions to what should be relatively minor problems. The parts are often not original equipment and require on-site modifications to get them installed and working. The boilers, pumps and associated equipment in the boiler room pose a serious safety concern, require excessive maintenance and repair and are failing at an increasing frequency. The

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

boilers and associated equipment are 41 years old and require replacement. The boilers and associated equipment are a significant safety issue.

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

The District is proposing to replace the 2 existing 1.96 million BTU boilers with 2 new AERCO Benchmark 2.0 million BTU high efficiency, condensing boilers. This would include installation of new pumps, new piping, a new flue liner, and electrical connections. The boilers are sized to allow the domestic hot water system to also be run on the new boilers, allowing the removal of a low efficiency domestic hot water heater. These boilers would be fully modulating over various load conditions allowing 1 boiler to efficiently handle loads in the shoulder months and the winter except for moderately cold conditions, when two boilers would be needed. The new boilers will resolve the safety issues in the boiler room and the adjacent cafeteria and will eliminate the failure of other components in the boiler room due to operating in a high temperature environment. AERCO boilers have proven to be robust and require little maintenance, which would also save the District a considerable amount of maintenance and repair time and money over the existing boilers. The District researched and bid boiler manufacturers in 2007 and decided to standardize all future high efficiency boilers to one manufacturer to minimize the parts and the training required to maintain the boilers. The District chose AERCO boilers after an extensive review of available systems. The District installed a DDC Building Automation System in 2003. This system is compatible with the new boilers and allows the District to control the boilers for optimal operation. The control system will monitor conditions and cycle boilers on and off as needed to optimize the efficiency of the boilers and to maintain the preset temperatures in the building. The boilers would be modulated based on the outside air temperature and the existing building temperature. With the modulating capability of each boiler, the boiler output can be matched to the load demand so that the boilers will operate at their greatest efficiency and minimize unnecessary wear on the boilers and components. The new boilers will resolve the safety issues in the boiler room and the adjacent cafeteria and will eliminate the failure of other components in the boiler room due to operating in a high temperature environment.

### **How Urgent is this Project?**

The District considers the replacement of the Panorama boilers to be extremely urgent. The boilers are 41 years old, well past their design life of 25-30 years. Both boilers are in poor condition, pose a serious safety threat, and have a high probability of failure. The failure of the boilers during the heating system would cause school to be closed until the boilers could be replaced, resulting in a serious disruption to the learning environment for the school's kids.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

The Panorama boiler replacement project conforms to 1 CCR 303(1) 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 current boilers are 41 years old, pose a serious safety threat, are very inefficient and difficult to maintain. Replacement of the boilers with high efficiency boilers will bring the system into compliance with the most current version of ASHRAE 55. The condition of the boilers makes them unsafe and prone to failure which makes temperature control difficult. Replacement of the boilers will significantly increase efficiency (from approximately 60% to 95%) and reduce emissions. Replacement will improve safety as the boilers are prone to mechanical failure and leaks and the boiler room and surrounding spaces are excessively hot due to refractory failure. Replacement will also prevent the degradation of electrical equipment in the boiler room due to excessive temperatures in the boiler room. This project falls under Section One of 1 CCR 303(1) to promote safe and healthy facilities.

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

The District budgets \$250,000 in general funds every year for maintenance, repair, and/or replacement of capital equipment. The district budgets another \$1M a year in Capital Reserves for maintenance, repair, and/or replacement/capital renewal of capital equipment. The district has an aggressive preventive maintenance program to maximize the life of equipment. In this case, these boilers are 41 years old, significantly past their expected 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 construction 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:**

NA

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$237,339.47	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$41,883.43	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$279,222.90	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	15
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	15
<b>Affected Sq Ft:</b>	90,875	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	493	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$2.79	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$514.89	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	184	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	195	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	5		

<b>District FTE Count:</b>	10,536	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$546,417,365	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$51,862	<b>Outstanding Bonded Debt:</b>	\$56,305,000
<b>Unreserved General Fund FY11-12:</b>	\$18,382,033	<b>Total Bond Capacity:</b>	\$109,283,473
<b>Median Household Income:</b>	\$39,352	<b>Bond Capacity Remaining:</b>	\$52,978,473
<b>Free Reduced Lunch %:</b>	70.4	<b>% Bonding Capacity Used:</b>	52
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	12.5
Capital Reserve Fund			

- Facilities Impacted by this Grant Application -

**Academy 20 - The Classical Academy Central Campus - TCA HVAC and Electrical Upgrades – 1965**

**School Name: The Classical Academy Central Campus**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	35,753
Replacement Value:	\$8,287,553
Condition Budget:	\$5,901,703
Total FCI:	71.21%
Energy Budget:	\$12,514
Suitability Budget:	\$2,575,200
Total RSLI:	9%
Total CFI:	102%
Condition Score: (60%)	3.05
Energy Score: (0%)	1.15
Suitability Score: (40%)	4.09
School Score:	3.47



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** The Classical Academy

**Applicant Priority Number:** 1

**County:** EL PASO

**Previous BEST Grant(s) Funded:** 1

**Project Title:** TCA HVAC and Electrical Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |  |   |  |
|--|--|---|--|
| <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 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:

The Classical Academy (TCA) purchased "Mountain View Elementary School" (currently TCA Central Elementary Campus) in 2004. We commissioned a Due Diligence report in 2003 by H & L Architecture to address the needs of the building that were critical in ensuring a safe school environment for children over a ten year period. TCA has resolved many of the maintenance issues over the years but in the past months have decided to restore the existing building rather than tear down the building and build from scratch. This has a potential savings of about \$4 million. Much of the reconstruction will occur in the summer, over the next few years.

The first item to be dealt with is incorporating an air conditioning system in the school. When TCA purchased the school in 2004, it did not have any air conditioning only heating. In the summer of 2015 we plan to install a Variable Refrigerant Flow (VRF) System throughout the building to specifically include classrooms and offices. In addition, we anticipate that the existing hot water boiler system could be abandoned and that both the heating and cooling requirements of the school could be met with the VRF system. This will result in a significant energy savings and therefore utility cost savings.

A significant issue that will have to be addressed is the electrical service to the school. It will need to be upgraded to meet the demands of an added air conditioning system. Currently, the electrical system is operating at 95% capacity.

## Deficiencies Associated with this Project:

The deficiency TCA has is that its Central Elementary Campus was not built with an air conditioning system which aggravates the learning environment for students and staff, especially during the summer months. Last year, school was closed for one day due to high temperatures and on many occasions doors were propped open to allow for air flow. In addition, the electrical system will need to be upgraded to support the additional capacity on the system. Currently, the system is operating at 95% capacity.

## Proposed Solution to Address the Deficiencies Stated Above:

TCA plans to install a variable Refrigerant Flow (VRF) System throughout the building to specifically include classrooms and offices. We asked GE Johnson to estimate the costs of installing a VRF system at TCA. The costs included the following:

- 1) GE Johnson Contract Work \$ 35,000
- 2) Mechanical Installation \$330,000
- 3) Electrical Work \$152,000
- 4) Mechanical Upgrade \$151,950
- 5) Electrical Distribution Upgrade \$ 55,355
- 6) Permit/Engineering/Fee/Insurance/Contingency \$ 43,000



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Total \$767,305

TCA believes this is the best solution to the problem based upon our budget, energy efficiency, and low life cycle costs of the VRF system.

## How Urgent is this Project?

This project is at the top of our list to complete. TCA's Central Elementary Campus is 50 years old. Currently, it does not have an air conditioning system. In recent years, it has caused school to close and students and staff to deal with an environment that is not conducive to learning. We owe it to our students to provide them with an environment that provides them the best opportunity to learn. TCA intends to renovate the Central Campus beginning in the summer of 2015 so that it will last at least another 30 years. We will begin with installing a new HVAC system, then review the energy efficiency of our doors and windows, and finally review the necessary upgrades to the campus to meet 21st century standards

## How Does this Project Conform with the BEST Facility Construction Guidelines?

### A) Promote Safe and Healthy Facilities:

Based upon item 3 below, TCA intends to provide a safe and efficient mechanical system that provides proper ventilation and building temperature/humidity.

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:

3.11. 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.

### B) LEED Adherence:

TCA will include a LEED certified consultant when installing the VRF system to ensure we are able to meet LEED requirements and specifications balanced by budgetary constraints.

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:

5.1.8. Evaluating energy costs holistically by determining the cost of high performance strategies versus long term cost savings;

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.

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

Background: TCA owns all of its own land and buildings. We have an operational budget of \$24,000,000. We are the largest charter school in Colorado with over 3,500 students and over 400 staff. We have over 6,000 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 about \$50,000 per year to a capital reserve fund to cover contingencies affecting our 3 campuses; including maintenance and repairs.



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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
- 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

We will add a yearly maintenance inspection of the VRF system to our list of maintenance 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 construction 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:**

- TCA bought our Central Elementary Campus in 2004 from Academy School District 20. This school was originally built in 1964 and does not have an air conditioning system.
- In July 2003, H & L Architecture conducted a Due Diligence analysis of the building. The report said that the building is fundamentally sound from a structural standpoint. While the building has many deficiencies and needed repairs, due mainly to the age an obsolescence of the various building systems, the superstructure is in excellent shape. 40 years is a reasonable life span for most buildings.
- The life of this building can be expanded. Most of the other building infrastructure systems, i.e. mechanical, electrical can be upgraded, expanded or replaced in the next 10 years.
- The report lists several areas that needed attention including HVAC, electrical, and roofing concerns.
- Since the building did not include an air conditioning system, mechanical cooling to improve the temperature environment for the classrooms and offices is important. Cooling of these areas provides an improved working and learning environment for the students, staff, and other community groups that use the building.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$391,849.92	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$307,882.08	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$699,732.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	44
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	44
<b>Affected Sq Ft:</b>	35,753	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	565	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$17.79	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$1,125.88	<b>Who owns the Facility?</b>	Charter School
<b>Sq Ft Per Pupil:</b>	63	<b>Does the Facility have Financing?</b>	No
<b>Per Pupil Allocation to Cap Reserve:</b>	12.50	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0	Since TCA owns all of its lands (4 land parcels) and buildings (3 campus buildings), the lands and buildings would be offered to the district to purchase or would be sold to another organization.	

<b>District FTE Count:</b>	3,143	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	Yes	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	3	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>		<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>		<b>Outstanding Bonded Debt:</b>	
<b>Unreserved General Fund FY11-12:</b>	\$4,440,754	<b>Total Bond Capacity:</b>	
<b>Median Household Income:</b>		<b>Bond Capacity Remaining:</b>	
<b>Free Reduced Lunch %:</b>	6	<b>% Bonding Capacity Used:</b>	
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	

General Fund

**Elizabeth C-1 - Elizabeth HS - Elizabeth HS Roof Replacement - 2000**

**School Name: Elizabeth HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	139,000
Replacement Value:	\$41,147,099
Condition Budget:	\$10,092,129
Total FCI:	24.53%
Energy Budget:	\$48,650
Suitability Budget:	\$911,400
Total RSLI:	26%
Total CFI:	26.9%
Condition Score: (60%)	3.86
Energy Score: (0%)	1.92
Suitability Score: (40%)	4.94
School Score:	4.29



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ELIZABETH C-1

**Applicant Priority Number:** 1

**County:** ELBERT

**Previous BEST Grant(s) Funded:** 1

**Project Title:** Elizabeth HS Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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      | NA   |

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

The Elizabeth High School has served the local community since 2000. The school has experienced significant roof moisture problems for a couple of years; buckets regularly line the corridors and classrooms. Our staff reviews monthly, the conditions of the roof to remove any obvious debris. While repairing common leaks is a solution, the ballasted condition of the original roof makes it difficult to determine, pinpoint and repair the source.

The ballasted EPDM membrane is loosely laid over polyisocyanurate and in most areas is adequately sloped to roof drains and scuppers. Some of the mechanical curbs and wall flashings are not tall enough to protect the sometimes heavy, drifting snow accumulation we experience. Those areas would also be addressed with this grant application.

These roof assemblies are holding/transferring moisture within their construction and it occurs from both snow melt and rainwater. The school regularly experiences many independent roof leaks scattered throughout the building; the interruption of moisture is a problem to both our students and staff. Its continuation can bring a major concern of structural decking decay and rust generation. At this time, we have not witnessed any mold spore generation. Long term problems with continued deck degradation combined with a large drift snow load (regularly present) can increase the risk of roofing failure.

Repair of the roofing is not practical, replacement is our intended option. If the roofing system is not replaced soon, damage of the roofing assembly and building structure will continue to escalate; resulting in a larger and more expensive repair/replacement later.

Our GPS location is no stranger to significant weather; including both high-winds and baseball size hail storms. Our intended design solution will address these storm conditions so the roofs will be covered and protected under a manufacturer's warranty.

The roofing design demands the removal of all stone ballast and perform a tear off of the EPDM membrane. The stone will be salvaged and used elsewhere in the District. With the EPDM membrane removal the existing thermal insulation (intended to be salvaged) will be inspected and any damaged or degraded material will be replaced of equal composition.

The new roofing assembly will consist of multi-layer modified bitumen asphalt felts increasing our membrane protection from 45-mils to 330-mils; increase from one layer of protection to 4 layers. In addition, all of our flashing materials will be replaced, drains and scuppers re-established. Our intended roofing warranty terms will offer the District 30 years of moisture protection, the longest lasting roofing system available.

## Deficiencies Associated with this Project:

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Our review of the current conditions of the building roofing assemblies identifies the following:

Many of the roof decks are currently compromised by both aged material and a material surface that prevents visual inspection of the buried membrane. It can no longer adequately protect the building occupants and equipment as necessary.

Moisture intrusion of the roofing assembly has led to damage of both wall and ceiling construction within the building environment.

Continued moisture exposure of the roof assembly will continue to cause damage and decay to the roof decking and structure. Long term decay can lead to greater degree of replacement and/or the potential for mold spore development in the building's interior construction.

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

The original ballast covered EPDM will be removed and the substrate conditions inspected. Any damaged or deteriorated insulation, protective gypsum board sheathing and structural decking will be addressed at this time. The new roof surfacing will be Flood and Gravel to protect the structure from hail damage up to 2.5 inches. With the Flood and Gravel surface, walking pavers around the roofing and equipment will not be necessary.

This system provides 330 mils of thickness with redundant layers of waterproofing versus a single layer of 45 mils.

The new roofing assemblies proposed will be designed and installed throughout the structure will protect/warrant the building envelop of published NRCA guidelines and align with CDE's philosophy of committing to long lasting building systems.

### **How Urgent is this Project?**

Moisture penetration into the building will continue until these roof conditions are corrected. Water stains in the ceiling tiles indicate moisture has already made its way into and through the full roofing assembly.

This intrusion can lead to further damage to the insulation, protective gypsum board and structural decking failure. Moisture intrusion may also lead to mold spore generation within the building construction. Both of these would be catastrophic to the occupants and equipment being protected by these roofing assemblies.

This intrusion can lead to further damage to the insulation, protective gypsum board and structural decking failure.

### **How Does this Project Conform with the BEST Facility 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, 4.1 and 6.1.

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

Sec. 1.2.4 The damaged and remaining roof areas of this district structure envelop do not meet thermal/energy efficiency performance standards. Moisture intrusion has compromised the limited thermal benefit of the roofing insulation must be replaced.

Sec. 3.1 A significant portion of the EHS structure roofing areas remain inadequate and building conditions are not protected by a sound, functioning rooftop envelop. Areas of the buildings metal roof decking have been subjected to significant and repetitive moisture intrusion.

Sec. 3.2 Many portions of district structure (under consideration here) 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

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

and drainage support. The roofing envelop remaining is in poor condition.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for this district structure that will protect the building's occupants and property within. Existing roofing assemblies will be upgraded, including additional slope and drainage support. 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. 4.1 The replacement of the roof areas will establish a building upgrade, complete with high quality, durable and easily maintainable roofing materials. The current and on-going maintenance of blister replacement will be eliminated.

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of this district structure; a vital element of this rural community's infrastructure. Such efforts will without a doubt, improve many of the present health and safety deficiencies present within the district 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, the roofing system has exceeded its warranty terms and useful service life. It must be addressed globally throughout the building versus a fix here and a fix there. 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 primary 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 following the preventative maintenance measures recommended by the roofing 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 two years. In addition, we will expect as part of the long term warranties, biannual inspections from trained staff of the manufacturer as well as our district staff.

The District currently budgets \$60,000 from their capital project budget 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.

### **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 construction 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:**

Elizabeth School District's high school was constructed in 2000. We are experiencing leaks in all roofs (a ballasted EPDM roofing assembly) throughout the multi-story building.

District personnel perform regular observation and maintenance efforts on this building however, the level of maintenance necessary for these leaking roof assemblies far exceeds traditional staff and funds available. The roofing ballast covering the roof membrane makes leak detection impractical for our staff. The roof areas in question no longer provide adequate moisture protection to the building envelope, its occupants and equipment within. The roofing areas have exceeded both their original warranty period and have degraded beyond a level of preventative maintenance and repair.

Moisture regularly enters the building throughout, disrupting education activities, damaging property and potentially compromises the building structure and general construction.

**Current Grant Request:**

\$666,075.59

**Historical Significance:**

No

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Current Applicant Match:</b>	\$958,499.01	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$1,624,574.60	<b>Will this Project go for a Bond?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	59
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	59
<b>Affected Sq Ft:</b>	101,890	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	764	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$14.49	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$1,933.10	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	133	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	3		

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<b>District FTE Count:</b>	2,422	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Bonded Debt Failed:</b>	\$2,700,000
<b>Assessed Valuation:</b>	\$156,744,233	<b>Year(s) Bond Failed:</b>	13
<b>PPAV:</b>	\$64,730	<b>Outstanding Bonded Debt:</b>	\$11,600,000
<b>Unreserved General Fund FY11-12:</b>	\$816,040	<b>Total Bond Capacity:</b>	\$31,348,847
<b>Median Household Income:</b>	\$86,699	<b>Bond Capacity Remaining:</b>	\$19,748,847
<b>Free Reduced Lunch %:</b>	19.14	<b>% Bonding Capacity Used:</b>	37
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	10.25

2014 Bond Election



**Elizabeth C-1 - Singing Hills ES/Preschool - Singing Hills ES Roof Replacement - 1995**

**School Name: Singing Hills ES/Preschool**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	53,000
Replacement Value:	\$13,460,115
Condition Budget:	\$4,379,033
Total FCI:	32.53%
Energy Budget:	\$18,550
Suitability Budget:	\$893,900
Total RSLI:	22%
Total CFI:	39.3%
Condition Score: (60%)	3.46
Energy Score: (0%)	2.19
Suitability Score: (40%)	4.69
School Score:	3.95



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ELIZABETH C-1

**Applicant Priority Number:** 2

**County:** ELBERT

**Previous BEST Grant(s) Funded:** 1

**Project Title:** Singing Hills ES Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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      | NA   |

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

The Singing Hills Elementary School has served the local community since 1996. The school has experienced significant roof moisture problems for several years; buckets regularly line the corridors and classrooms. Our staff reviews monthly, the conditions of the roof to remove any obvious debris. While repairing common leaks is a solution, the ballasted condition of the original roof makes it difficult to determine, pinpoint and repair the source.

The ballasted EPDM membrane is loosely laid over polyisocyanurate and in most areas is adequately sloped to roof drains and scuppers. Some of the roof areas are less than ¼ percent slope; allowing water to pond within the voids of the ballast. Some of the mechanical curbs and wall flashings are not tall enough to protect the sometimes heavy, drifting snow accumulation we experience. Those areas would also be addressed with this grant application.

These roof assemblies are holding/transferring moisture within their construction and it occurs from both snow melt and rainwater. The school regularly experiences many independent roof leaks scattered throughout the building; the interruption of moisture is a problem to both our students and staff. Its continuation can bring a major concern of structural decking decay and rust generation. At this time, we have not witnessed any mold spore generation. Long term problems with continued deck degradation combined with a large drift snow load (regularly present) can increase the risk of roofing failure.

Repair of the roofing is not practical; replacement is our intended option. If the roofing system is not replaced soon, damage of the roofing assembly and building structure will continue to escalate; resulting in a larger and more expensive repair/replacement later.

Our GPS location is no stranger to significant weather; including both high winds and baseball size hail storms. Our intended design solution will address these storm conditions so the roofs will be covered and protected under a manufacturer's warranty.

The roofing design demands the removal of all stone ballast and perform a tear off of the EDPM membrane. The stone will be salvaged and used elsewhere in the District. With the EDPM membrane removal, the existing thermal insulation (intended to be salvaged) will be inspected and any damaged or degraded material will be replaced of equal composition.

The new roofing assembly will consist of multi-layer modified bitumen asphalt felts increasing our membrane protection from 45 mils to 330 mils; increase from one layer of protection to 4 layers. In addition, all of our flashing materials will be replaced; drains and scuppers re-established. Our intended roofing warranty terms will offer the District

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

30&#8208;years of moisture protection; the longest lasting roofing system available.

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

Our review of the current conditions of the building roofing assemblies identifies the following:

Many of the roof decks are currently compromised by both aged material and a material surface that prevents visual inspection of the buried membrane. It can no longer adequately protect the building occupants and equipment as necessary.

Moisture intrusion of the roofing assembly has led to damage of both wall and ceiling construction within the building environment.

Continued moisture exposure of the roof assembly will continue to cause damage and decay to the roof decking and structure. Long term decay can lead to greater degree of replacement and/or the potential for mold spore development in the building's interior construction.

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

The original ballast covered EPDM will be removed and the substrate conditions inspected. Any damaged or deteriorated insulation or structural decking will be addressed at this time. The roof surfacing will be Flood & Gravel to protect the structure from hail damage up to 2.50&#8208;inches. With the Flood and Gravel surface, walking pavers around the roofing ad equipment will not be necessary.

This system provides 330 mils of thickness with redundant layers of waterproofing vs. a single layer of 45&#8208;mils.

The new roofing assemblies proposed will be designed and installed throughout the structure; will protect/warrant the building envelop for a minimum of 30&#8208;years and can provide performance characteristics of 40 years of more. This will meet and exceed both the requirements of published NRCA guidelines and align with CDE's philosophy of committing to long lasting building systems.

### **How Urgent is this Project?**

Moisture penetration into the building will continue until these roof conditions are corrected. Water stains in the ceiling tiles indicate moisture has already made its way into and through the full roofing assembly.

This intrusion can lead to further damage to the insulation and structural decking failure. Moisture intrusion may also lead to mold spore generation within the building construction. Both of these would be catastrophic to the occupants and equipment being protected by these roofing assemblies.

### **How Does this Project Conform with the BEST Facility 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, 4.1 and 6.1.

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

Sec. 1.2.4 The damaged and remaining roof areas of this District structure envelop do not meet thermal/energy efficiency performance standards. Moisture intrusion has compromised the limited thermal benefit of the roofing insulation; said insulation must be replaced.

Sec. 3.1 A significant portion of the SHES structure roofing areas remain inadequate and building conditions are not protected by a sound, functioning roofing envelop. Areas of the buildings metal roof decking have been subjected to significant and repetitive moisture intrusion.

Sec. 3.2 Many portions of District structure (under consideration here) do not have a weather tight roofing system. Aged,

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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 remaining is in poor condition.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for the District structure that will protect the building's occupants and property within. Existing roofing assemblies will be upgraded, including additional slope and drainage support. 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. 4.1 The replacement of the remaining roof areas will establish a building upgrade, complete with high quality, durable and easily maintainable roofing materials. The current and on-going maintenance of blister replacement will be eliminated.

Sec. 6.1 These replacement improvements of the roofing assemblies will continue to extend the service life of the District structure; a vital element of this rural community's infrastructure. Such efforts will without a doubt, improve many of the present health and safety deficiencies present within the District 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, the roofing system has exceeded its warranty terms and useful service life. It must be addressed globally throughout the building, vs. a fix here and a fix there. 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 primary 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 following the preventative maintenance measures recommended by the roofing 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, annual inspections from trained staff of the manufacturer as well as our District staff.

The District currently budgets \$60,000 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.

### **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 construction 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:**

Elizabeth School District's Singing Hills Elementary School was constructed in 1995. We are experiencing leaks in all roofs (a ballasted EPDM roofing assembly) throughout the single story building.

District personnel perform regular observation and maintenance efforts on this building however, the level of maintenance necessary for these leaking roof assemblies far exceeds traditional staff and funds available. The roofing ballast covering the roof membrane makes leak detection impractical for our staff. The roof areas in question no longer provide adequate moisture protection to the building envelop, its occupants and equipment within. The roofing areas have exceeded both their original warranty period and have degraded beyond a level of preventative maintenance and repair.

Moisture regularly enters the building throughout, disrupting education activities, damaging property and potentially compromises the building structure and general construction.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$335,796.56	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$483,219.44	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$819,016.00	<b>Will this Project go for a Bond?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	59
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	59
<b>Affected Sq Ft:</b>	51,510	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	452	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$14.45	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$1,647.26	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	114	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	3		

<b>District FTE Count:</b>	2,422	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Bonded Debt Failed:</b>	\$2,700,000
<b>Assessed Valuation:</b>	\$156,744,233	<b>Year(s) Bond Failed:</b>	13
<b>PPAV:</b>	\$64,730	<b>Outstanding Bonded Debt:</b>	\$11,600,000
<b>Unreserved General Fund FY11-12:</b>	\$816,040	<b>Total Bond Capacity:</b>	\$31,348,847
<b>Median Household Income:</b>	\$86,699	<b>Bond Capacity Remaining:</b>	\$19,748,847
<b>Free Reduced Lunch %:</b>	19.14	<b>% Bonding Capacity Used:</b>	37
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	10.25

2014 Bond Election

**Canon City Re-1 - Canon City MS - MS Fire Alarm Replacement - 1925**

**School Name: Canon City MS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	99,538
Replacement Value:	\$27,632,277
Condition Budget:	\$15,538,710
Total FCI:	56.23%
Energy Budget:	\$34,838
Suitability Budget:	\$3,822,100
Total RSLI:	7%
Total CFI:	70.2%
Condition Score: (60%)	2.54
Energy Score: (0%)	3.27
Suitability Score: (40%)	3.90
School Score:	3.09





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** CANON CITY RE-1

**Applicant Priority Number:** 1

**County:** FREMONT

**Previous BEST Grant(s) Funded:** 1

**Project Title:** MS Fire Alarm Replacement

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** Per CCA letter, "...limited funds available..." to fund all requests

- |   |  |   |  |
|---|--|---|--|
| <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 system at Cañon City Middle School (CCMS). BEST grant funding is being applied for due to lack of other funds to complete the project in a timely manner. Although the existing fire alarm system is working, it does not meet current fire code and is becoming extremely difficult to maintain and to find replacement parts for in order to keep the system in an operational condition. The existing system was installed in the 1960's and has a limited number of pull stations, horns and smoke detectors and does not have strobes or duct detectors. Additionally, the existing fire alarm system is not addressable, does not have call-out capability and is not monitored. Replacement/upgrade of the fire alarm system will improve the school environment and student/staff/visitor safety.

The District contracted with Christiansen, Reece & Partners, P.C. to complete a district-wide facilities study. The study was completed in May 2012. A copy of the facilities study report was previously submitted – file included on enclosed CD. The study shows 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. The District did move the Exploratory School Program from the Madison School location to the Skyline Elementary School. The Madison site is now listed for sale and Skyline was renamed to Cañon Exploratory School. Additionally, the Garden Park High School (GPHS) alternative high school program was relocated to available space at Cañon City High School. The GPHS site is also listed for sale as the District works towards reducing the amount of space it owns and maintains.

Note: The CCA review committee noted in Cañon City Schools (CCS) 2013-14 BEST Grant Cycle application review for this project that CCS had available bonding capacity and questioned whether a new bond request had been presented to its electorate. CCS did put forth both a mill levy override and bond question to its electorate for the November 2013 election. Unfortunately, neither the MLO nor the Bond question was approved by the electorate.

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
- Exhibit -G-: Floor plans – Cañon City Middle School
- Exhibit -H-: SimplexGrinnell fire alarm reports
- Exhibit -I-: District-wide Facilities Study previously submitted
- Exhibit -J-: November 2013 MLO/Bond election results



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Exhibit -K-: Enclosure: CD with project photos, District map, school floor plans and facilities study

## Deficiencies Associated with this Project:

The existing fire alarm system is outdated and does not comply with the current version of the State adopted International Fire Code. The existing system is a high-voltage system that is challenging to maintain and it is difficult to find replacement parts. The existing system has a limited number of pull stations, horns and smoke detectors and does not have strobes or duct detectors. Additionally the system does not have call-out capability, is not addressable and is not monitored. A small area of the school – the 2005 locker room addition - is served by a new fire alarm system that ties into the old 1960's system.

## Proposed Solution to Address the Deficiencies Stated Above:

The fire alarm system at Cañon City Middle School will be replaced/upgraded with a new system that will meet current State and Local fire code requirements. The proposed system upgrade 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 system will bring the school up to compliance with current fire alarm requirements.

## How Urgent is this Project?

Cañon City Middle School was constructed in 1925 with additions in the early 1960's, late 1970's, early 1980's and a small locker room addition in 2005. The existing fire alarm system is over fifty years old and does not meet current fire code requirements. The district does not have current budget resources to replace the fire alarm system in a timely manner. Lack of BEST grant or other assistance will extend the likely replacement/upgrade of the CCMS fire alarm system. CCMS serves 400 students in grades sixth through eighth grade, including a number of special needs students. Replacement of the fire alarm system will improve the school environment and student/staff/visitor safety. District mill levy override and bond questions failed in the November 2013 election.

## How Does this Project Conform with the BEST Facility 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 system is working, it does not meet current State and Local fire alarm requirements and it does 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 construction 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:**

Cañon City Middle School is over 85 years old and a number of facility items will need to be addressed in the next few years

<b>Current Grant Request:</b>	\$235,164.17	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$86,978.53	<b>Does this Qualify for HPCP?</b>	No

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Total Project Cost:</b>	\$322,142.70	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	27
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	27
<b>Affected Sq Ft:</b>	99,538	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	386	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$2.94	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$758.70	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	258	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	149	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	3,535	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Bonded Debt Failed:</b>	\$5,450,000
<b>Assessed Valuation:</b>	\$232,534,392	<b>Year(s) Bond Failed:</b>	13
<b>PPAV:</b>	\$65,781	<b>Outstanding Bonded Debt:</b>	\$19,640,000
<b>Unreserved General Fund FY11-12:</b>	\$993,321	<b>Total Bond Capacity:</b>	\$46,506,878
<b>Median Household Income:</b>	\$38,480	<b>Bond Capacity Remaining:</b>	\$26,866,878
<b>Free Reduced Lunch %:</b>	52.98	<b>% Bonding Capacity Used:</b>	42
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	8.68

Capital Reserve / Capital Projects Fund

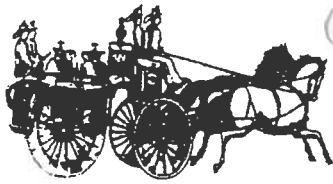


Exhibit- B  
**CAÑON CITY AREA  
FIRE PROTECTION DISTRICT**

1475 North 15th Street  
Cañon City, Colorado 81212  
(719) 275-8666

February 25, 2013

Cañon City School District RE-1  
101 N. 14<sup>th</sup>  
Cañon City, CO. 81212  
ATTN: Buddy Lambrecht

RE: Fire Alarm System at CCMS

Dear Mr. Lambrecht,

In regards to the existing fire alarm system at Cañon City Middle School, the following is my opinion as it relates to the general safety and functionality of that system.

As this existing fire alarm system has been through many building re-models over the years, many issues exist which include but may not be limited to:

- The Music/Vocational building is a stand-alone building and also has a separate, antiquated stand-alone system that does not report to the main school.
- Notification existing only in the form of audible horns in some areas. Notification devices not properly spaced and synched.
- 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 may have trouble hearing that system has activated.
- Inadequate visual notification.
- Some parts are being coming 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".
- Early warning for occupants is compromised, as there is inadequate automatic detection in some areas throughout, thus leading to a good chance of a fire going unnoticed in a closet or other un-occupied area where detection may not exist.  
*(NOTE: This school was built before the code requirement to have an automatic fire sprinkler system installed, and the minor building re-models have not been substantial enough to trigger this requirement. Due to this fact along with the inadequate fire alarm system, this school in my opinion does not achieve a reasonable degree of life safety.)*
- This existing system is not monitored by an approved outside monitoring agency, to automatically notify the fire department to respond to an alarm.

This existing fire alarm system has been allowed to remain and be maintained as an "existing, previously approved system" 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 system at the above mentioned school is at minimum compromised and inadequate. I have and am still recommending that a properly designed, approved and accepted automatic fire alarm system be installed to entirely replace the somewhat antiquated, inadequate 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 this grant opportunity to further enhance the life safety of the students and staff at the Cañon City Middle School.

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 "Tim Slaughenhaupt", written over a horizontal line.

Tim Slaughenhaupt  
Fire Inspector II / Colorado State Certified Public School Inspector II (# 08-170077)  
Canon City Fire Protection District

- Facilities Impacted by this Grant Application -

**La Veta Re-2 - La Veta Jr/Sr HS - Jr/Sr HS Fire Escape / ADA Upgrades - 1911**

**School Name: La Veta Jr/Sr HS**

Number of Buildings:	3
All or Portion built by WPA:	Yes
Gross Area (SF):	31,874
Replacement Value:	\$10,179,564
Condition Budget:	\$3,513,696
Total FCI:	34.52%
Energy Budget:	\$0
Suitability Budget:	\$1,557,900
Total RSLI:	21%
Total CFI:	49.8%
Condition Score: (60%)	3.41
Energy Score: (0%)	3.08
Suitability Score: (40%)	3.73
School Score:	3.54



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** LA VETA RE-2

**Applicant Priority Number:** 1

**County:** HUERFANO

**Previous BEST Grant(s) Funded:** 1

**Project Title:** Jr/Sr HS Fire Escape / ADA Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |   |   |   |
|---|---|---|---|
| <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 type="checkbox"/> Renovation     | <input type="checkbox"/> Water Systems      | Safety- Replacement of 2nd floor Fire escape              |

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

La Veta Jr./Sr. High School is a two story, sandstone structure that has undergone multiple renovations and expansion projects since the initial structure was built in 1911. The 3 level structure currently accommodates the district bookkeeper, counselor and Superintendent, and classrooms for the subject areas of English, Math, Social Studies, Foreign Language, Art, Music and support of a wired technology information center. Exterior access to the building is through multiple entryways with ramps and stair combinations that were modified in the 1980's in an attempt to become ADA compliant. Floor to floor, interior access is provided via open stairwells and an elevator. Emergency egress from the second floor is accomplished through the use of the interior stairwells or by exiting onto a landing/stairway on the backside of the building. This stairway was part of the 80's redesign and was constructed with the intent of serving as a fire escape for safety egress and to improve the movement of students by providing a path of travel to outlying buildings. Exterior access maintenance practices have included the removal of snow and application of de-icer for safety, and the recoating of painted surfaces to minimize rust and deterioration. Climatic conditions and scrutiny of ADA accessibility measures have revealed multiple compliance issues with the fire escape structure and the design and functionality of the escape and accompanying ramps and stairway. Chemical reaction from water, concrete and steel has deteriorated the escape structure to the extent it now poses multiple safety issues including trip and overhead hazards. This conclusion was further underlined and documented in separate inspections conducted by the Colorado Department of Public Safety Division of Fire Safety and the district's insurance provider, Colorado School Districts' Self Insurance Pool. Both Inspectors cited the condition of the escape as being in disrepair, with recommendations to replace or repair if a structural inspection warranted. (CSDSIP report and Fire Inspection Report attached). The concrete ramp was not designed or constructed to ADA standards so is too narrow and steep, and does not provide adequate space for operation of a door. The stairs are narrow and of an inconsistent, irregular height that present a trip hazard. Further complicating the difficulties is the concrete structure of the ramp and stairs creates a dam that traps storm water drainage against the building, jeopardizing the integrity of the foundation and sandstone walls. An engineer and architectural review has determined that the most cost effective approach to correcting the deficiencies is to redesign and replace rather than attempt to modify and repair. Replacement of the complete unit allows the District the opportunity to redesign the stair configuration to correct the movement of students during an emergency situation. The proposed escape would be an open, steel constructed, stairway with a landing on the east side of the first floor access point. An ADA Ramp will be constructed to the west of the first floor entryway in a configuration that will make it compliant with slope, width and maneuverability requirements. Inclusion of this project design and construction with a Department of Local Affairs drainage project will allow for a cohesive solution to some of the identified structural, accessibility and safety issues. The District has undertaken the challenge of correcting multiple deficiencies detailed in the Statewide Facility Assessment. The only way to affect a substantial change, given the financial constraints of the district, has been to adopt the strategy where the limited capital projects fund has been committed and leveraged with Federal, state and local grant dollars. This BEST application further supports this strategy and represents the attempt to maximize the outcome while minimizing cost through economy of scale, and integrated design/construction.

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

The escape is a poured concrete/steel construction unit. The stair/treads and landings are concrete with corrugated steel subfloors, steel stringers, risers, railings and ballusters. The concrete treads, encased in steel, has not allowed water to drain from steps but has served to retain it and when combined with the concrete corrosive potential has resulted in the deterioration of the corrugated steel sub base, stair nosings and steel stringers. An engineer has reviewed the structure and determined that the corrosive action has reached a level that would be cost prohibitive to remediate and when combined with the problems with student movement in emergency situations warrants removal and replacement. An additional design flaw of the escape has students reaching the first floor landing outside the first floor exit and ADA ramp. In the event of an emergency, this design presents safety concerns with an effective log jam of bodies compiled into a small space at the same time. This landing also serves as the ADA access to the building with a 25' long ramp to the ground level. This ramp does not meet ADA compliance requirements for slope and grade of the structure, width and number and placement of hand rails.

## Proposed Solution to Address the Deficiencies Stated Above:

Design and engineering will incorporate current standards for ADA compliance, provision to provide safe path to refuge and materials that will have minimal impact from the harsh environmental conditions prevalent in a mountain community. Corrective action for the fire escape will include: redesign that will relocate the landing away from the first floor exit to correct student escape paths. Selection of tread and riser materials that will not hold moisture that has escalated the corrosive action and deterioration of the current unit.

Corrective action for correcting the ADA accessibility issue includes: redesign of the ramp to meet width, slope, and railing requirements. This includes a reconfiguration of the ramp to include a landing and termination point adjacent to ADA designated vehicle, parking spots. Traditional stair access will be redesigned with an expanded width to accommodate student and staff path to safety, will be consistent to eliminate trip hazards and include appropriate hand rails for safety.

## How Urgent is this Project?

The condition of the escape and insueing problems with the ramp were first recognized in the early fall when a steel stair nosing pulled away from the stair tread. Further inspection revealed extensive deterioration in the steel substrate and support members. Colorado School Districts Self Insurance Pool Risk Control Consultant conducted a school survey on October 17, 2012. The survey was intended to identify areas that have: potential to cause life threatening, permanent disability, potential to cause serious or non-disabling injury, potential for slight injury or may not cause injury, but does not comply with applicable codes. The notes and recommendation forthcoming from that survey were:” to have a structural or architectural engineer inspect this fire escape to confirm that it is structural sound for access and egress. Recommend it be replaced or repaired if it is found structurally unsafe. “

An engineer from Leverington & Associates determined that the support columns and concrete bases were structurally sound however, steel substrates of the stairs and landings and many of the welded connections for railings, and structural connections to the columns were showing deterioration and compromise by rust. Recommendation was that the columns and concrete bases could be retained for a fire escape but all other components including stairs, landings and rails would need to be replaced. The State Fire Marshall has reviewed the escape and determined that the current condition poses health and safety concerns and should be remediated before the start of the new school year. A plan for replacement coincides with the availability and plan to remediate drainage issues behind the high school this summer with funds provided by an Energy and Mineral Impact Grant from the Department of Local Affairs.

## How Does this Project Conform with the BEST Facility Construction Guidelines?

The scope of this project is intended to remediate facility conditions to meet the guidelines as established in the Public School Facility Construction Guidelines. Funds are being requested to address the Guidelines of 1.2.1 Health and Safety Issues and 1.2.7 Public School facility accessibility. The fire escape and ADA ramp will facilitate meeting the guideline of 3.3 for providing 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”. The ADA ramp meets the 3.7 guideline for providing a “facility that complies with the American Disabilities Act (ADA) providing accessibility to physically disabled persons.

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

Design and construction of the new escape will incorporate components that allow the drainage of moisture to minimize rust and deterioration. This, along with the district’s policy and practice for snow removal, and powder coat repainting will



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

minimize deterioration due to rust and oxidation. The current escape lasted for 30 years so it would be expected that the minimum life span of the new escape would be would 30 years with design and removal of snow extending that life span an additional 5 years. The 30 to 35 year period will give the District the opportunity to build capital project funding for future replacement.

**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 construction 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 building has undergone two major renovation projects in the past 12 years. The first was a bond based project begun in 2003 that was intended to remediate the interior and exterior of the building. The second project focused on health and safety with the addition of a new fire alarm system with sprinklers and the renovation and replacement of the heating and ventilation systems. This project was funded through a Colorado Department of Local Affairs, Energy & Mineral Impact Grant, Colorado Department of Education Capital Construction Grant and La Veta Re2 Capital Projects funding. BEST funding was utilized in 2012 to replace the roof coverings and remediate animal feces in the attic space caused from the invasion of migratory bats inhabiting the space for seasons. Specific projects have been completed or will be completed this summer to correct identified deficiencies to the facility condition. The District is utilizing DOLA and CDOT funds this summer to correct drainage, accessibility and safety concerns around the exterior of the building. In general, the 1911/1935 structure is in reasonably, sound condition with most identified deficiencies in the categories of energy efficiency, educational suitability and safety.

<b>Current Grant Request:</b>	\$61,920.50	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$18,000.00	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$79,920.50	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	57
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	22.52238
<b>Affected Sq Ft:</b>	31,874	<b>Is a Waiver Letter Required?</b>	Yes
<b>Affected Pupils:</b>	104	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$2.28	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$698.61	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	306	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	178	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$36,985,745	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$207,203	<b>Outstanding Bonded Debt:</b>	\$675,000
<b>Unreserved General Fund FY11-12:</b>	\$731,316	<b>Total Bond Capacity:</b>	\$7,397,149
<b>Median Household Income:</b>	\$47,794	<b>Bond Capacity Remaining:</b>	\$6,722,149
<b>Free Reduced Lunch %:</b>	53.49	<b>% Bonding Capacity Used:</b>	9
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	0

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US Department of Agriculture Rural Development Community Facility Grant

The BEST grant is a matching grant. Each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. The Capital Construction Assistance Board shall seek to be as equitable as practicable by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

## INSTRUCTIONS

Please answer the questions below. Be specific when addressing each question and explain the issues and impacts in detail, including dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents or other relevant documentation to support the responses provided below.

Waiver requests will be reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request.

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1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district, charter school or BOCES.

La Veta Re2 is requesting a reduction of the matching contribution for a BEST application. The District has received notification that a funding request submitted to USDA Rural Development will likely be funded in an estimated amount of \$18,000. This grant will be used to meet a portion of the required match but will not meet the entire obligation therefore, the District is requesting a waiver for the balance of the match.

The District has maintained high academic standards and student success as evidenced in the full accreditation by the State. Sustaining these standards requires a district commitment to recruiting, retaining and supporting the instructional staff charged with insuring student success. In a district that commitment is predominantly defined monetarily through salaries, benefits, curricular materials and opportunities for professional development. In a small, rural district that commitment is represented in the general fund budget where just the instructional expenditures are 42% of total costs. Approving a partial waiver for the 57% cash match will give the district the flexibility to maintain and enhance the focus and educational objectives that have proved successful without having to make monetary cuts to support this necessary project.

2. Please describe why the cost of complying with the match contribution would significantly limit educational opportunities within your school district, charter school or BOCES.

Over the course of the past 5 years of fiscal constraints the district has experienced a reduction in the level of funding available through the state because of decreased enrollment and the impact of the "Negative Factor" which is the underfunding of the School Finance Act. This loss of revenue could not be replaced with local resources therefore the district has been forced to reduce expenditures in an attempt to balance with available revenues and/or consciously choose to spend reserves. The district's strategy has been a

combination of several actions including defining those programs or activities that are non-negotiable, cutting expenditures to non-essential items across the board, and then planning the level administration and the board is willing to spend through reserves. Re2 has been able to maintain all educational programs including, physical education, art and music as well as sustaining the curricular needs of general education classrooms. That level of commitment has come at a cost to support services which has seen a reduction in personnel, funds for repairs, maintenance and supplies and an elimination of cyclical maintenance and replacement schedules to a level of necessity. BEST funding currently has a RE2 matching requirement of 57% of the total project cost which is down from what was a 61% match. That match equates to \$34,000 to \$40,000 of a \$60-\$70,000 project. To re-allocate the match in the current budget would mean that the priorities to maintain educational programming would be significantly impacted. The "fluff" of the budget was cut three years ago so this adjustment would equate to a loss of instructional staff, programs or a percentage of both in an attempt to correct building deficiencies that if ignored will mean adjustments in the use and availability of the second floor of the Jr/Sr High School. State Fire inspectors have indicated that without initiating a fire escape remediation plan that corrects or replaces the existing structural concerns the District may be forced to vacate the second floor of the building due to a loss of egress and an appropriate path to refuge. Vacating this portion of the building means a loss of access to the technology center/business classroom, relocation of the High School math and English classes and the at-risk counseling program.

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, other available grants or other organizations to more efficiently or effectively leverage the applicant's ability to contribute financial assistance to the project?

District personnel have conscientiously maintained the data contained in the Statewide Facility Assessment because of its use and role in prioritizing corrective action and in clarifying existing conditions. Working with that document has led the District to aggressively seek and ultimately be successful in identifying and obtaining State, Federal and local resources to correct facility deficiencies identified and prioritized utilizing information from that document. This BEST funding application is the final piece of an extensive campus construction project that has been developed to correct safety concerns with play areas, traffic, drainage and code compliance. The minimal funds the District had available in the capital projects budget have been leveraged with a monetary commitment from the Town of LaVeta to meet the match requirements of a CDOT Transportation Enhancement Grant. Outcomes from the use of this resource are safety based and will improve pedestrian, bicyclist and vehicular access to the campus through a redesign and development of Garland Street. The street is a feature that is inter-related to multiple facility sub-issues. The conversation that started with the street has now evolved into the demolition and redesign of adjacent play areas, redesign of drainage behind the high school, re-design and construction of entryways to remediate accessibility concerns and this last component of the replacement of the fire escape. The district started with the total capital project budget of \$32,000 to combine with \$35,000 from the Town to obtain \$270,000 from CDOT. This \$324,000 project was the springboard and match for a \$150,000 DOLA Energy & Mineral Impact Grant for drainage and entryways. Both of these projects supported the playground remediation that was funded with local and Colorado Health Foundation funding with a GOCO grant now in review. A USDA Rural Development grant notification is pending funding availability but will support the DOLA grant and assist with meeting the required match of this BEST application. The District can clearly demonstrate the ability to leverage resources to effectively accomplish change with limited resources. It is our intent to maximize the availability of these funds by efficiently combining all the projects including the design and construction process to increase the scope of work for an increased economy of scale, minimized mobility costs and eliminating potential redundancy of design, engineering and management services associated with independent projects rather than a comprehensive approach.

The minimum matching requirement for each applicant is determined by evaluating the following factors: Pupil Assessed Valuation, the district’s average median household income (from 2010 census), percentage of pupils eligible for free or reduced cost lunch, bond election failures and successes in the last 10 years and bond mill levy. For each factor please describe why you feel that factor does not accurately reflect the financial capacity of your school district.

4. Per Pupil Assessed Valuation relative to the statewide average. – The higher the Per Pupil Assessed Value the higher the match.

Per Pupil Valuation-

Year	Funded Pupil Count	Total Program Per Pupil Funding	Adjusted Per Pupil Funding	Difference in Funding Based on Negative Factor
13/14	212.1	\$11,770.95	\$9,855.42	-\$406,283.17
12/13	223.3	\$11,197.15	\$9,395.22	-\$402,371.14
11/12	234.1	\$10534.03	\$9,171.49	-\$318,372.06
10/11	246.3	\$10,048.12	\$9,006.73	-\$256,495.23

5. The district’s median household income (from 2010 census) relative to the statewide average. – The higher the median household income the higher the match.

- US Census Bureau table B19013 Data set 2008-2012 American Community Survey 5 year.

State Median income \$58,244 Huerfano County \$32,754

*County median income data has been selected because it is more representative of the family incomes of the students who choose to attend district schools.*

While the La Veta Re 2 district boundaries contain approximately one third of all the area in Huerfano County over 40% of our student population reside outside of those district boundaries.

6. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average. – The lower the percentage for free and reduced cost lunch the lower the match.

- La Veta Re2-58% as of November 1<sup>st</sup>, 2013. Percentage was calculated using FTE student population of 182 with 89 identified for the Free category and 17 identified for Reduced. Data to compare with a statewide average was not available.

Information that was available on the CDE website for 2012 shows that the statewide average for Free & Reduced eligibility was 41.56% which was a slight increase of .29% from 2011 eligibility of 41.27%. A study of the district average during the same time period shows 2012 eligibility at 53.10% which is 4.97% higher than the 2011 eligibility rate of 48.13%. Both years the District exceeded the

state average but more revealing is the dramatic increase in the percentage of students eligible for the program in a three year period. That increase is a direct reflection of the economic instability of the community and county at large.

7. Bond Election failures and successes in the last 10 years. – The more attempts the school district has had the lower the match.

- From 1981-2011 the District has had two successful Bond Elections. The most recent was in November of 2002. A \$1,000,000.00 bond was passed by a rather large margin 503-For and 170-Against. The bond money had been identified for use in the renovation of the High School.

The second occurred in November 1984 for approval of an \$880,000 bond. This bond was utilized to construct a facility that included a regulation gymnasium, stage, locker rooms, offices and classroom space.

The district has not requested voter approval of a mill levy override for the period of 1999 through 2013.

8. Bond mill levy relative to the statewide average. – The higher the bond mill levy the lower the match.

- Re2 has an outstanding bonded indebtedness of \$675,000 as of FY 2012. The original bond debt of \$1,000,000.00 was approved by property owners in November of 2002 and is scheduled to be retired in 2022. The Bond Redemption mill levy certified by the County Treasurer in December of 2013 was for 2.150 mills to generate approximately \$76,922 assuming a 99% collection rate.

The General Fund program was certified at 26.312 with an additional 0.053 for Abatements. Total General Fund Mill Levies were for 23.365 mills. Total mills, including Bond Redemption, were 28.515.

Information was not readily available to determine how the district mill levy compared to the state average.

9. Please describe any other extenuating circumstances deemed appropriate for a waiver or reduction in the matching contribution.

Re2 has tried to be extremely conservative with the spending of the general fund reserve so as to preserve the districts' ability to weather potential cash flow crisis from state and local revenue streams. An example of unanticipated delays in receipt of revenues has been the current phenomenon of a dramatic increase in uncollected taxes, and the frequency of business, corporate and large tract ownerships requesting tax abatements. These situations are unpredictable but manageable assuming the district has maintained a reserve to offset the revenue delays. Re2 is trying to maintain a fund balance between \$625,000 and \$650,000 down from a reserve of \$1,117,276 available at the beginning of 2009/2010. The current reserve represents slightly more than three months of district expenses including salaries, benefits and operations.

The approach to fiscal responsibility has not been without the need to acknowledge potential warning signs about the District's financial condition. On two separate occasions now, the Office of the State Auditor (OSA) has contacted Administration requesting an investigation and explanation on the District's Negative Indicators. In both circumstances, the financial health ratios flagged the Operating Margin Ratio (OMR) and the Change in Fund Balance Ratio. This later ratio indicates whether the school district's reserves in its General Fund are increasing or decreasing. Continued expenditure of reserves places the District in the

tenuous position of having to explain our fiscal policy to state and legislative committees. While avoiding the expenditure of reserves has been impossible to avoid the past five years, Administration and the School Board have tried to minimize those expenditures to maintenance of educational programs rather than spending for facility repairs and upgrades.



- Facilities Impacted by this Grant Application -

**Arriba-Flagler C-20 - Flagler ES/MS/HS - PK-12 Roof Replacement and Repair - 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:	\$19,886,052
Condition Budget:	\$9,007,573
Total FCI:	45.30%
Energy Budget:	\$26,112
Suitability Budget:	\$1,442,200
Total RSLI:	22%
Total CFI:	52.7%
Condition Score: (60%)	3.64
Energy Score: (0%)	1.83
Suitability Score: (40%)	4.57
School Score:	4.01



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ARRIBA-FLAGLER C-20

**Applicant Priority Number:** 1

**County:** KIT CARSON

**Previous BEST Grant(s) Funded:** 1

**Project Title:** PK-12 Roof Replacement and Repair

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

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 without 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 election passed to significantly enlarge the facility. During the early 1980's the district received an energy grant. Energy efficiency renovations were completed in most of the building. In 1995 a computer lab was added to the building and the central office area was remodeled. District reserves were used to fund that project. In 1990 district passed a bond issue that paid for the construction of four new classrooms, replaced some roofs, upgraded electrical service, and replaced domestic water lines. An energy efficiency grant in the early to mid 80's allowed the District to reduce heating costs by filling in the window areas with brick and installing much smaller high efficiency windows. Prior to the summer of 2013 the 1954 building was heated with a boiler steam heat system and the 1964 building was heated with a boiler and hot water heat system. Both those systems were replaced with RTU's that provide heat, air conditioning, and proper ventilation in the building. The district used a BEST grant and reserve dollars to complete the project. 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. The cafeteria, gymnasium and library are used extensively by the public throughout the year. All areas of the building have been maintained well and serve our students and community on almost a daily basis. Because of the many additions our building is made up of, we have 16 different roof areas. Some areas are in need of replacement some areas need repair. Our gymnasium and connecting locker rooms had new roofs installed in 2010 after a windstorm had damaged them.

## Deficiencies Associated with this Project:

**Deficiencies:** The following Roof Areas are identified on the Roof Plan, which has been included as part of the Grant Application. Each Roof Area is identified by a Roof Number (1-16).

The School District's Roofing Consultant performed a thorough review of the current conditions of the existing building roof assemblies. The following deficiencies have been identified:

**ROOF REPLACEMENT - ROOF AREAS 4, 5, 6, 7, 8, 9, 10, & 11:**

- The existing roofing systems on these roof areas have been compromised by significant granule loss, poor drainage, ponding water, and age.
- Leaks into the building are prevalent at these roof areas. Moisture infiltration through the roofing assembly has led to damage to the ceiling construction within the building environment.
- Continued moisture infiltration through the roofing assembly will continue to cause damage and decay to the roof decking

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

and structure. Long term decay can lead to a greater degree of replacement and/or the potential for mold spore development in the building's interior construction.

**ROOF REPAIR - ROOF AREAS 1, 2, 3, 12, 13, 14, 15, & 16:**

- The existing roofing systems on these roof areas are still performing, but require repair of numerous deficiencies in order to maximize the serviceable life of the roof. Some of the deficiencies include loose/damaged guttering; significant membrane blistering; deteriorated roof membrane flashings; the lack of proper flashing installation at roof/wall intersections; and isolated areas of roof membrane slippage.
- Current leaks have not been reported due to these deficiencies, but resulting leaks are eminent if not properly repaired in the near future.
- Roof Areas 2 & 3 do not have proper roof overflow provisions which is a potential Life/Safety Issue. This condition does not meet Building Code.

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

**Solutions:** The following Roof Areas are identified on the Roof Plan, which has been included as part of the Grant Application. Each Roof Area is identified by a Roof Number (1-16).

**ROOF REPLACEMENT - ROOF AREAS 4, 5, 6, 7, 8, 9, 10, & 11:**

- The existing roofing system will be removed down to the existing roof deck and the deck will be properly inspected. Deck repairs will be addressed if/where needed. The new roofing system will include the installation of new R-Value roof insulation and tapered insulation to promote positive roof drainage. The new roofing system will be a granule-surfaced modified bitumen roofing system.
- The new roofing system will include a 20-Year NDL (No Dollar Limit) Warranty from the Primary Roofing Material Manufacturer. Proper roof design and installation will protect/warrant the building envelope for a minimum of 20-years and can provide performance characteristics of 30-years or more. This will meet and exceed published NRCA (National Roofing Contractor's Association) guidelines and aligns with CDE's commitment to long lasting building systems.
- The new roofing system will meet Building Code requirements for proper roof overflow and for wind-uplift resistance.

**ROOF REPAIR - ROOF AREAS 1, 2, 3, 12, 13, 14, 15, & 16:**

- The existing roofing systems on these roof areas are still performing, but require repair in order to maximize the serviceable life of the roof. Some of the repairs include replacing an area of damaged guttering; cutting-out large membrane blisters; replacing deteriorated membrane flashings; installing new flashings at roof/wall intersections; and replacing an isolated area of membrane slippage.
- Roof repairs will include installing proper roof overflow at Roof Areas 2 & 3 in order to eliminate a potential Life/Safety Issue and Building Code Issue.

### **How Urgent is this Project?**

**Urgency:** The following Roof Areas are identified on the Roof Plan, which has been included as part of the Grant Application. Each Roof Area is identified by a Roof Number (1-16).

**ROOF REPLACEMENT - ROOF AREAS 4, 5, 6, 7, 8, 9, 10, & 11:**

- Moisture infiltration into the building will continue until the deteriorated roof conditions are corrected. Existing water stains in the ceiling tiles and leak collection buckets around the school indicate that moisture has navigated its way through the roofing assembly.
- Moisture infiltration can lead to further damage to the roofing insulation, the structural roof decking, and the interior wall/ceiling materials. Moisture infiltration may also lead to mold spore generation within the building construction. These conditions would be catastrophic to the occupants and equipment being protected by the roofing assemblies.

**ROOF REPAIR - ROOF AREAS 1, 2, 3, 12, 13, 14, 15, & 16:**

- Roof repairs are required in order to prevent an eminent threat of moisture infiltration into the building.
- Moisture infiltration can lead to further damage to the roofing insulation, the structural roof decking, and the interior wall/ceiling materials. Moisture infiltration may also lead to mold spore generation within the building construction. These conditions would be catastrophic to the occupants and equipment being protected by the roofing assemblies.

## How Does this Project Conform with the BEST Facility Construction Guidelines?

Conformity of Reroofing & Roof Repair with Public Schools Construction Guidelines: The following Roof Areas are identified on the Roof Plan, which has been included as part of the Grant Application. Each Roof Area is identified by a Roof Number (1-16).

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, 3.2.1.7, 4.1, 5.1.24, and 6.1. Our intended outcome (roof replacement and roof repair) is a weather-tight building envelope.

### ROOF REPLACEMENT - ROOF AREAS 4, 5, 6, 7, 8, 9, 10, & 11:

- Section 1.2.1 – The District structure has several deficiencies applicable to the health, safety, and environmental codes and standards as required by state and federal law. Significant moisture infiltration, maintenance of structural integrity, and ability to maintain high Indoor Air Quality are all significant areas of concern.
- Section 1.2.4 – The deteriorated roof areas of this District structure envelope do not meet thermal/energy efficiency performance standards. Moisture infiltration has compromised the limited thermal benefit of the roofing insulation; said insulation must be replaced.
- Section 3.1 – A significant portion of the District structure roof areas remain inadequate and building conditions are not protected by a sound, functioning roofing envelope. Areas of the buildings structural roof decking have been subject to significant and repetitive moisture intrusion.
- Section 3.2 – Many portions of the District structure (under consideration here) do not have a weather tight roofing system and are in poor condition. Aged, deteriorated, and poorly designed roofing assemblies allow for significant, repetitive moisture infiltration into the building, and compromise the intended protection of its building occupants and property. Many roofing areas lack proper drainage slope and drainage support.
- Section 3.2.1.7 – New roofing assemblies will be designed and installed for this District structure that will protect the building's occupants and property within. Existing roofing assemblies will be upgraded, including additional slope and drainage support. The roofing will protect the building with the best (longest) warranty terms available for the funds requested that would meet/exceed NRCA guidelines and building code requirements.
- Section 4.1 – The replacement of the roof areas will establish a building upgrade, complete with high quality, durable, and easily maintainable roof materials.
- Section 5.1.24 – The installation of new R-20 roofing insulation will conform with the requirements of the 2009 International Energy Conservation Code for continuous insulation above the deck.
- Section 6.1 – These roof replacement (and roof repair) improvements of the roofing assemblies will continue to extend the service life of this District structure; a vital element of this rural community's infrastructure. Such efforts will without a doubt, improve many of the present health and safety deficiencies present within the District structure.

### ROOF REPAIR - ROOF AREAS 1, 2, 3, 12, 13, 14, 15, & 16:

- Section 3.2 – Many portions of the District structure (under consideration here) have a weather tight roofing system and are in fair condition. A variety of roof repairs are required to maximize the life expectancy of the roof and to correct an eminent threat to the continuing waterproofing ability of the existing roofing system. A weather-tight roof is required by Section 3.2.

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

Maintaining the capital construction project upon completion:

The new roofing system will include a 20-Year NDL (No Dollar Limit) Warranty issued by the Roofing Manufacturer. The warranty will include all roofing materials from the top of the structural deck “up”. If leaks develop in the roofing system during the warranty period, the School District must notify the Roofing Manufacturer upon discovery of the leak, time being of the essence. The Roofing Manufacturer is obligated by the warranty to respond appropriately and repair/replace the deficient roofing materials responsible for the leaks.

The School District will maintain a file for the roofing system, including, but not limited to, the warranty, invoices, subsequent logs of all inspections performed and repairs that are made to the roofing system. The School District will inspect the roofing system at least semi-annually in the Spring and in the Fall. The School District will also inspect the roofing system after severe weather conditions such as hailstorms, heavy rains, high winds, etc.

During the semi-annual inspection, the School District will:

- Remove debris such as leaves, small branches, dirt, rocks, etc. that have accumulated.
- Clean gutters, downspouts, scuppers, collector heads, drains and the surrounding areas to make certain they allow water to flow off the roof.
- Examine all metal flashings for damage that may have been caused by wind or foot traffic on the roof, and make certain they are well attached and sealed. Repairs must be performed by a roofing contractor certified by the Roofing Manufacturer.
- Examine the edges of the roofing system for wind damage. Repairs must be performed by a roofing contractor certified by the Roofing Manufacturer.
- Examine any roof top equipment making certain that they do not move excessively or cause a roofing problem by leaking materials (grease/oils/etc.) onto the roofing system.
- Check the building exterior for settlement or movement that could transmit issues to the roof.

During the life of the roof, the School District will protect their investment by:

- Avoiding unnecessary roof top traffic.
- Logging trips to the roof by equipment service personnel and advising them to be careful since dropped tools and heavy equipment can damage the roof membrane.
- Not allowing equipment service personnel to make penetrations into the roofing system. These should only be made by a roofing contractor certified by the Roofing Manufacturer.

For the first three (3) years after the initial roof installation, the School District will require the Roofing Consultant, responsible for the design of the reroofing system, to conduct annual roofing inspections to insure the continuing performance of the roofing system as intended.

During the life of the new roofs (as replaced by this Grant), the School District will accumulate funds to the best of its ability for capital renewal of the roofs when they reach the end of their serviceable life. The School District will also budget appropriate funds in their maintenance account for roof repairs to be performed on an as-needed basis for all other roof areas.

For the roof repairs to be performed by this Grant, we anticipate that the life expectancy of the repaired roofs to be maximized as follows:

- Roof Areas 1, 2, & 3 should perform until 2025.
- Roof Area 12 should perform until 2024.
- Roof Area 13 should perform until 2097.
- Roof Areas 14, 15, & 16 should perform until 2019, when they are scheduled for replacement.

## CDE - BEST FY2014-15 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 construction 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 section of the Flagler School was built in 1954 and is a substantial one story structure of concrete with a brick facade and with large areas of windows in the classrooms. 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.

<b>Current Grant Request:</b>	\$383,839.30	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$277,952.60	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$661,791.90	<b>Will this Project go for a Bond?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	42
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	42
<b>Affected Sq Ft:</b>	70,000	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	187	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$8.59	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$3,217.27	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	374	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	458	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	4		

<b>District FTE Count:</b>	160	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$20,751,338	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$130,102	<b>Outstanding Bonded Debt:</b>	\$840,000
<b>Unreserved General Fund FY11-12:</b>	\$1,384,732	<b>Total Bond Capacity:</b>	\$4,150,268
<b>Median Household Income:</b>	\$42,583	<b>Bond Capacity Remaining:</b>	\$3,310,268
<b>Free Reduced Lunch %:</b>	48.65	<b>% Bonding Capacity Used:</b>	20
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	7.8

2014 Bond Election



**Lake R-1 - Lake County MS - Lake MS Roof Replacement - 1977**

**School Name: Lake County MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	142,616
Replacement Value:	\$41,341,184
Condition Budget:	\$14,522,291
Total FCI:	35.13%
Energy Budget:	\$49,916
Suitability Budget:	\$2,638,500
Total RSLI:	22%
Total CFI:	41.6%
Condition Score: (60%)	3.17
Energy Score: (0%)	1.92
Suitability Score: (40%)	4.50
School Score:	3.70





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** LAKE R-1

**Applicant Priority Number:** 1

**County:** LAKE

**Previous BEST Grant(s) Funded:** 4

**Project Title:** Lake MS Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

Lake County Middle School (LCMS) currently houses 3rd-8th grades as a middle school with core curriculum, music, physical education, art and technology education. Next year, due to a reconfiguration, the building will house 3rd-6th grades. The building was built in 1977 and went through a renovation in 2004. The renovation added classroom walls and windows to an open concept building creating more focused classroom spaces. This BEST Grant is being pursued to repair a badly deteriorating and leaking roof. Even though the middle school is a relatively newer facility in Lake County School District, the roof is failing in several areas. This failure requires our maintenance employees to be on the roof clearing snow to prevent leaking into the school. Having employees on the roof in snowy, icy and wet slippery conditions is a significant risk to the health and safety of those employees. Additionally the failure of the roofing system is disruptive to operations in our cafeteria, learning in our classrooms and community activities in our middle school. We are pursuing a BEST grant so we can have a lasting, comprehensive fix to the roof problem that will extend the life of our building for many years to come.

## Deficiencies Associated with this Project:

The original standing seam zinc metal roof on the middle school was failing as early as 1999. Condensate, from a swimming pool in the lower level of the building, would form on the underside of the zinc roof in a dilute solution of hydrochloric acid. The acid rain within the building envelop concentrated to a ph. level of vinegar. Prolonged contact with the standing seam pans ate the roof from the inside out.

In response to this problem, a program was developed to replace the standing seam zinc metal roof with a painted steel roof along with ice melting systems needed to prevent ice-dams from defeating the flashings at the intersection of the new sloped roof and the recently installed modified bitumen roof over the remainder of the building. A part of that program would have added an ice melting system along the east side of the gymnasium roof. The add alternate for an ice melting system was not accepted due to budget constraints. As a result, ice dams developed during winter periods allowing water to collect at the bottom of the new standing seam metal roof. A remedial action program developed by District staff relied on snow and ice removal methods to staunch the flow of melt water into the space below.

When the volume of snow exceeded the capacity of manual labor, a snow blowing machine was employed. Even with these diligent efforts the roof is leaking into our classrooms, cafeteria kitchen and the gym.

Despite the best intentions, and few other options, the cure may have created more problems than it solved. The 1999 modified bitumen base flashings were hot mopped to the aluminum colored coating over the 1995 modified bitumen built-up roofing system. Those flashings were replaced-recovered with a single ply membrane flashing system. The white colored membrane extended a few feet out onto the flat and was adhered to the existing roof with cold adhesives.

The high slope standing seam metal roofing system was installed in 1999. Industry studies predict a service life of 50 years.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Expect that period to expire in 2049. The low slope aluminum paint coated modified bitumen built-up roof covering was installed in 1995 to replace the original built-up roof. Tremco, a subsidiary of RPM International Inc. based in Medina, Ohio was the roof system manufacturer. The twenty year warranty would have expired in 2015 but for escape clauses triggered by damage caused by District staff during snow removal operations. The remedial action flashing “patches” installed in 2004 had no warranty. That work had no impact on an otherwise expired service life.

The flat part of the roof is in poor condition. Current test cuts from the roof determined the assembly’s components and the presence, or absence of moisture. Seven test cuts taken on the Middle School roof reveal a built-up roof system that is showing age, wear and tear. One test cut showed wet insulation. It is very likely moisture can be found at the base of many standing seam roof flashings, but ever-present snow and ice prohibited test cuts in those areas due to the difficulty of patching the cuts. Many of the other test locations were selected because they were “high and dry” easier to patch and less likely to fail before a remedial action program could press the re-set button. The test demonstrates that while the standing seam roof is still working to provide positive moisture protection, the low sloped areas are in great distress.

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

The options for remedial action for the LCMS roof range from the most minimal patching effort to a complete tear-off and roof replacement. Options for remedial action range from the most minimal patching effort to a complete tear-off and roof replacement. The following solutions are possible fixes, but only one is a comprehensive fix that will truly extend the life of the school building:

1. Repair the existing flat roof only where moisture intrusion is apparent. Add an ice melting system at the base of each standing seam pitch that directs melt water to the nearest existing roof drain.
2. Only one built-up roof covers the existing insulation. Code permits a second roof installation over one existing roof. Cut out areas of wet insulation and rebuild the insulation substrate to match existing roof profile. Re-cover the entire flat roofed area adding no new tapered insulation to the existing assembly. Take special care to water-proof the base flashing at the bottom of each standing seam metal roof pitch. Add an ice melting system at the base of each standing seam pitch that directs melt water to the nearest existing roof drain.
3. Develop a comprehensive plan to correct all the deficiencies observed using design solutions and methods of procedure calculated to correct the design problems with the flat roofed areas at the base of each standing seam pitch. This would entail complete removal of the existing low slope roofing assembly along with a retrofit of the perimeter of the building. Such an effort would begin with a commitment to create a safe working environment for District employees charged with maintenance of this building. A substantial investment would be needed to accomplish this goal. The District’s long term commitment to this building would factor into such an investment.

Considering that the LCSD’s goal is to use this building for many years to come, the truly viable solution is solution #3. The patches and re-cover quick fixes represented by #1 & #2 above are short term fixes that hold the possibility of returning us to our current state and causing further damage to the inside of the building. Solution #3 allows us to truly preserve the quality of our building while addressing life safety concerns both inside the building and outside of the building. Externally we would be able to cut way down on the amount of time our employees spend on the roof. Internally, our employees and students would not be exposed to roof leaks that are depositing water through the ceiling in the classrooms, gym and cafeteria kitchen. Of the three options, the last alternative is the only one that recognizes the risk to our staff, the students and the general public that comes with each major snowfall event.

A more in-depth discussion of what happens on the roof during frequent snow storms helps to illustrate why solution #3 above is the best solution for the LCMS roof. The standing seam metal roof is designed to promote the gravity aided movement of snow downhill to store on the flat roof below. The low step up from the flat roof plane to the pitched roof’s eave offers an inadequate flashing height if ice dams develop. Snow will quickly clear from the upper slope only to crash into the stored snow at the foot of the pitch. Subsequent snowfall events add layer upon layer at an angle of repose to the previous pile. Density of the accumulation increases as the weight of subsequent layers compact preceding lenses. Over time, snow packs down to the point where nearly all the air is displaced leaving solid ice. Sunshine on the gray colored panels raise the standing seam panel temperature to 150o f. or more. Melt water runs under the stored snow only to re-freeze at the flat

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

roof. Inevitable ice dams soon pond water to a height far above the standing seam metal roof's base flashing. The nearest roof drain may be twenty-five feet away. Water, like electricity is constantly seeking the shortest distance to ground. Unfortunately, that path runs right through the kitchen.

The key to success is to develop a snow melting trough with closely spaced roof drains and minimal insulation to keep a pathway open for snowmelt to follow away from vulnerable flashings toward roof drains, into storm drains within the warm building envelope. A large diameter storm sewer collects all rainfall and snow melt to discharge into an underground (below frost depth) leach field.

The first thing to consider is the climate data for Leadville. Design solutions must be crafted to meet the extreme conditions found in this high mountain valley. The most precipitation in one month was 4.83 inches in January 1996. The most precipitation in 24 hours was 2.10 inches December 24, 1983. Average annual snowfall is 142.7 inches. The most snowfall in one year was 247.9 inches (6.30 m) in 1996. The most snowfall in one month was 63.2 inches in February 1995.

There is no way to store all the snow that falls on the pitched roof then slides to the flat area of the roof. The snow load can't be trapped on the slope no matter how a snow fence is configured. When the flat area is surcharged with the snow from up the slope, at a ratio of six to one, a snow depth of eighty feet must be resolved.

New roof drains should be set on the existing steel deck. Insulation thickness of one-half inch along with a five-eighth inch cover board will result in an R-factor of less than four. That is about the thermal performance of a typical double glazed window. Snow stored above the membrane will slow the transfer of heat from inside the envelope to the sky above. Ten inches of fresh snow with a density of 0.07 inches, seven percent water, is approximately equal to a six-inch-layer of fiberglass insulation, with an insulation R-value of R-18. Compacted snow at the bottom of a snow slide is considerably denser, but still has significant insulation value.

The intent of the design concept is to insure the contact area between snow cover and the rubber roof membrane is slightly above the freezing point. So long as the path to the drain is maintained, ice damming conditions will be minimized. An added benefit will be the gradual consolidation of stored snow. In a perfect world the melting rate would match the amount of snow fed into this area from the pitched roofs above.

The existing low sloped roofing system should be removed, in sequence, with installation of a new roof assembly. The existing roof drains are obsolete, improperly spaced and must be replaced. The existing standing seam roof appears to be functioning and needs modification only to the extent that flashing required for the low slope must interface with the base flashings of the steep sloped areas.

The scope of work for such a comprehensive project would rise to a level far above a typical re-roof project. Demolition will involve the complete removal of the existing roofing system, in sequence with the installation of the new roofing assembly. This will require transportation of over one thousand cubic yards of unclassified debris to the local landfill.

Wood framing and blocking for new parapet walls, additions to the height of existing parapet walls and low curbs that must be raised will required a considerable investment. Added thickness of tapered insulation will rise far above the existing parapet blocking and the perimeter fascia system. A new fascia system will stand above and lap over the existing zinc panel fascia. The quarter mile perimeter length will require a short 2x6 stud wall sheathed on both sides with plywood as substrate for the fascia extension. The major expense, as you would expect, will involve the new roofing assembly. Installation of just under thirty thousand square feet of new membrane and tapered insulation will take the entire summer.

The extent of plumbing involved in this program will rise far above the typical roof replacement program. None of the existing roof drains are suitable for re-use. Replacement of fifty roof drains along with revisions to the existing storm drainage system below the roof deck will require a separate plumbing permit even if done under a roofing contractor's prime contract.

Electrical work will involve extending service to rooftop equipment that must be disconnected and raised to rest on new

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

curbs far above flood height. Ice melting cables will be held to a minimum, but an amount of cable will be needed as a redundant level of protection in areas where ice damming is likely.

### **How Urgent is this Project?**

The urgency of this project cannot be overstated. This is a fast-track project in which all work will need to take place this summer. The roof system is already failing; with time the roof will only fail further causing health safety risks for our employees, students and community. At 10,200 feet of elevation winters are long and extreme; another school year of constant efforts to clear snow from the roof as well as operating with the leaks inside of the building is unthinkable. Further continued leaking into the building will only further damage the inside of our facility. This facility is used by our community in addition to our students. It is a building that still has many years of life left and one that LCSD is proud of. Community members use the building, particularly the gym, on a weekly basis as a place to exercise indoors in the many months that compose a typically long Leadville winter. Repairing the roof is essential to providing a high-quality, safe education to our students. A repaired roof will also benefit our community. To prevent the decline of LCMS this work should be performed as soon as weather allows.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

The current misalignment to health and safety guidelines caused by this failing roof system affects our employees, students, families and communities. Our facilities employees spend an unreasonable amount of time on the roof of the middle school clearing snow and ice in an attempt to keep the failing drainage system working and to try to keep water from pooling and then leaking into the school. Having employees work on an icy, snowy roof clearing snow because of failing roof system is clearly a health and safety hazard. A working roof system would allow us to expose our facilities employees to a very limited time on the roof. Our employees are trained and take all appropriate safety precautions; we however would prefer to limit exposure to situations where they need to employ safety precautions. Additionally, a working roof system would allow our facilities employee to turn their attention to other important facilities tasks across the district. Other important needs go neglected while our facilities team is fighting to keep the roof from leaking into the school.

Students, families and community members utilize our middle school in a number of ways. Students use the facility on a daily basis. The gym is used by our County Recreation Department for open gym nights that are open to the public. The swimming pool is run and maintained by our County Recreation Department through an inter-governmental agreement. Our community youth basketball program takes place in the middle school gym and during the youth basketball season we have about 500 people through the gym every Friday night to watch and/or participate in youth basketball games. Additionally we hold events like our annual spring art show in the middle school gym. In classrooms and the library building we hold a number of school and community meetings. When all of these members of our community are exposed to the water coming through leaks into the building from the roof it is a health and safety hazard. The water is standing water that is coming through rotting building materials; it is not clean and is not water we want students or adults exposed to. Additionally, this water has the potential to create other safety hazards that come from having moisture in building in materials and areas of the building that are not intended to be moist or wet.

This water is also dripping into our cafeteria kitchen area, which is concerning as this is a food preparation area. This comprehensive fix to our roofing system will allow us to conform to the guideline expectations that Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food.

Students are interrupted by leaks into their classrooms. The sound of dripping water is a distraction from learning. Additionally attending school in a building that has areas of the ceiling rotting away due to water damage is a negative experience for students. It is a message that their education is not valued or important. These conditions currently hinder our efforts to fully implement core educational programs, particularly those educational programs for which the State Board has adopted state model content standards. Further the conditions inhibit our ability to accommodate the Colorado Achievement Plan for Kids (Cap4K), and No Child Left Behind Act (NCLB). If we could repair the roof, we could repair the rotting conditions and give our students an environment that would allow us to conform with all of the educational expectations set forth in the Public Schools Construction Guidelines.

These dilapidated conditions are also a message to our community that our schools are subpar. We struggle to keep students

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

enrolled when they and their parents compare the dilapidated conditions to the schools in the wealthier resort towns less than an hour away.

Finally, the completion of this roofing project will allow us to become more aligned with the Public Schools Construction Guidelines for roofs. Specifically, we will achieve a weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. The roof shall also comply with other relevant expectations set by the guidelines.

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

Lake County School District sets aside approximately \$250,000 per year for capital projects and in an effort to build up capital reserves. 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. The reserve funds will go towards replacing the project at the end of its useful life. The roof maintenance policy below outlines how the district will maintain the roof and maximize its life.

Regarding: Roof Maintenance

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.



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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;
- 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.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

The Maintenance Staff will control access to our roofs. Outside contractors hired to service rooftop equipment must coordinate 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 need 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.

The District will adhere to this policy.

**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 construction 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 adequate when it was built in 1977. It had renovations in 2004 to change an open-concept to closed classroom spaces and to add windows. The school was originally designed to house 3rd-8th grade. It currently houses 5th-8th grade and next year will house 3rd-6th grade.

<b>Current Grant Request:</b>	\$595,276.83	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$320,533.67	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$915,810.50	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	30
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	35
<b>Affected Sq Ft:</b>	142,616	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	292	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$5.84	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$2,851.22	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	488	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	956	<b>Bonded Debt Approved:</b>	\$11,396,980
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	12
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	\$18,000,000
<b>Assessed Valuation:</b>	\$142,410,920	<b>Year(s) Bond Failed:</b>	08,11
<b>PPAV:</b>	\$149,043	<b>Outstanding Bonded Debt:</b>	\$225,000
<b>Unreserved General Fund FY11-12:</b>	\$1,819,074	<b>Total Bond Capacity:</b>	\$28,482,184
<b>Median Household Income:</b>	\$40,543	<b>Bond Capacity Remaining:</b>	\$28,257,184
<b>Free Reduced Lunch %:</b>	73.36	<b>% Bonding Capacity Used:</b>	1



**CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES**

**Match Source Detail:**

**Existing Bond Mill Levy:**

6.35

Capital Reserve Fund

- Facilities Impacted by this Grant Application -

**Estes Park R-3 - Estes Park MS - MS Partial Roof Replacement - 1962**

**School Name: Estes Park MS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	62,246
Replacement Value:	\$18,034,663
Condition Budget:	\$5,575,116
Total FCI:	30.91%
Energy Budget:	\$0
Suitability Budget:	\$713,600
Total RSLI:	43%
Total CFI:	34.9%
Condition Score: (60%)	3.50
Energy Score: (0%)	2.88
Suitability Score: (40%)	4.62
School Score:	3.95



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** ESTES PARK R-3

**Applicant Priority Number:** 1

**County:** LARIMER

**Previous BEST Grant(s) Funded:** 0

**Project Title:** MS Partial Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <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:

Our middle school roof is our highest priority facilities repair need in the school district. Declining enrollment and budgets have prevented us from addressing this critical need. Our roof was inspected by on July 31, 2013 with a subsequent follow up RAMP report (see attached). The flat roof material is currently 25 years old and made of sprayed-in-place polyurethane foam, a sub-standard product that has not withstood the elements in our high altitude, high sunlight, high wind-and-snow-and-ice environment. The current material is a 10-year roof product and more of a temporary product. The roof section most in need of repair is leaking in many places and is 15 years overdue for replacement. While we would have liked to have budgeted for this maintenance project in our annual appropriations, challenges we have faced due to the September 2013 floods, a cycle of declining revenues for the past seven years, and other fiscal needs have prevented us from keeping up with the necessary maintenance and replacement of this mission critical roof.

## Deficiencies Associated with this Project:

The following construction details summarize the information we learned from our roof inspection last summer: The deck is in fair condition and is leaking, with failing perimeter flashing and projections. The counter-flashing is in fair condition. We had a significant amount of ponding water on the roof such that when inspected, our maintenance manager and the inspector sunk their feet into the surface material and water bubbled up. The roof perimeter is failing in several locations. The roof field has also failed and the PUF roof system has several holes in it. The quality of the roof's penetrations is poor but it was difficult to ascertain the entire condition due to the spray foam on the surface. Our middle school roof's drainage is also in poor condition and we need a new gutter system. Overall, the roof is listed as in a failed state and every time it rains or snows, we have multiple leaks. We are concerned about the possibility of mold and additional structural damage if the roof is not replaced soon.

## Proposed Solution to Address the Deficiencies Stated Above:

We have two options for repair, one which is a short-term fix and one which is a long-term solution. The short-term solution is to coat the roof with an elastomeric energy star rated coating that will seal the spray foam elements of the existing roof. This process would cost an estimated \$162,510.00 and only last a few years. We do not believe this to be a viable option and also consider it to be a waste of public funds and only delaying the inevitable: complete failure of the roof resulting in significant structural damage to the facility and creating additional health and safety concerns. The second solution is our preferred option: complete replacement of the existing roof with an all-metal roof. We would choose a metal color similar to our existing elementary school building next door. The metal roof system will cost an estimated \$460,500.00.

**How Urgent is this Project?**

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

This roof replacement need is of extreme urgency because of the rapidly deteriorating condition of the existing roof. It is leaking continually whenever it rains or snows and is 15 years out of cycle for replacement. We anticipate severe damage to equipment and the potential for mold if we do not address this situation immediately.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

This project conforms to the Public Schools Construction Guidelines because (a) it was reviewed and estimated by a reputable roofing consultant and company with an accompanying RAMP report; (b) the metal roof replacement proposal is a preferred solution by the BEST Grant award process; (c) the metal roof solution will give a 40-year roof and long lasting value; (d) the construction plan will "meet or exceed the [roof] warranty requirements;" and our facility master plan, to be developed, will address a budget for ongoing maintenance and future replacement of this roof and other facility needs in the district.

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

The seamless metal system proposed for replacement of our middle school roof requires very little maintenance. Any projected costs for maintenance that the contractor will provide the District will be incorporated into the annual budget process as part of the appropriation each year for the maintenance department. The District will also incorporate the projected maintenance costs for the roof into its new Facility Master 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 construction 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:**

Roof replacement only - not a complete building renovation

<b>Current Grant Request:</b>	\$188,789.85	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$462,209.64	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$650,999.49	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	71
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	71
<b>Affected Sq Ft:</b>	27,085	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	231	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$21.85	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$2,561.98	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	117	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	385.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	1,016	<b>Bonded Debt Approved:</b>	\$22,400,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	06
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$351,247,126	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$345,546	<b>Outstanding Bonded Debt:</b>	\$23,125,000
<b>Unreserved General Fund FY11-12:</b>	\$3,076,300	<b>Total Bond Capacity:</b>	\$70,249,425
<b>Median Household Income:</b>	\$60,539	<b>Bond Capacity Remaining:</b>	\$47,124,425
<b>Free Reduced Lunch %:</b>	34.98	<b>% Bonding Capacity Used:</b>	33

**CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES**

**Match Source Detail:**

**Existing Bond Mill Levy:**

4.63

Capital Reserve Fund

**Thompson R-2J - Berthoud HS - HS Partial Roof Replacement - 1981**

**School Name: Berthoud HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	141,400
Replacement Value:	\$45,499,727
Condition Budget:	\$15,479,723
Total FCI:	34.02%
Energy Budget:	\$0
Suitability Budget:	\$5,520,700
Total RSLI:	31%
Total CFI:	46.2%
Condition Score: (60%)	3.22
Energy Score: (0%)	3.08
Suitability Score: (40%)	4.51
School Score:	3.74



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** THOMPSON R-2J

**Applicant Priority Number:** 1

**County:** LARIMER

**Previous BEST Grant(s) Funded:** 2

**Project Title:** HS Partial Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

Berthoud High School is the only high school in Berthoud. The school was originally built in 1981 with addition of a classroom pod in 1999 and a science wing and auxiliary gym in 2006. The capacity of the school is 990 and current enrollment is 675. The curriculum is STEM based. The facility is heavily used for school and community functions. Most recent data shows the school was used for 510 events collecting \$2100 in revenue.

Maintenance inspections/repairs of the roof occur on a quarterly basis. The roof over the gym, auditorium, and penthouse at Berthoud High School is at the end of its life cycle. The warranty expired in 2006. Membrane failure is starting. The gym has a wood floor and replacement is needed before damage to the flooring occurs. The current roof was installed in 1991 and is a ballasted 45 mil EPDM roof installed OVER the top of a 45 mil PVC (Trocral) single ply membrane that was originally installed in 1981. The original 1981 roof started to show catastrophic failure in 1991 and an emergency install was completed that year. The insulation under the 1991 45 mil roof is Styrofoam. This BEST grant will replace 34,850 square feet of the total 93,500 square feet of roof.

## Deficiencies Associated with this Project:

The current membrane over the penthouse, gym, and auditorium is starting to show failure despite being a ballasted 45 mil EPDM membrane. This roof is actually installed over a 45 mil PVC Trocral roof that was installed in 1981 and started to show catastrophic failure in 1991. To avoid catastrophic failure, the decision was made to install the ballasted EPDM roof directly over the 1981 roof using Styrofoam as insulation. The wall junctures are showing the greatest number of leaks and have had several patches because the Trocral membrane has shrunk away from these areas. Some areas of the roof are bubbling due to moisture getting under the top membrane. Some leaks to the inside of the building and especially onto the wood floor in the gym are being stopped due to the double layering currently in place. The double layering is preventing damage to the main portion of the metal decking over the auditorium but stains are starting to show along the walls and rusting is occurring along the metal joists because flashings are failing. Stain are also starting to show along the edges of the wall of the tectum decking in the gym and again metal joints are rusting. The area around the windows of the upstairs atrium is showing moisture infiltration and paint is peeling. Finding leaks is difficult as water is traveling long distances in between layers of the two membranes. Ponding is evident as current crickets are not sufficient for proper draining. Since 2011 there have been 11 leaks reported over these areas. One of the biggest concerns is safety as it is difficult to determine how much water has actually infiltrated the layers of the roof. When test cuts are performed, the PVC material shatters into pieces. There are many "soft" areas found when walking the roof and test cuts have revealed that the Styrofoam is missing in those places. Prior to 2006 someone actually repaired leaks using caulking which is causing further damage and preventing proper repairs. The current weight of the ballasted roof is estimated to be 1500 sq ft.

## Proposed Solution to Address the Deficiencies Stated Above:



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

The proposed solution is a complete tear off of both layers of the existing roof and removal of the existing gravel ballast. The existing gravel ballast will be recycled on site to help with drainage issues around athletic fields. The contractor will be expected to recycle old membrane and other materials as they are able. The new membrane will be a mechanically attached 90 mil EPDM or fibertite membrane. It is hoped that without the ballasted membrane this site could be a potential future solar site. The roof will be installed per the Public School Construction Guidelines.

### How Urgent is this Project?

The urgency is concern that the deck will become damaged due to on-going water infiltration. Flashings are already leaking and metal support joists along the walls are showing rust. Water infiltration is occurring around the windows on the second floor and paint is peeling - this could lead to complaints of mold and indoor air quality. This is the next roof on the replacement life cycle spread sheet. Budget cuts have resulted in the capital funding being \$500,000 for this year and the cost of the replacement is 99% of that budget for this year. If the roof is not funded this year it may be another 2 years before funding is available and the district roofer believes the roof will fail before that time. It is not anticipated that the district would go for a bond initiative before 2015.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

Construction will conform to the Colorado Public School Facility Guidelines. Design specifications will ensure a weather-tight roof that drains positively off of the roof and discharges water away from the building. Design features will include a low-slope roof of less than or equal to 3:12 (14 degrees). The membrane will be a reflective 60-90 mil EPDM or fibertite material. Tear-off is planned down to the metal decking due to the current installation of an EPDM membrane over a Trocal PVC membrane. A consultant will be selected using a competitive bidding process. The consultant will provide the design specifications, technical assistance, help select an installer using a competitive bidding process, and will provide oversight during the actual tear-off and installation process. The installation contractor will be approved by the roofing material manufacturer. The warranty will be for 20 years minimum. Roof hatches are located interior to the building and access ladders are located in locked and restricted access rooms. Roof hatches will be secured shut via locks and chains. Energy efficiency measures will include polyisocyanurate insulation at a height of 3-6 inches and a roof thermal value of R-30. A water tight warranty will include a 2 inch diameter hail resistance and 100 MPH wind-speed coverage. There will be 1/2 inch coverboard and insulation will be mechanically attached. Drainage will be accomplished using a tapered cricket system and roof drains.

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

Preventive maintenance tasks will conform to the CDE publication "A Guide to Maximizing the Life of Your Roof Through Preventive Roof Maintenance". The district employs a full-time building specialist who has over 20 years of experience in installation, repair, and maintenance of all roofing systems. Warranty work will be coordinated through the roofing material manufacturer. Non-warranty work will be completed by the district roofing specialist. Funding comes through the capital renewal budget and the annual operational budget. The annual operating budget for non-warranty work is \$13,000 and the capital renewal budget for roofs is between \$250K and \$500K. Preventive maintenance programs include inspections every 6 months and inspections, repairs, and costs are tracked using the School Dude Maintenance work order system. A written inspection report provides additional information on warranty items, vandalism, or other maintenance needs and is stored on the maintenance shared drive. Inspection items include but are not limited to: debris on the roof, roof drains, structural deformities, cracks, alligatoring, blisters, fishmouths, ponding, fasteners, base finishing, counter flashing, coping, roof penetrations, expansion joints, pitch pockets, mansards, and shingles.

**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 construction 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:**

This application is for a re-roof of a portion of the facility. BHS was built in 1981 with the addition of a classroom pod in 1999 and an addition of an auxiliary gym and science classrooms in 2009. The portions of this re-roof project were installed in 1991. The warranties expired in 2006.

<b>Current Grant Request:</b>	\$258,121.73	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$303,012.47	<b>Does this Qualify for HPCP?</b>	No

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Total Project Cost:</b>	\$561,134.20	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	54
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	54
<b>Affected Sq Ft:</b>	34,760	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	678	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$14.68	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$752.39	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	51	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	198	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	3		

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<b>District FTE Count:</b>	14,813	<b>Bonded Debt Approved:</b>	\$89,215,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	05
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$1,361,540,441	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$91,915	<b>Outstanding Bonded Debt:</b>	\$110,402,113
<b>Unreserved General Fund FY11-12:</b>	\$24,859,459	<b>Total Bond Capacity:</b>	\$272,308,088
<b>Median Household Income:</b>	\$61,552	<b>Bond Capacity Remaining:</b>	\$161,905,975
<b>Free Reduced Lunch %:</b>	37.32	<b>% Bonding Capacity Used:</b>	41
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	8.05

Capital Reserve Fund

- Facilities Impacted by this Grant Application -

**Plateau Valley 50 - Plateau Valley ES/MS/HS - PK-12 ACM Abatement / Carpet Replacement - 1959**

**School Name: Plateau Valley ES/MS/HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	101,613
Replacement Value:	\$26,267,605
Condition Budget:	\$8,306,724
Total FCI:	31.62%
Energy Budget:	\$0
Suitability Budget:	\$4,772,900
Total RSLI:	25%
Total CFI:	49.8%
Condition Score: (60%)	3.54
Energy Score: (0%)	2.60
Suitability Score: (40%)	4.09
School Score:	3.76



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** PLATEAU VALLEY 50

**Applicant Priority Number:** 1

**County:** MESA

**Previous BEST Grant(s) Funded:** 0

**Project Title:** PK-12 ACM Abatement / Carpet Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| <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 checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | carpet replacement  |

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

Most of the asbestos floor tiles from the original construction in 1959 are still in the building. Most of it is covered with carpet, but the carpets mastic is coming undone from the carpet causing large wrinkles which have created a trip and fall hazard. We are planning to remove all the carpet covering asbestos tile and any other asbestos tiles in the building and replacing it with new carpet squares so it can be maintained better for many years. While we are replacing the carpet covering the asbestos we will also replace the old carpet in areas of the building that have no asbestos with the same type carpet squares so we will have the same carpet throughout the building. All of the areas we will be replacing the carpet and getting rid of asbestos are the main educational facilities in our school. There are 19 classrooms, the nurses office, the media center, a computer lab and hallways that encompass the majority of the work to be done. As you can see by the color coded map there are 10 classrooms that will not be done. Five of these have had the carpet changed because of flooding in the past few years and the other five had the carpet replaced because there was no asbestos, and they were the most dangerous, "wavy" carpets. To give an example of the maintenance program in our schools I will give an example of the last four years of dollars spent on capital projects, during a very difficult fiscal time for all schools. Below is a list of years and capital dollars spent and an estimated percent of our entire budget, which is approximately \$3,300,000:

2010	\$51,831	1.57% total budget
2011	\$90,960	2.76% total budget
2012	\$89,531	2.71% total budget
2013	\$115,695	3.51% total budget

As you can see from the data above, we take maintenance very seriously, spending an average of approximately 2.64% of our budget on preventative maintenance. The reason we are seeking a BEST grant is the size and cost of this project. This project would be almost 10% of our budget if done by us alone. We are hoping to get a BEST grant to pay for half of this project. Our district takes this so seriously we are willing to pay approximately \$160,000, or approximately 5%, of our total budget toward this project.

## Deficiencies Associated with this Project:

Most of the building that was built in 1959 has asbestos tiles that is covered with carpet. The carpet is coming undone from the asbestos and getting very wavy causing safety concerns with tripping hazards. The only way this can be fixed is to replace the carpet. When that is done we must remove the asbestos because we must disturb the asbestos tiles under the carpet. We must remove the carpet and abate the asbestos in order to prepare the floors to have the new carpet squares installed.

## Proposed Solution to Address the Deficiencies Stated Above:

We will remove all the old carpet in the building and have all the asbestos tiles removed. The asbestos tiles must be abated with a company that has trained personnel in asbestos abatement which is time consuming and costly. It is also difficult to find the correct company and get on their schedules considering where our school is located. Once this is done we will

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

replace the carpet with new carpet squares so we can more easily maintain the carpet and replace worn and damaged areas more easily.

### How Urgent is this Project?

The carpet in many of the areas in the building is already failing. The carpet is coming undone and causing waves in the carpet. This is becoming a real health and safety concern as the waves cause a tripping hazard. We cannot just replace the carpet because of the asbestos under the carpet will be disturbed when the carpet is removed. We have seen a rapid increase in the number of areas and speed at which the failing areas become more dangerous. We have also recently had a visit from our insurance company and they informed us we need to get the carpet replaced as quickly as possible as it is becoming a liability issue.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

In compliance with 3.6 of the Public Schools Construction Guidelines we have a plan to manage the asbestos in our building. Part of this plan is to remove asbestos when fiscally possible. As mentioned earlier in this grant we are hoping for a BEST grant to pay for 50% of our project. Also, asbestos is a huge safety issue that must be dealt with when fiscally possible. In the BEST Guidelines it states BEST shall, "Promote safe and healthy facilities that protect all building occupants against life safety and health threats" and asbestos is listed as a major health threat in the BEST guidelines and all health guidelines see asbestos as a major health issue.

In 4.1 of the BEST guidelines it states, "Elementary, middle, high and PK-12 schools built with high quality, durable, easily maintainable building materials and finishes." We are replacing all old carpet with high quality carpet tiles to they will be of high quality, durable and easily maintained.

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

To give an example of the maintenance program in our schools I will give an example of the last four years of dollars spent on capital projects, during a very difficult fiscal time for all schools. Below is a list of years and capital dollars spent and an estimated percent of our entire budget, which is approximately \$3,300,000:

2010	\$51,831	1.57% total budget
2011	\$90,960	2.76% total budget
2012	\$89,531	2.71% total budget
2013	\$115,695	3.51% total budget

As you can see from the data above, we take maintenance very seriously spending an average of approximately 2.64% of our budget on preventative maintenance. The reason we are seeking a BEST grant is the size and cost of this project. This project would be almost 10% of our budget if done by us alone. We are hoping to get a BEST grant to pay for half of this project. Our district takes this so seriously we are willing to pay approximately \$160,000, or approximately 5%, of our total budget toward this project.

We have purchased a high pressure carpet cleaning tool that is used to clean all carpets in the building. Our custodial team deep cleans the carpets on a regular a regular basis and vacuums all floors daily.

We are also purchasing carpet squares so we can replace small squares in the future when parts of the carpet becomes worn or damaged.

### 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 construction 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 Pk - 12 school was constructed in 1957 and has had many additions and remodels in the past 60 years. The facility is still in very good condition, as maintenance of the facility is a high priority for the district.

<b>Current Grant Request:</b>	\$185,424.41	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$185,424.40	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$370,848.81	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	79
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	50

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	31,699	<b>Is a Waiver Letter Required?</b>	Yes
<b>Affected Pupils:</b>	345	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$10.64	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$977.20	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	92	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	194	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	400	<b>Bonded Debt Approved:</b>	\$3,900,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	04
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$224,572,883	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$562,135	<b>Outstanding Bonded Debt:</b>	\$2,920,000
<b>Unreserved General Fund FY11-12:</b>	\$1,775,576	<b>Total Bond Capacity:</b>	\$44,914,577
<b>Median Household Income:</b>	\$54,348	<b>Bond Capacity Remaining:</b>	\$41,994,577
<b>Free Reduced Lunch %:</b>	23.19	<b>% Bonding Capacity Used:</b>	7
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	1.58

General Fund

## BEST School District and BOCES Grant Waiver Application

The BEST grant is a matching grant. Each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. The Capital Construction Assistance Board shall seek to be as equitable as practicable by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### INSTRUCTIONS

Please answer the questions below. Be specific when addressing each question and explain the issues and impacts in detail, including dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents or other relevant documentation to support the responses provided below.

Waiver requests will be reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request.

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1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district, charter school or BOCES.

The entire cost of this project is almost 10% of our yearly General Fund. We have averaged over 2.5% of the General Fund for capital projects in the last four years and feel if we increase this to 5% it will have a large impact on our budget. The carpets to be replaced will make our facilities safer as they have become a health and safety concern because of the large wrinkles that have caused a tripping hazard. The asbestos under them is also a concern for the safety of our staff and students. We are presently trying to increase our technology capabilities so our students will have better access to technology and we will be prepared for the PARRC testing scheduled for the near future.

2. Please describe why the cost of complying with the match contribution would significantly limit educational opportunities within your school district, charter school or BOCES.

If we have to come up with the entire match it would be approximately 7.66% of our entire budget. Taking this into account shows the huge impact it would have on any school district's General Fund. We, as all other school districts, are just now beginning to claw our way out of five years of very tough budget times and cuts to all areas of the budget. If we must comply with the entire match this will not allow us to purchase new technologies for our students; give long awaited cost of living increases to the salary bases of our teachers (which have been frozen for the last five years), and upgrade our internal internet capabilities to keep up with society in general and meet the needs of future PARRC testing.



## BEST School District and BOCES Grant Waiver Application

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, other available grants or other organizations to more efficiently or effectively leverage the applicant's ability to contribute financial assistance to the project?

We have not asked other local entities for help because this project is just upgrading our present facility and getting rid of asbestos and dangerous carpets.

The minimum matching requirement for each applicant is determined by evaluating the following factors: Pupil Assessed Valuation, the district's average median household income (from 2010 census), percentage of pupils eligible for free or reduced cost lunch, bond election failures and successes in the last 10 years and bond mill levy. For each factor please describe why you feel that factor does not accurately reflect the financial capacity of your school district.

4. Per Pupil Assessed Valuation relative to the statewide average. – The higher the Per Pupil Assessed Value the higher the match.

The Assessed Valuation on the spreadsheet provided is \$224,572,883. The Assessed Valuation for the latest year is \$145,254,900. As you can see, with the gas industry leaving the district, it has had a huge impact on the Assessed Valuation along with many other things. Our current Assessed Value is 64.8% of the Assessed Value being used for our numbers according to the BEST formulas.

5. The district's median household income (from 2010 census) relative to the statewide average. – The higher the median household income the higher the match.

The median household income from the 2010 census was \$54,348. This was probably correct four years ago because there was a lot of gas drilling in our area. In the past few years almost all of the drilling has moved out and many people have left the community or are making much less money if they have chosen to stay. This is shown by the number of students we have in the district. It has decreased from a high of 468.5 to last year when we had 400. This has a huge negative impact on what a district is able to do.

6. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average. – The lower the percentage for free and reduced cost lunch the lower the match.

In the fall of 2012 the percent of the districts free and reduced students was 23.19%. Again with gas drilling moving out of the district, incomes have decreased and the percent of free and reduced meals has increased. For example, in January of 2013 we had approximately 50% free and reduced and presently we are at approximately 37%. We also have many families who will not apply and would rather bring a cold lunch than get a "government handout".

7. Bond Election failures and successes in the last 10 years. – The more attempts the school district has had the lower the match.

We passed a bond to build an addition to the facility in 2004. We have not attempted another bond because we have plenty of educational space and we put a great deal of money into the preventative maintenance of the building we have. In our grant application there is more information on the amount of money we spend on capital projects per year, but in short we spend an average of over 2.5% of our general fund money on these projects per year.

## BEST School District and BOCES Grant Waiver Application

8. Bond mill levy relative to the statewide average. – The higher the bond mill levy the lower the match.

We passed a Mill Levy Override in 2012. This is just beginning to help us catch up on some projects we had to put on the back burner through very tough educational funding times for our district and Colorado at large. In a small district, with only one main building that is going on 55 years old there are many Capital Projects that need to be completed just to keep the building safe and up to date with present educational needs.

9. Please describe any other extenuating circumstances deemed appropriate for a waiver or reduction in the matching contribution.

I will just reiterate that the gas industry has basically left the area and this has had a negative impact on our assessed value, average income and free and reduced meals.

- Facilities Impacted by this Grant Application -

**Dolores Re-4A - Dolores ES - Dolores Supplemental BEST Grant - 1968**

**School Name: Dolores ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	65,040
Replacement Value:	\$19,315,606
Condition Budget:	\$10,097,584
Total FCI:	52.28%
Energy Budget:	\$0
Suitability Budget:	\$259,300
Total RSLI:	21%
Total CFI:	53.6%
Condition Score: (60%)	3.66
Energy Score: (0%)	1.53
Suitability Score: (40%)	4.45
School Score:	3.98



**Dolores Re-4A - Dolores MS/HS - Dolores Supplemental BEST Grant – 1954**

**School Name: Dolores MS/HS**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	37,609
Replacement Value:	\$11,132,511
Condition Budget:	\$4,138,555
Total FCI:	37.18%
Energy Budget:	\$0
Suitability Budget:	\$1,598,000
Total RSLI:	30%
Total CFI:	51.5%
Condition Score: (60%)	3.49
Energy Score: (0%)	0.97
Suitability Score: (40%)	4.14
School Score:	3.75



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** DOLORES RE-4A

**Applicant Priority Number:** 1

**County:** MONTEZUMA

**Previous BEST Grant(s) Funded:** 2

**Project Title:** Dolores Supplemental BEST Grant

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |  |  |  |
|---|--|--|--|
| <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 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:

Currently, we are working hard to maximize every possible resource to complete our BEST grant-funded capital improvement project including the Dolores School Boards' approved allocation of \$750,000 from our reserves. In 2012, we were awarded a BEST grant to rebuild roughly one third of our K-12 campus. That Fall, our voters supported this effort with a matching (57%) BOND with a strong majority of nearly two to one. As we began the process of hiring owner's reps and architects, it became increasingly clear that the original architects and their cost estimator had drastically underestimated the true cost per square foot to build here in rural SW Colorado.

During the winter and early spring of 2013, we hosted several meetings with school staff, community members, Owner's Reps, Architects and CDE to try to reconcile scope and budget. After several weeks, we returned to CDE and presented to the BEST Board in April of 2013. The Board supported our retooled plans and approved up to the full reserve amount within our BEST grant (\$289,000). These funds combined with \$750,000 of our school district's reserves and added to the BEST grant (\$2.67 million) and the matching BOND of (\$3.47 million) totaled all the funds we had to complete our building project. Then came the flood plain issues.

Last June, it was made clear that the Town of Dolores would not approve our building permit without compliance with the newly (not yet adopted) FEMA regulations. We again were faced with a budget bust. We then redesigned our plans to deal with the flood plain, maintain the integrity of the BEST grant application and voter approved question, while reigning in our budget.

Today we are faced with diminished reserves and a leaky gym roof, more than a dozen ineffective exterior doors and unsecure front entrances to our secondary schools and elementary school. We had saved a little more than a million over the past 10 years to repair and improve these items on our own, but when the possibility arose of losing the BEST grant and matching school bond last spring, we decided to allocate \$750,000 of our savings to keep the project afloat. We still need a new gym roof, new doors and secure front entrances to our schools.

We are asking for a waiver with this supplemental grant because we have already asked our voters for a bond and bled our reserves so much that our auditor has voiced his concern. If it helps, you could think of this as a retroactive matching grant with our \$750,000 already committed to the success of the project. In addition, it is imperative that we accomplish this small supplemental addition to our project while all the construction crews are mobilized.

## Deficiencies Associated with this Project:

Middle/High School Entry - Office Remodel/Restrooms Remodel:

At the existing main entrance to the High School/Middle School building, there is almost zero visual security. The current location of the administrative space in this building does not allow any view to the exterior of the building, nor any ability to see who may be approaching the facility. This deficiency in the security of the main entrance makes it difficult to enact a lockdown without going outside.

In addition, there is no physical security at this location. There is no secure vestibule, which prevents controlling access to the entire building during school hours.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

### Elementary School Entry Remodel

This is also the issue with the elementary main entrance for security. There is no physical security at this location. There is no secure vestibule which prevents controlling access to the entire building during school hours.

Gym Roof - During the assessment of the District's facilities it was noted that the District needed to address the deteriorating bases on the wood glu-laminated arches on the exterior of the gym. The District, in 2011, completed work on the arches as they were corrected structurally and protected from the elements, eliminating further deterioration, which utilized capital outlay funds. However, the assessment also showed that the gymnasium roof was at the end of its useful life and in poor condition. It was stated that when the roof is replaced this would give the District the opportunity to add insulation to the top of the glu-laminated decking prior to the installation of a new roof which would help improve the overall energy use efficiencies in the building and reduce the ongoing operating costs of the facility. The district has spent thousands of dollars patching the roof and needs to invest in replacing the roof.

Entrance Doors - the District currently has 16 entry doors that need to be replaced. We have replaced the closures and parts on these doors over the years but due to age (these doors are 20 to 24 years old) parts are getting harder to find and the doors do not always latch shut allowing anyone to just pull the doors open.

### Proposed Solution to Address the Deficiencies Stated Above:

The proposed solution includes the following components:

#### Middle/High School

- \* Relocate the Administrative Space to the front (southwest) corner of the building;
- \* Relocate the toilet rooms currently in the front corner north to the current location of the administrative space;
- \* Add a vestibule to control access to the building during class hours. When class is in session, the inner doors of the vestibule would be locked, preventing access into the building. The outer doors of the vestibule would remain unlocked and allow access to the administrative area;
- \* With the administrative space in the building corner, windows would be provided to allow visual access from the office to the south. This would provide staff with the ability to see any threat approaching the front door;
- \* Staff would have a button to allow them to override the lock on the inner vestibule doors to enable a lock down condition if the need arose.

#### Middle/High School Remodel

Remodel - 2100 sq ft. @ \$145.857 = \$306,306

(This includes a Contingency of \$26,489; insurance of \$1226; Bond of \$1916 and overhead of \$11,781)

Security Button - \$3,500

Owner's Rep - \$13,245

Inflation - \$7,947

Soft Costs - \$8,000

TOTAL PROJECT: \$338,998

#### Elementary School

- \* Add a vestibule to control access to the building during class hours. When class is in session, the inner doors of the vestibule would be locked, preventing access into the building. The outer doors of the vestibule would remain unlocked with all those entering having to check in at the office.

\*Secretary would have a button to allow them to override the lock on the inner vestibule doors to enable a lock condition if the need arose.

Subtotal - 830 sq ft. @ \$86.978/sq ft = \$72,192

(This figure includes a contingency of \$6,243; insurance of \$289; bond of \$450 and Overhead of \$2777)

Security Button - \$3,500

Owner's Rep - \$3,122

Inflation - \$1,873

Soft Costs - \$2,000

TOTAL: \$82,687

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Gym Roof - Install a new 60-mil TPO (white) roofing system on the old gymnasium barrel roof. This will include the removal and disposal of all existing roofing and a layer of 2" polyisocyanurate

SubTOTAL - \$80,000

Inflation - \$2,400

TOTAL - \$82,400

Entrance Doors - Replace all entry doors that are now over 20-14 years old with new doors and door frames so that door entries throughout the campus are secure.

SubTOTAL: \$121,470

Inflation - \$3,644

TOTAL - \$125,114

### How Urgent is this Project?

In our opinion, security upgrades like this require immediate action. While the staff of the facility provide excellent service and safety to the student population, it is difficult to do the job if the building is working against you. Dolores School District has a goal and responsibility to keep the students in their facilities as safe as possible. With current school security issues, this improvement to the High School/Middle School building, along with the elementary front entrance is a needed solution.

The gym roof also needs to be replaced as the District continues to put out thousands of dollars to patch an old roof with not insulation.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

The Dolores School District supplemental grant requested plans comply with all four sections of the Colorado Department of Education's Public Schools Construction Guidelines.

Examples:

1. Promotion of safety and health facilities that protect all building occupants against life safety and health threats.

- Safe and secure front entrances to our elementary and secondary schools.
- Safe and secure exterior doors that close completely and lock.
- Health and safety of our students, staff and community who enjoy the use of our main gym for PE classes, theater productions, band concerns, volleyball and basketball games, winter programs, the 8th grade promotion & senior graduation ceremonies, etc.

2. School facility programming and decision making should be approached holistically involving all community stakeholders taking into consideration local ideas, input, needs and desires.

- We have hosted several planning and design meetings with students, staff, parents, and community over the past few years. Exterior doors, secure front entrances and our leaking gym roof have been brought to our attention and some items have even been out for bid over the years. We had planned on solving these capital improvements through budgeting and savings. Now that we needed to add \$750,000 of our savings to the larger BEST supported project, we don't have the reserves to meet these needs.

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-CHIPS, green building and energy efficiency performance standards or other programs that comply with the office of the State Architects "High Performance Certification".

- The redesigning of our school entrances within their original footprint, replacing all exterior doors and replacing the gym roof will not qualify for these rankings, but parts of our larger project does have the potential to achieve LEED gold.
- An educational program is being established. Students will be instructed on the how green buildings are constructed and



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

why it's important to build the healthiest learning environments for our students and staff.

- Materials will be utilized within a 500 mile radius of Dolores when possible.
- All of the lighting on the project will be high efficiency lighting with will be automatic motion detectors turn on and turn off. These lighting fixtures will also be equipped with sensors to allow as much natural day light as possible without the use of artificial light.
- All the plumbing fixtures proposed for this project will be low-water use fixtures.
- Sun-shade devises will be added to all the window areas on the south side of the building.
- Proper landscaping around the facilities will include Xeriscaping and the location of trees so that they do maximize shade, etc. to the windows during the morning and late afternoons
- Materials utilized on the project such as floor coverings shall be manufactured materials that utilize recycled materials.
- Alternative transportation to and from school such as the use of bicycles and walking will be promoted.

4.The evaluation of school facilities based on rehabilitation costs verse 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.

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

Maintenance Staff - currently Dolores Schools employs two full-time maintenance staff members. These positions will be focused on using the maintenance schedule provided with new buildings and remodeled areas 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 effective at following cleaning protocols to keep the buildings and school grounds in excellent condition.

Maintenance Budget - the District's current budget of \$25,000 is to help maintain and replace needed areas that are at the end of their usefulness. Along with those budgeted monies the District has a \$90,000 per year line item from a mill levy override specifically for maintenance and capital improvements and repairs.

**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 construction 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

<b>Current Grant Request:</b>	\$1,150,612.10	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$0.00	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$1,150,612.10	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$2,493,864.86	<b>CDE Minimum Match %:</b>	38
<b>Previous Matches:</b>	\$3,305,820.86	<b>Actual Match % Provided:</b>	0
<b>Affected Sq Ft:</b>	11,358	<b>Is a Waiver Letter Required?</b>	Yes
<b>Affected Pupils:</b>	707	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$92.09	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$1,479.51	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	16	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Listed Inflation %: 3

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<b>District FTE Count:</b>	680	<b>Bonded Debt Approved:</b>	\$3,471,112
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	12
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$57,247,904	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$84,126	<b>Outstanding Bonded Debt:</b>	\$1,850,000
<b>Unreserved General Fund FY11-12:</b>	\$0	<b>Total Bond Capacity:</b>	\$11,449,581
<b>Median Household Income:</b>	\$44,403	<b>Bond Capacity Remaining:</b>	\$9,599,581
<b>Free Reduced Lunch %:</b>	42.6	<b>% Bonding Capacity Used:</b>	16
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	9.24

No Match Provided

## BEST School District and BOCES Grant Waiver Application

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### INSTRUCTIONS

Please answer the questions below. Be specific when addressing each question and explain the issues and impacts in detail, including dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents or other relevant documentation to support the responses provided below.

Waiver requests will be reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request.

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1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district, charter school or BOCES.

We are asking for a waiver with this supplemental grant application because we have already asked our voters for a bond and bled our school district's reserves so much that our auditor has advised us not to deplete the reserves much more. If it helps, you could think of this as a retroactive matching grant with our \$750,000 already committed to the success of the project. In addition, it is imperative that we accomplish this small supplemental addition to our current BEST project while all the construction crews are mobilized.

2. Please describe why the cost of complying with the match contribution would significantly limit educational opportunities within your school district, charter school or BOCES.

We have already allocated \$750,000 of our reserves to retroactively match this grant request. It took us nearly 10 years to save that amount. We cannot draw on the reserves anymore without jeopardizing the financial stability of our District. This equates to the quality of our educational program, ability to attract and retain high quality teachers, etc.

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, other available grants or other organizations to more efficiently or effectively leverage the applicant's ability to contribute financial assistance to the project?

Our community consists of mostly low-income families who are living on minimum wage jobs and not fairing well through the recession. The community graciously voted yes in support of our larger bond that

## BEST School District and BOCES Grant Waiver Application

provided a 57% match to the 43% BEST grant we had received in 2012. Our community and our reserves are stretched thin. Our local governmental agency (Town of Dolores) has offered their maintenance crew and equipment for free as long as we purchase the equipment for fire hydrant installations that are needed in our original BEST grant.

The minimum matching requirement for each applicant is determined by evaluating the following factors: Pupil Assessed Valuation, the district's average median household income (from 2010 census), percentage of pupils eligible for free or reduced cost lunch, bond election failures and successes in the last 10 years and bond mill levy. For each factor please describe why you feel that factor does not accurately reflect the financial capacity of your school district.

4. Per Pupil Assessed Valuation relative to the statewide average. – The higher the Per Pupil Assessed Value the higher the match.

This was answered above.

5. The district's median household income (from 2010 census) relative to the statewide average. – The higher the median household income the higher the match.

This was answered above.

6. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average. – The lower the percentage for free and reduced cost lunch the lower the match.

This was answered above.

7. Bond Election failures and successes in the last 10 years. – The more attempts the school district has had the lower the match.

This was answered above.

8. Bond mill levy relative to the statewide average. – The higher the bond mill levy the lower the match.

## BEST School District and BOCES Grant Waiver Application

This was answered above.

9. Please describe any other extenuating circumstances deemed appropriate for a waiver or reduction in the matching contribution.

Our project and our school district's reserves have been stretched to the max. This waiver request represents a retroactive matching grant request. We are asking for less than an equal match for the \$750,000 we have allocated for our original BEST grant.

- Facilities Impacted by this Grant Application -

**Montezuma-Cortez Re-1 - Montezuma-Cortez HS – HS Supplemental BEST Grant for Technology – 2014 - No Statewide Facility Assessment Information Available**



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** MONTEZUMA-CORTEZ RE-1

**Applicant Priority Number:** 1

**County:** MONTEZUMA

**Previous BEST Grant(s) Funded:** 1

**Project Title:** HS Supplemental BEST Grant for Technology

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <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 checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Supplemental grant for 21st Century Technology            |

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

Montezuma-Cortez School District RE-1 was awarded a BEST matching grant in the summer of 2012 to build a replacement high school for the community. The bond was overwhelmingly approved by our community in Nov, 2012 and we have undertaken to fulfill our promise of building the finest educational facility on the Western Slope for the children of our region. The project is currently on schedule, and the priorities on school safety, creating healthy environments for students and staff, and the focus on energy efficiency (34% savings) are already having the much desired positive effects on our school community. Unfortunately, the funds requested and supplied by the bond and the State BEST Board have proven insufficient to adequately equip the new building with the necessary 21st century technology to make this new school a well-equipped modern learning facility. (The current budget allocates \$295,195 for technology (\$1.93/sq.ft.), which is less than a third of what is considered the industry standard for a modern high school (\$7/sq.ft.). Furthermore, the community in which Montezuma-Cortez School District serves is among the poorest in the state, and therefore the school desperately needs to supply all of the learning tools necessary for students success are often not available to students in their homes or neighborhoods. This supplemental grant will provide those critical learning tools and opportunities to our students.

## Deficiencies Associated with this Project:

Current funding for the backbone for a 21st century Instructional Technology platform is simply not included in the current project master budget. This will not only cause the new M-CHS building to not open with 21st century learning capacity, it will also prohibit the easy addition of this technology in the future. By supplementing this already valuable project in this way, this will have the dual positive effect of helping our new BEST project to "shine" upon first use AND to give it the "backbone" it needs to continue to operate as a high-tech, high function learning environment for 50+ years for our community.

## Proposed Solution to Address the Deficiencies Stated Above:

DESCRIPTION OF WORK, EQUIPMENT, AND I.T. INFRASTRUCTURE NEEDED TO DELIVER A HIGH-QUALITY 21st CENTURY INSTRUCTIONAL DELIVERY MODEL:

The students and teachers at Montezuma-Cortez High School deserve a system which enables each classroom to deliver a high quality, technology rich educational experience. 21st century classrooms require one set of computer video and audio input connection wall plates for the two most common formats, VGA and HDMI, installed near the intended teaching station location. These input connection plates allow the teacher to plug in his or her laptop or desktop computer and have the image displayed on the video projector in the room. Additionally, the system includes ceiling mounted speakers and a compact audio amplifier to power them so any audio in presentations on the teacher's computer will be amplified loud enough for all the students to hear rather than just the front row. The system includes a wall mounted remote control panel with an Ethernet network port. This system also offers remote monitoring, control, and usage data gathering functionality as

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

well.

Some additional advantages of this type of system are:

- This type of system allows the wall box with the input plates to be located anywhere in the room with essentially no change in cost because it uses inexpensive network cable to connect them to the outputs at the video projector location.
- It allows for future addition of secondary input locations even if all connections on the projector are full.
- This system allows for simple and cost-effective addition of speech amplification (i.e. Speech Reinforcement) functionality for teachers if desired in the future.

## How Urgent is this Project?

This project must be funding this year in order for it to be included in the current building project program.

## How Does this Project Conform with the BEST Facility Construction Guidelines?

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

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 construction 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:

New construction REPLACEMENT of existing district high school. The building is scheduled to be completed and opened for FALL 2015.

<b>Current Grant Request:</b>	\$306,850.95	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$306,850.95	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$613,701.90	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$21,642,226.00	<b>CDE Minimum Match %:</b>	50
<b>Previous Matches:</b>	\$18,435,971.00	<b>Actual Match % Provided:</b>	50
<b>Affected Sq Ft:</b>	152,500	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	698	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$3.83	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$837.36	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	218	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	6328	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	2,613	<b>Bonded Debt Approved:</b>	\$21,250,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	12
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Bonded Debt Failed:</b>	\$3,400,000
<b>Assessed Valuation:</b>	\$550,742,507	<b>Year(s) Bond Failed:</b>	11
<b>PPAV:</b>	\$210,770	<b>Outstanding Bonded Debt:</b>	\$0
<b>Unreserved General Fund FY11-12:</b>	\$0	<b>Total Bond Capacity:</b>	\$110,148,501
<b>Median Household Income:</b>	\$45,139	<b>Bond Capacity Remaining:</b>	\$110,148,501
<b>Free Reduced Lunch %:</b>	58.08	<b>% Bonding Capacity Used:</b>	0



**CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES**

**Match Source Detail:**

**Existing Bond Mill Levy:**

2.75

Capital Reserve Fund, BEST Project Contingency Fund

- Facilities Impacted by this Grant Application -

**Montrose Re-1J - Oak Grove ES - Oak Grove ES Roof Replacement - 1906**

**School Name: Oak Grove ES**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	34,900
Replacement Value:	\$9,030,488
Condition Budget:	\$2,496,681
Total FCI:	27.65%
Energy Budget:	\$0
Suitability Budget:	\$1,993,400
Total RSLI:	35%
Total CFI:	49.7%
Condition Score: (60%)	3.57
Energy Score: (0%)	2.88
Suitability Score: (40%)	3.90
School Score:	3.70



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** MONTROSE RE-1J

**Applicant Priority Number:** 1

**County:** MONTROSE

**Previous BEST Grant(s) Funded:** 6

**Project Title:** Oak Grove ES Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <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:

Oak Grove Elementary School was constructed and opened in 1906. The campus has two buildings and one modular building. The campus is accessed from both W. Oak Grove Road to the North and Highway 90 the East. The main entry is off W. Oak Grove Road. Parking and drop off areas are accessed from each of the major points of entry. Drop off area along Highway 90 is utilized for buses. Buses are adequately separated from the drop off and visitor parking along W. Oak Grove Road. Outdoor play fields located away from surrounding streets to the west and south of the campus. The school was originally a rural school part of the district number 1 located in Montrose County. The district was later merged and all became part of RE- 1J. In the 1960s, an addition was built on the school to the south side of the building. This addition included six classrooms and a gymnasium. In the 1970s, additional classrooms were built to the west side of the original building. This original portion contained nine classrooms and the administrative office area for the school. In 2002, the voters of Montrose County voted on a bond Sales Tax initiative. The initiative was passed and the money from that initiative was put toward several schools in the community. One of the schools impacted by that bond and Sales Tax was Oak Grove Elementary School. Oak Grove received a classroom addition along with a remodel of the 1970s west building. The money was limited on the project and approximately \$2 million was earmarked for Oak Grove. The district decided to put the money into the classroom space and the remodeled portion of the building. There were needs and other locations such as the roof and landscaping, but the district chose to put the money into the needs for the children through larger classrooms space. Oak Grove Elementary School serves children in grades kindergarten through fifth. The school offers Title I, English language learner and special education services including Level III severe needs education, along with general education for all students.

When the bond work occurred in 2002, the roof on the 1970s building was fair condition and had not had any significantly leaks. Over the last 10 years, this roof, which is an EPDM roof, has began to shrunk and create leaks in several areas of the building. In the most severe area, which was along the far west side of the building, the portion of the roof was replaced that totaled approximately 1,500 square feet. This was due to due to a several leaks and damage to the ceiling tile below.

## Deficiencies Associated with this Project:

The deficiency in this project is the EPDM roof that is on the west side building at Oak Grove Elementary School. The EPDM portion of the roof is pulling apart from the parapets, ripping in the middle of the field sheets and failing at the splices. There is standing water in numerous places on the roof. The drainage is not very good and this creates puddles, standing water, in various areas. This unfortunately is occurring at places where the field sheets are failing and there is ripping occurring at the aforementioned splices. Because of the standing water and leaks, the insulation that is located below the EPDM roof is wet. The concern with the insulation being wet, is that it is not visible and standing between the insulation and the decking. Over time the water absorbs through the insulation and leaks at a later time. This in turn makes it very difficult to find the leak on the roof. Additionally, when the insulation is saturated it starts to leak through the decking of the roof and then into the classroom areas. Once the water is into the classroom areas it is generally caught by the ceiling tile located above the classrooms. That ceiling tile becomes saturated and leaks and, in many cases, the tile breaks and falls through. Another issue

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

and concern is the water potentially saturated into the wood on the deck itself. As the wood becomes saturated, there is a potential for mold to grow on the wood product itself. As that the wood is insulated both sides, there is the possibility that there is minimal air movement and thus mold can grow. This in turn creates another problem as the plenum at the school is open air return plenum and air could be circulated from the moldy areas. This will cause mold spores to become airborne and spread throughout the school via the HVAC system.

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

The solution proposed for this project is to replace the entire roof on the west side portion of the building. Division 7 Design, out of Grand Junction, Colorado, has been contacted by the school district to create a design for the roof replacement. Division 7 Design has completed several roofing design projects for the school district and understands the school and the concerns related to the project. The project would consist of tearing off the existing roof system down to the structural wood decking. Any portions of the wooden deck that are wet or damaged would be replaced. All of the old roofing debris will be removed from the jobsite and disposed of properly. Following the replacement of any needed decking, insulation would be added and built-up on to the existing deck. This would include two layers of 2 inch Polyiso laid over the decking. The next step would be to install one layer of quarter inch dens deck cover board and mechanically fastened it through all layers onto the deck. At that point the 60 mill white TPO would be adhered to the roofing system. Drainage would also be included in this project to alleviate any problems of standing water. New flashings and a continuous wind rater securement-fascia system at the roof perimeter will be installed as part of this project. All of these items will lead to a significantly improved roofing system on the building that should last 15 to 20 years at a minimum. A 15 year manufacturer warranty would be included in the project.

### **How Urgent is this Project?**

The existing roof has failed. The District has made every effort to extend the life of this twenty year old EPDM single ply membrane. The original design did not provide 1/4" per foot slope to internal roof drains and/or scuppers even though required by the Uniform Building Code as far back as 1988. Code also required a redundant overflow drainage system. But none exists.

District maintenance staff must pay special attention to the roof to assure the primary roof drains aren't plugged by tree leaf or pine needle debris. District administrators worry that a plugged drain might result in pooling water that might rise to a foot or more.

The life safety of that alone would elevate the project to the top of the District's short list.

That is not the only life safety issue under this roof. Roof leaks have provided moisture resulting in mold growth in the plywood deck and carpet. The HVAC system utilizes the ceiling space as a return air plenum so mold spores circulate freely through the occupied space. Leaks have damaged suspended acoustic grid ceiling tile. Some tile have fallen on students desks and stored learning materials. Vinyl Composition Tile (VCT) in the hallways present a slip and fall hazard as well. Of course the primary concern and the reason this project is so urgent is due to the fact that safety and health of our students and staff is compromised. There is always risk involved in working with young students in relation to health and safety. The district feels that this project is urgent due to the fact the roof continues to leak and create problems for the classroom environment. For the staff, it is very difficult to teach when ceiling tiles caving in our leaking. Furthermore, having to explain the issues to young children of the elementary school-age can be difficult and embarrassing. The sense of urgency to get this project done has been around for some time. The district feels that this project is a priority and thus has put it as priority one on our grant application.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

This project conforms to the current Public Schools Construction Guidelines.

Specifically:

Section One. Promote safe and healthy facilities that protect all building occupants against life and 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 system. 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

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive a 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 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). Thus, the project for the Oak Grove Roof (partial) conforms under sub section:3.2. A weather tight roof that drains water positively off the roof and discharges the water off and away from the building. All roof shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive a specified warranty upon completion of the roof. Additionally it conforms to sub section: 3.2.1.5 - Low slope roofing – Thermal Polyolefon (TPO)

### 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. Should there be a problem un-related and not covered by the warranty the district has a contingency. 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 problem 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 construction 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:**

Renovation

<b>Current Grant Request:</b>	\$42,620.85	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$40,949.45	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$83,570.30	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	49
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	49
<b>Affected Sq Ft:</b>	8,877	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	382	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$8.56	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$198.88	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	23	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	298	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	5		
<b>District FTE Count:</b>	5,714	<b>Bonded Debt Approved:</b>	

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$497,223,301	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$87,011	<b>Outstanding Bonded Debt:</b>	\$7,030,000
<b>Unreserved General Fund FY11-12:</b>	\$3,840,666	<b>Total Bond Capacity:</b>	\$99,444,660
<b>Median Household Income:</b>	\$48,047	<b>Bond Capacity Remaining:</b>	\$92,414,660
<b>Free Reduced Lunch %:</b>	54.01	<b>% Bonding Capacity Used:</b>	7
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	1.5
Capital Reserve Fund			



January 28, 2014

To Whom It May Concern:

We are writing in regards to the recurring issues with the roof structure and roof leaking on our primary building at Oak Grove Elementary School.

Due to the current damage on the roof, classroom instruction has been interrupted, classrooms and supplies have had to be moved and/or replaced. There is a health concern with the moisture and potential mold this is causing and safety because the floors are wet and students and staff use those areas.

Please contact Oak Grove at 970-249-6867 with any questions.

Thank You,

A handwritten signature in black ink that reads "Dana Burwell". The signature is written in a cursive style with a large initial "D".

Dana Burwell  
Principal



- Facilities Impacted by this Grant Application -

**Montrose Re-1J - Montrose HS - Montrose HS HVAC Upgrades - 1941**

**School Name: Montrose HS**

Number of Buildings:	1
All or Portion built by WPA:	
Gross Area (SF):	193,577
Replacement Value:	\$58,865,779
Condition Budget:	\$14,122,320
Total FCI:	23.99%
Energy Budget:	\$0
Suitability Budget:	\$12,002,400
Total RSLI:	20%
Total CFI:	44.4%
Condition Score: (60%)	3.55
Energy Score: (0%)	3.27
Suitability Score: (40%)	4.02
School Score:	3.74



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** MONTROSE RE-1J

**Applicant Priority Number:** 2

**County:** MONTROSE

**Previous BEST Grant(s) Funded:** 6

**Project Title:** Montrose HS HVAC Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |  |   |  |
|---|--|---|--|
| <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 established in Montrose, Colorado in the 1940s and has undergone several remodels and additions in the 1960's, early 70's and mid 80's with the latest addition completed in 2003. The total size of the school now encompasses 121,919 square feet of space. Located in the center of town off Colorado State Highway 550, MHS is a well-recognized icon in the community. The school currently houses 9th through 12th grade population of the city of Montrose and portions of Montrose County. The October 2013 student count reported to CDE for Montrose High School was 1,359. Montrose High school is a four year course of study and graduation requirements are 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 order to meet District graduation requirements. In addition, 15 hours of approved Community Service must be completed and credits must be earned in the following classes including English, social studies, mathematics, science, physical education, health, fine/performing arts and technology.

MHS is the largest school in the District's portfolio with the highest need for maintenance including 943 work orders issues since January 1st, 2012. Additionally, the campus is used 350+ days per year including numerous school district events and community based activities. MHS has been the recipient of several CDE capital construction grants in the past including the following projects:

1. A new boiler plant for the older portion of the building
2. Various roofing projects including the 2nd floor classroom building, the science "quad" classrooms, the library and the weight/music room in 2010.
3. Partial window replacement

The District is excited about the B.E.S.T. Grant Program and is looking forward to the opportunity of receiving additional funding for the schools ongoing improvement needs. During the 1990's, District finances reached an all-time low and the funding of general maintenance and upkeep of the facilities were a low priority within the District. Consequently, deferred maintenance items and necessary capital improvement measures such as roofs and various safety related projects were not funded. However, since 2001, the district has taken an aggressive approach in regard to ongoing facility maintenance, repairs and upkeep. When possible, facility improvement grants have been pursued and in 2002, a bond/sales tax proposal was given to the voters for their approval. The initiative passed with a 2/3 majority and MHS received a 12 classroom addition from a voter approved package. Additionally in 2013, the District implemented an energy performance contract through the Colorado Energy Office (CEO). The District competitively selected an energy services company to implement energy efficiency and capital improvements throughout the District including lighting retrofits, controls upgrades and various HVAC measures. The high school was included as part of his project which was funded primarily from future energy and operational savings along with a substantial capital contribution investment from the District.

As a part of the aforementioned EPC (2013), the District has replaced these aging UVs in 16 classrooms at MHS and 8 classrooms at Pomona Elementary School; however, the project financials and District budget could not support the replacement of 100% of the units.

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

The District's top priority is to provide an optimum learning and teaching environment for our students, teachers and staff. Accordingly, the District is in need of adding cooling to several classroom spaces at MHS which presently have no cooling and limited ventilation capabilities. Currently, MHS has 18 classrooms served by twenty-year-old, heating-only unit ventilators (UVs) which have reached the end of their service life and require replacement. The temperatures in these classrooms can reach a dangerously high 90+ degrees in the spring and fall seasons which creates an intolerable and potentially unsafe learning condition for the students. Furthermore, the existing UVs are frequently manually controlled by the occupants due to noise and the extremely warm ventilation air that is introduced into the room. This poses issues with classroom ventilation and with freeze protection as the units do not provide either when manually turned off. Lastly, the existing UVs create a very noisy learning environment in the classrooms.

## Proposed Solution to Address the Deficiencies Stated Above:

Consequently, in order to avoid a more costly unplanned emergency replacement, the District is requesting funding for the replacement of additional UVs at MHS that will have cooling capability, have upgraded controls, and will provide a quieter learning environment.

The new proposed system would include full integration with the existing DDC system and would provide proper heating, ventilating and air conditioning for the classrooms. The District has investigated various replacement options and is submitting the following solution for consideration for funding by the BEST Program.

- Provide the necessary electrical and mechanical design for this work
- Demolish 18 unit ventilators and associated plumbing and electrical connections
- Install 18 new unit ventilators and re-connect electrical and plumbing
- Install 18 new roof-mounted condensing units to enable cooling
- Integrate new unit controls into the school's existing DDC system
- Provide necessary electrical upgrades to support the addition of cooling to these classrooms
- Provide site supervision and construction management of trades for estimated 4-week installation schedule
- Provide commissioning of systems post-installation
- Provide one year parts and labor warranty on installation

In summary, the overriding benefit of the new proposed system will be to provide an enhanced learning and teaching environment for the students, teachers and staff at MHS. Other benefits include continuous school operation, increased thermal comfort, proper ventilation, automated control and freeze protection, reduced maintenance costs along with a quieter operation and the mitigation of future risk due to an emergency failure situation. Additionally, the new system will utilize fully automated, high-efficiency cooling units with economizer operation in order to minimize any utility costs associated with the operation of the new system. This solution represents the most cost-effective solution to address the current deficiencies.

## How Urgent is this Project?

As described previously, the existing system is extremely problematic with increased ongoing maintenance issues and repair costs along with the imminent failure of the units. The current learning environment in the classrooms is unacceptable and needs to be remedied immediately. Additionally, the District is currently faced with the future possibility of school shutdown due to dangerously high temperatures in the classrooms during the spring and fall seasons. This occurred in the fall of 2013 for other school districts and will likely happen in the future. Lastly, the funding of this project will avoid additional maintenance and repair costs and a more costly unplanned emergency replacement project in the near future. The units and systems that were replaced as a part of the 2013 EPC have been a resounding success with the students, teachers, and maintenance staff. These units are now keeping the classrooms comfortable, quieter, well-ventilated, and have nearly eliminated repair and maintenance costs. They have proven to be a very worthwhile long-term investment for the District. The District is very appreciative of the B.E.S.T grant program and for the careful consideration of this application in particular.

## How Does this Project Conform with the BEST Facility 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

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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 all other schools including Montrose High School. This 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. 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

### 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 problem 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 construction 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:**

Retrofit

<b>Current Grant Request:</b>	\$193,527.61	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$185,938.29	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$379,465.90	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	49
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	49
<b>Affected Sq Ft:</b>	17,000	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	1,359	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$20.29	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$253.84	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	13	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	298	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	5		

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>	5,714	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$497,223,301	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$87,011	<b>Outstanding Bonded Debt:</b>	\$7,030,000
<b>Unreserved General Fund FY11-12:</b>	\$3,840,666	<b>Total Bond Capacity:</b>	\$99,444,660
<b>Median Household Income:</b>	\$48,047	<b>Bond Capacity Remaining:</b>	\$92,414,660
<b>Free Reduced Lunch %:</b>	54.01	<b>% Bonding Capacity Used:</b>	7
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	1.5
Capital Reserve Fund			



# 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

January 15, 2014

On behalf of the Montrose High School, we would like to thank you for your consideration for the HVAC upgrades to the 1<sup>st</sup> floor at Montrose High School. I have read that student learning is greatly affected by warm temperatures in classrooms. Specifically:

"Research shows that lower classroom temperatures and improved air ventilation have been found to improve the learning ability of students. They can help students better their performance by as much as 10 to 20 percent. Lower classroom temperatures and improved air ventilation also help students to perform better at their school exams. Studies have shown that students in classrooms with lower temperatures are able to do their work more quickly and make fewer mistakes. In warm classrooms, students are easily distracted by the discomfort they experience and hence are not able to fully concentrate on their lessons. Warmer temperatures tend to make students feel tired and lethargic, as compared to cooler temperatures which help them stay alert. On the other hand, the temperature in the classroom should not be extremely cold. The temperature in the classroom should be at a level where the students feel comfortable, and are able to better concentrate on the lesson."  
( [http://www.all-science-fair-projects.com/project1187\\_138\\_1.html](http://www.all-science-fair-projects.com/project1187_138_1.html))

Again thank you for your consideration on this request.

Sincerely,

**Montrose High School**

James Barnhill  
Principal

L.E.A.D. from the Front



- Facilities Impacted by this Grant Application -

**Brush Re-2(J) - Brush HS - MS & HS Boiler Replacement – 1971**

**School Name: Brush HS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	172,661
Replacement Value:	\$51,558,525
Condition Budget:	\$19,588,158
Total FCI:	37.99%
Energy Budget:	\$0
Suitability Budget:	\$6,837,700
Total RSLI:	26%
Total CFI:	51.3%
Condition Score: (60%)	3.09
Energy Score: (0%)	2.69
Suitability Score: (40%)	4.19
School Score:	3.53



**Brush Re-2(J) - Brush MS - MS & HS Boiler Replacement - 1975**

**School Name: Brush MS**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	87,831
Replacement Value:	\$25,395,165
Condition Budget:	\$11,758,332
Total FCI:	46.30%
Energy Budget:	\$0
Suitability Budget:	\$1,969,100
Total RSLI:	17%
Total CFI:	54.1%
Condition Score: (60%)	2.75
Energy Score: (0%)	1.73
Suitability Score: (40%)	4.10
School Score:	3.29





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** BRUSH RE-2(J)

**Applicant Priority Number:** 1

**County:** MORGAN

**Previous BEST Grant(s) Funded:** 0

**Project Title:** MS & HS Boiler Replacement

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** HVAC and Boilers estimates were too high and lacked sufficient detail.

- |  |                                     |   |  |
|--|-------------------------------------|---|--|
| <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 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 goal is high performance buildings that are energy efficient and support healthy learning environments. The life expectancy of a boiler is 20 years. Our boilers are forty-four years old and are working at 50-60% efficiency. Our maintenance team has worked hard to maintain the boilers on a routine basis. Given the current state funding reductions (aka "negative factor") the boiler replacements have been placed on hold due to a lack of funding. If one of these boilers goes down, we will be forced to close the school. Our request for a BEST grant is to help cover the cost of replacing the most critical boilers in our district which are located at Brush High School and Brush Middle School.

The boilers at the High school are 44 years old, so they are on their 3rd life. The issues with the boilers failing are if it happens during the winter, which is when they will fail because we don't run them when it's warm. The school would have to be shut down until the boilers are fixed or replaced. Then the question is what to do with the students as this would no longer be a safe learning environment. The second issue would be all of the water freezing in the school, all of the plumbing would have to be blown out and cleared of water. Frozen pipes would need to be repaired.

## Deficiencies Associated with this Project:

Our boilers continually break down. Every time the temperature drops below zero the boiler at the middle school fails to operate. Pipes and tubs are worn thin. Replacement parts are difficult to find and used parts are the best we can find. It is difficult to find anyone in our area to provide service.

## Proposed Solution to Address the Deficiencies Stated Above:

We are requesting funding to replace the PVI boiler at Brush Middle School and two Bryan boilers at Brush High School.

Brush High School: 2 Bryan Water Tube Boilers

Brush Middle School: PVI Boiler

See the quote from CMS Mechanical Services for detail.

## How Urgent is this Project?

We continually have the boilers breaking down, there are a lack of parts available for repairs, as well as a lack of service providers when repairs are needed. This project needs to be fixed immediately as we already seeing the door to failure rapidly approaching.

## How Does this Project Conform with the BEST Facility Construction Guidelines?

- 1.2.1 Health and Safety Issues
- 1.2.3 Building site requirements
- 1.2.5 Functionality of buildings

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

5.1.10 Utilizing energy efficient strategies

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 and associated costs to bring deficiencies up to code

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

After completion of the project the maintenance information will be uploaded into our School Dude data base to ensure that required maintenance is documented and budget will be allocated in our district five year plan. Our five year plan is reviewed annually.

**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 construction 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

<b>Current Grant Request:</b>	\$471,863.70	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$243,081.30	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$714,945.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	34
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	34
<b>Affected Sq Ft:</b>	101,538	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	867	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$6.40	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$749.65	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	117	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	180	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	1,442	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	\$1,300,000
<b>Assessed Valuation:</b>	\$191,974,158	<b>Year(s) Bond Failed:</b>	07
<b>PPAV:</b>	\$133,177	<b>Outstanding Bonded Debt:</b>	\$9,995,000
<b>Unreserved General Fund FY11-12:</b>	\$3,336,860	<b>Total Bond Capacity:</b>	\$38,394,832
<b>Median Household Income:</b>	\$39,738	<b>Bond Capacity Remaining:</b>	\$28,399,832
<b>Free Reduced Lunch %:</b>	58.66	<b>% Bonding Capacity Used:</b>	26
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	7.34

General Fund

- Facilities Impacted by this Grant Application -

**Ft. Morgan Re-3 - Fort Morgan MS - MS Replacement - 1925**

**School Name: Ft Morgan MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	122,348
Replacement Value:	\$38,107,356
Condition Budget:	\$15,524,920
Total FCI:	40.74%
Energy Budget:	\$0
Suitability Budget:	\$9,171,300
Total RSLI:	23%
Total CFI:	64.8%
Condition Score: (60%)	3.36
Energy Score: (0%)	2.88
Suitability Score: (40%)	3.73
School Score:	3.51



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** FT. MORGAN RE-3

**Applicant Priority Number:** 1

**County:** MORGAN

**Previous BEST Grant(s) Funded:** 1

**Project Title:** MS Replacement

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** First project on the back-up list.

All projects passed their bond elections. CCAB Board was unable to fund this project due to recent legislative changes that prevented them to include this project in the 2013 COP funding cycle.

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <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                 | District-wide space realignment                |

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

### PROGRAM AND POPULATION CONCERNS:

Fort Morgan School District is comprised of eight school facilities; one High School (9-12th Grades), one alternative High School, one Middle School (7-8th Grades), one Intermediate School (5-6th Grades), three Elementary Schools (1-4th Grades) and an Early Childhood Center also hosting the Kindergarten program (PK-K).

The current configuration of the district is attributed to the town's population growth starting in the mid 1980's and lasting through 2001. Student enrollment grew approximately 30% from 1985 to 2001 prompting some program relocations that have affected the educational delivery. The district has (5) K-12 transitions instead of (3) transitions in a traditional model.

In 1991 Pioneer Elementary was built in the South, close to new population areas. At its completion, the District found it could not accommodate Grades K-5 in the building due to rapid enrollment growth. In response, the District shifted its overall grade configuration to address the population needs. Kindergarten was pulled from all elementaries and a PK/K facility was established at Sherman. Two Intermediate Schools were created (Baker 5-6 and MS 7-8), and elementaries became 1-4 schools. Today, both Intermediate Schools and High School are close to being full and a tremendous imbalance exists in Elementary School capacity vs. enrollment.

### FACILITY CONCERNS

Four school facilities in Fort Morgan are older than 50 years and the High School is 48 years old. One school, the Middle School, is 88 years old and presents multiple problems.

Through a facility audit conducted by the Master Planning team, it was determined that the Middle School is the district's facility with the most immediate need. Even after recent investments, the mechanical systems don't provide the required ventilation by code and some areas remain unventilated. The electrical power systems are undersized and failing as expected in a building this age and do not meet the demands of the school. Exterior brick damage is observed in the auditorium building and is probably the cause of interior moisture problems observed along the south wall. The gymnasium also shows water intrusion problems with most of the interior brick showing water stains.

Besides the building system issues, the Middle School, originally built as a regional High School, has major educational adequacy problems. 25 students in 550 square foot, 88 year old classrooms is something that the district would want to address as soon as financially feasible.

## SOCIOECONOMIC CONCERNS

The maximum bonding capacity of Morgan County Schools is \$38.8 million with a 2013 debt limit of \$24.4 million. The calculated replacement value for Tier 1 facilities in 2009 was approximately \$154 million, approximately four times the maximum bonding capacity of the District.

When discussing a long range plan, it became clear that in order to address the need for a more efficient educational delivery and aging facilities, outside financial assistance would be needed. Fort Morgan's limited bonding capacity cannot fully address the existing facility needs, and the district understands that it could not build new facilities on its own unless there is more growth and property values increase over time.

Regarding demographics, 60% of the district's population is Hispanic with another 6% in other minority groups. The free and reduced lunch percentage for the district is 70% which translates into a 2014 23% minimum required contribution for the BEST program. Given the immediate need to address educational delivery for at-risk students and pressing facility issues, the district decided to pursue and PASS a bond last November. The minimum match was exceeded by 10% from the minimum requirement in 2013. Future responsible reinvesting in their aging school facilities would not be possible without the assistance of the BEST program.

## Deficiencies Associated with this Project:

Through the district's master planning discussions it was clear that the number of transitions caused by the current grade configuration and the district's population imbalances were significant problems that couldn't be addressed by the school district on its own. Fast growth and the lack of financial capacity some years ago pushed the district to make decisions that resulted in an undesirable delivery model that they would like to fix as soon as possible.

The current delivery model has two more transitions than the traditional model. This results in less continuity of educational contract time and lower test scores at these transitions –is observed. Impacts on transportation and other resources are inferred as well. This problem, coupled with more than 50% of the building stock being over 50 years old initiated some very good discussions about long-term planning to fix those issues by proactively planning for a "better future".

Fort Morgan Middle School was constructed in 1925 with major additions in 1954 and has been a cherished building in the community. The school district has taken all steps within their means to take care of the facility throughout its 88 years of existence. Fast growth in the mid 80's lasting through 2001 forced the district to use every square foot of available space, even if it meant creating more school transitions and continuing to occupy old, inadequate buildings.

The following specific deficiencies focus on the oldest, most inadequate building the school district owns, the Middle School. It has been determined that replacing this school building would help the district come into alignment with their long-range vision. The impact of this proposed school replacement would not only be felt at the Middle School level, but will help the district implement a more stream-lined educational delivery model that will impact the entire district population for generations to come.

Compared with the Public Schools Facility Construction Guidelines, the building systems and educational adequacy deficiencies of the existing Middle School are as follows:

### BUILDING SYSTEM DEFICIENCIES (as compared with the Public Schools Facility Construction Guidelines)

3.1 Built in 1925, this building is not expected to meet current structural codes for snow and wind loads.

3.2 Due to a recent hail storm, most roofs have been replaced by the districts insurance. The building has however roof portions in need of replacement. These deficient roofs have damaged interior ceilings and water running along the interior brick walls in the Gym is reported as a chronic issue.

3.3 The building does not have a fire suppression system. Corridors are not fire rated and panic hardware is inconsistent. Most classrooms leave doors open due to overcrowding and lack of ventilation, which presents a serious life-safety concern.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

This is a 3 story building, and stairs lack the necessary fire code protection with no fire door applications.

3.6 The school reports that all accessible asbestos containing materials have been removed from the school. Due to its age, hidden ACM's are expected to be present.

3.7 The facility is not equipped with closed circuit video and keycard building access. Two main entrances remain open throughout the day and are not visually monitored from the main office which lies between the entrances.

3.9 Due to the lack of a building security system and an outdated layout, the building is not secured. The way the building functions makes it also very difficult to monitor visitors. This is tied to the site forces in this land-locked city lot. Building security is a high-priority concern for the district as it presents a serious life safety concern.

3.10 The electrical service is undersized and it is malfunctioning. The distribution system is old and in need of replacement and emergency lighting is old and inoperative. This is also a life safety concern.

3.11 Even after a recent investment in mechanical systems, it was discovered that enough ventilation is not being provided as required by the current code in most areas of the building. Circulation areas do not have any air movement and areas like the gymnasium, wood shop and locker rooms are completely unventilated and are not being exhausted as required by code.

Plumbing failures are also reported throughout the building. All plumbing fixtures are outdated and most water distribution is past its life expectancy.

3.14 Some food preparing surfaces in the kitchen do not meet current CRFE rules and regulations since they are damaged and of porous materials.

3.15.1 and .2 Storage of hazardous materials is not compliant with guidelines. Exposed cleaning chemicals are stored in open shelves in student bathrooms. A safe, locked, ventilated room for chemical storage is not present at the school.

3.17 Numerous accessibility deficiencies were observed. Only one non-compliant (too steep) ramp is located at one of the main entrances, handicapped parking is located by the Gymnasium entrance very far from the main entrance, toilet fixtures and partitions are not accessible and toilets for assembly functions are not located on the same level. An elevator was installed in 1980 in the classroom building, but is far from other building functions. Parts of the building like the locker rooms remain without an accessible route.

3.18.4 The land-locked site presents difficulties with site safety management. The only parking lot is located behind the school by the Gymnasium and is insufficiently sized for the size of the facility. Visitors use city streets to park all around the building and that presents a serious life safety concern.

### EDUCATIONAL ADEQUACY DEFICIENCIES (As compared with the Public Schools Facility Construction Guidelines)

4.11.1 The Middle School site has a small practice field adjacent to the building across a gated city street. The school district does not own their own athletic facilities, they lease them from the American Legion and that has presented some problems over the years related to lease negotiations. The entire town does not have recreation facilities other than the ones associated with their schools.

4.11.4 All classrooms with exception of 4 science classrooms are under 800 square feet, the minimum recommended classroom size for an average class size of 25 students. 550 square foot classrooms are not even in compliance with the suggested minimum classroom size per CDE standards of 600 SF.

The classrooms are very difficult to manage due to overcrowding. The school has attempted to work with this constraint with creative furniture size and layouts in order to have students fit inside the classrooms. Some class sizes are up to 29 students so it's easy to understand how great a problem this is for quality classroom instruction.



In studying the district's capacities and enrollment figures, it was found that the intermediate level schools, including Baker (5-6th Grade), are full but the Middle School is especially a problem due to classroom size.

Inadequate classroom size is a very difficult problem to solve due to the land-locked site, an outdated building layout and the historic nature of the building. Additions for classroom space won't work if the goal is to attain a cohesive layout. It would also be difficult, or impossible, to reconfigure classroom space within the buildings footprint classroom space within the existing walls which would have to occur in the large spaces that are away from other classrooms. It is very important for the district to maintain their middle school cluster educational delivery, something already hard to do with their linear, single loaded corridor classroom layout. For all of these reasons, the master planning committee didn't think there was any merit in a potential remodel of the old facility.

While the classrooms are very small, this building has 250 square feet per student, making it the building with the least efficient use of space in the district. This extra amount of space puts unnecessary pressure on maintenance and operational expenses.

4.11.5 The library is along the narrow classroom wing on the second floor. The room proportions are not ideal for this space and the space lacks the flexibility and quality of a desired 21st Century library space.

4.11.8 The science labs are retrofitted classroom spaces with carpeted floors. They lack proper infrastructure and instrumentation. Only a few sinks are installed in a couple rooms and they are not equipped with an emergency shower/eyewash as required for safety.

4.11.9 The Family Consumer Science Lab has old equipment and presents problems with the floor structure. It is currently being used for ELL and a staff conference room due to lack of funding, and need for classroom space.

4.11.10 The cafeteria doesn't have any windows . Ceilings are low and the shape of the space is not good for supervision. It was added on probably due to increased enrollment.

4.11.17 The Gymnasium while it serves its purpose is not flexible due to its age and modifications made since its 1954 construction. Retractable bleachers no longer function and are retracted at all times. It appears at one point there was a dividing wall that no longer exists.

Dedicated toilets for this assembly space are non-existent. The public has to use the toilets in the classroom building and that presents a safety and security problem. The building does not meet the required plumbing fixtures pre current code.

4.11.19 The girl's locker room reports water temperature control issues and showers that don't work. Recurrent plumbing issues are reported throughout.

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

#### THE SCHOOL DISTRICT'S REALIGNMENT

In discussing a long-term approach to the district's facility issues, the Master Planning Group, formed by community members including staff, parents, alumni and other concerned stakeholders, carefully studied current building capacities and desired program relocations in order to determine a responsible path for the future of Fort Morgan Schools. The building systems assessment of deficiencies was also considered in this analysis to determine that a Middle School replacement project would be the first step towards a long-term approach to facility issues.

From a district wide student enrollment and current space allocations, the district seems to have the space it needs. When taking a closer look at each individual school, it was discovered that tremendous imbalances exist:

1. Sherman ECC (PK-K) has the necessary space to service the current enrollment but due to the nature of educational space for very young children and limitations on class size, there is currently a long list of Pre-K students not being serviced in Fort



Morgan.

2. There is excess capacity at the two Elementary Schools in the north (Green Acres and Columbine) with some empty classrooms, but the school in the south (Pioneer) is overcrowded.

3. Baker Intermediate School (5-6th Grade), the Middle School (7-8th Grade) and the High School (9-12th Grade) are at or near capacity. See capacity study attached to this application.

The solution to the complex problems of re-balancing the district and reducing school transitions would take place in stages, with the first step being to construct a new Middle School for grades 6-8th and decommissioning the existing Middle School.

The District long range plan is as follows:

1. A new 6-8th Middle School will be built on a parcel (100 acres) already owned by the School District. The new facility will be approximately 114,632 SF and will hold 3 grades in lieu of being limited to 2 grades. The district has on average 250 students per grade. The new facility would be almost 8,000 SF smaller than the existing (2) grade Middle School.

2. After this move, Baker Central School would be converted to an Elementary School. This change would make it possible to re-distribute 5th Graders throughout the Elementary Schools.

3. The other transition that would be possible to eliminate and at the same time help with the re-balancing of the district is the K-1 transition. By converting Baker to an Elementary School, there would be room in every school to take Kindergarten back. Sherman ECC, currently hosting the Kindergarten program could become a PK only program and have space to take more children/students from their waiting list, thus expanding the district's influence in early childhood education. Something very important for the Fort Morgan community.

4. Depending on future enrollment, and the district's desire to address inadequacies at the current High School, the District would consider building a new High School on the same 100-acre parcel of land as the Middle School in the future. This would allow for sharing indoor and outdoor facilities between the two programs.

These steps would result in an efficient use of space and eliminate all undesired transitions as shown on the district's realignment plan included as a supporting document to this application. These moves would require a re-zoning of Elementary School Boundaries, something the District will do upon a successful grant award.

The proposed project in this application is meant to be the first step in a multi-staged plan to address a complex problem. The proposed project is also meant to help the district shed their oldest, most inefficient and inadequate school facility.

It's also very important to note that Fort Morgan could not begin to dream about addressing this very large problem on its own, without the help of the BEST program. By replacing the Middle School, the District will have a very good opportunity to complete its long-range Master Plan vision on its own.

### A NEW MIDDLE SCHOOL

The new proposed Middle School will provide a 21st Century School environment for Fort Morgan students. Using a five-block classroom cluster as a "house" with Science instruction included in each cluster, it will host one grade in each two-story classroom wing. The classroom buildings will be oriented along an east-west axis in order to take advantage of passive day lighting and will provide resource areas for flexible learning. The design and construction of the building will follow best practices for modern school design and construction.

High performance building systems will strive to maximize operational efficiency and building materials will be of a durable nature in order to minimize maintenance costs over time.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

The new middle school will be located on the site in such a manner that will allow for future adjacent development such as a potential new High School and athletic fields. It will include, as part of the proposed project all required parking surfaces, drive lanes, bus drop-off and pick-up areas, and simple play field.

### **How Urgent is this Project?**

Failure is defined as “the state or condition of not meeting a desirable or intended objective”. From this definition, it could be said that the current Middle School in Fort Morgan has already failed. The highly inadequate classroom sizes together with an inefficient layout and aging systems make this school a very difficult environment to learn. Supporting the learning environment is the “desirable and intended objective” of school buildings.

The same could be said about the district-wide problems stemming from excessive transitions and population imbalances, issues that get in the way of learning due to the inefficiencies they create.

Even though eminent failure of structural systems does not currently exist in the old Middle School, failure in educational adequacy has been something district students just have had to deal with for many years. An 88-year-old building not designed for its current use and current population just isn't the place for modern instruction of the middle level learner.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

The proposed school replacement, with the assistance of the BEST program will help the district implement their long-term plan in stages. With a very low bonding capacity in comparison with the amount of students served and buildings owned, it would be impossible for the district to think about implementing their long-term vision on its own.

Compliance with the Public Schools Construction Guidelines:

3.1 The proposed school building will comply with all current structural code requirements.

3.2 A weather tight roofing system will be provided. Building envelope quality is a priority.

3.3 The new facility will comply with the applicable Colorado school building code.

3.7 The facility will be equipped with closed circuit video and keycard building access. The school will be designed with one main entrance in order to properly monitor and control visitors.

3.9 A very open site will allow the building to be designed with building security in mind. Its relationship to the site will be carefully planned in order to provide the level of building security the district desires.

3.10 An electrical service that can meet the demands of a modern school facility will be provided. Also all required emergency lighting will be installed.

3.11 All areas of the new building will provide ventilation as required by current code. Efficient cooling and heating strategies will be explored in order to provide the most energy efficient solution that is financially feasible.

3.14 All kitchen equipment will be specified by a consultant all will meet all the Colorado Retail Food Establishment Rules and Regulations.

3.15.1 and .2 Safe storage possibilities for hazardous materials will be provided.

3.17 The new public facility will meet the American with Disabilities Act, providing accessibility throughout to physically disabled persons.

3.18.4 Being that the school is being proposed to be constructed on a 100 acre lot already owned by the district, ample opportunity will exist to lay out a site and provide proper separation between buses, parking and parent pick-up/drop-off. Site safety will be a priority.

4.11.1 The entire town does not have recreation facilities other than the ones associated with their schools. The proposed project will only build a simple play field for middle school use. The opportunity will remain to expand athletic facilities in the future.

4.11.4 Following the guidelines, all classrooms will be 800 square feet. (25 students at 32 SF/student). This classroom size will alleviate the tremendous pressure that currently exists in the 1925 Middle School. Comfortable furniture will be provided and it will not be necessary to get “creative” in order to make it fit inside the classroom walls.

The classrooms will be arranged in six clusters or “houses”, allowing the school to function as a true Middle School. Flexible learning space will be provided at the clusters in order to enhance the learning experience.

The other purpose of this project is to provide efficiency of space. With 250 SF/Student, the old building is the most inefficient use of space in the district. The new building will recapture the efficiency by bringing in another grade.

4.11.5 A centrally located library is planned with high ceilings and plenty of natural light.

4.11.8 The new building will provide safe 21st Century science labs outfitted for proper instruction. Technology in the lab will be a priority.

4.11.9 The Family Consumer Science Lab will be equipped for instruction in the modern life-style. Technology will also be a key component of this space.

4.11.10 The cafeteria will be centrally located and will provide natural light. It will be a flexible space for community events and also will serve as an expansion of the auditorium.

4.11.17 A flexible Gymnasium with a regulation basketball court and a dividing curtain to create two smaller basketball courts will be provided.

4.11.19 Men and Women’s locker rooms with independent bathrooms and functioning showers will be provided. Locking metal lockers will also be provided in these spaces.

### **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 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. The second source is an annual all location from the General Fund to the Capital Reserve Fund in the Amount of \$519,000.

Although the Colorado legislation has removed the requirement for Districts to provide an annual per-pupil funding to the Capital Reserve Fund, the District has continued to fund the annual transfer from the General Fund to the Reserve Fund in the amount of \$519,000 per year. The District had made the full 519,000 contribution to the Capital Reserve Fund each year since the mandatory transfer requirement was repealed.

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 a boiler replacement project at the High school in the upcoming 2013-2014 budget year.

The Board has also approved significant expenditure authorizations for multiple roof replacements within the District and

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

approximately \$180,000 for full fire alarm upgrades in three of our District schools. The District has also just completed the installation of new lock system for every building in the District at a cost of approximately \$150,000.

The Board also approved the expansion of additional handicap parking, expansion of traditional parking and significant erosion and flood mitigation procedures at the High school at a cost of approximately \$350,000. Those significant capital replacement programs and specific line items budget allocations for the entire District's building maintenance projects and programs are contained in these two capital and maintenance funds titled the Mill Levy Maintenance Fund and the Reserve Fund. These funding sources will be ongoing which will allow the District to address its 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 construction 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:**

Fort Morgan Middle School was constructed in 1925 with major additions in 1954.

The facility was adequate as a public school for many years. Until 1960's, the facility functioned as a regional High School. Lower student enrollment and proper maintenance allowed the building to serve for the intended use adequately.

The facility is inadequate today because it is 88 years old, it is overcrowded, and it does not meet 21st Century educational program needs. Average class size is 25 students, but classrooms are 550 square feet. CDE guidelines and industry standards recommend a minimum of 32 square feet per student or a classroom size of 800 square feet classrooms with this class size. This not only poses a difficult environment to teach in but presents many health and safety concerns that the district needs to address soon.

<b>Current Grant Request:</b>	\$24,936,252.24	<b>Historical Significance:</b>	Yes, deemed significant
<b>Current Applicant Match:</b>	\$11,092,888.11	<b>Does this Qualify for HPCP?</b>	Yes
<b>Total Project Cost:</b>	\$36,029,140.35	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	23
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	30.7886560711
<b>Affected Sq Ft:</b>	114,632	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	695	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$299.34	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$49,371.89	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	165	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>		<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

<b>District FTE Count:</b>	2,846	<b>Bonded Debt Approved:</b>	\$27,272,888
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	04,13
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$211,710,443	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$74,402	<b>Outstanding Bonded Debt:</b>	\$14,390,000
<b>Unreserved General Fund FY11-12:</b>	\$7,055,600	<b>Total Bond Capacity:</b>	\$42,342,089

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Median Household Income:</b>	\$43,138	<b>Bond Capacity Remaining:</b>	\$27,952,089
<b>Free Reduced Lunch %:</b>	68.48	<b>% Bonding Capacity Used:</b>	34
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	9.36

Bond Proceeds from 2013 Election

- Facilities Impacted by this Grant Application -

**East Otero R-1 - La Junta Primary - Primary School Kitchen / MEP Upgrades - 1975**

**School Name: La Junta Primary**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	37,782
Replacement Value:	\$8,443,793
Condition Budget:	\$3,981,460
Total FCI:	47.15%
Energy Budget:	\$0
Suitability Budget:	\$3,567,000
Total RSLI:	23%
Total CFI:	89.4%
Condition Score: (60%)	3.19
Energy Score: (0%)	2.79
Suitability Score: (40%)	3.13
School Score:	3.17



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** EAST OTERO R-1

**Applicant Priority Number:** 1

**County:** OTERO

**Previous BEST Grant(s) Funded:** 6

**Project Title:** Primary School Kitchen / MEP Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |  |   |   |
|---|--|---|---|
| <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 checked="" 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     | Kitchen Service Utilities                                 |

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

The EOSD Primary School has been serving the community since 1975 and had a major addition in 1985. The work in question associated with this grant application is relative to the original (1975) construction and affects the health and safety of our children, staff and general public.

The complete building is served by a common 2-inch copper water line that runs parallel to Topeka Avenue. The water line serving the school is in immediate need of replacement. Recent discoveries and repair efforts in other District have confirmed that metallic lines (whether copper or cast iron) have a chemical conflict with the soil conditions. Our water line regularly needs attention and repair and we are wasting a limited and precious resource; water. The frequent leaks are a source of erosion and affect not only the utility and resource, but also the surface conditions of the landscape and paving areas around the school.

The school's kitchen drains (under slab ) are plugged and inoperable; beyond both repair and service life. Several lines are bypassed into other sanitary lines, otherwise there would be no ability to use the kitchen plumbing equipment. This has the potential to cause other sanitary issues and is currently not code-compliant. The extent of the plugging indicates that the connecting sewer line also needs replacement. Though the current grease interceptor is active, it is undersized from the original construction and was not upsized when south end of building addition was added; it too is beyond service life. The sanitary utility connection serving this unit exits the building, but then returns back under the building where it later exits at an alternate location. Any disruption of this utility would require interior demolition and school disruption. Our staff cleans the kitchen are with great pride, but must collect any all spills of excess water for disposal into the building sanitary outside of the floor drains and floor sinks.

The air handling units serving the gymnasium and kitchen are original to the 1975 building and are simply beyond their service life and need to be replaced. The exterior housing has rusted in areas that allow for moisture to enter the system and there is no CO2 detection devices serving these areas. Parts and components are difficult to impossible to acquire and the operational maintenance of these units is a frequent activity.

The systems identified within this grant request are vital and necessary to the operation of the facility. They have exceeded their useful service life or require necessary maintenance levels that are beyond normal and customary for our District staff. So that we can maintain the building for another 30-years and provide healthy and safe building conditions, the District, State and Public expects, these improvements must be addressed globally both within the building and surrounding site.

## Deficiencies Associated with this Project:

The main water line serving the school is in immediate need of replacement. Wasting a limited and precious resource is our



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

primary concern. Frequent leaks are a source of erosion affecting the surface conditions of the landscape and paving areas around the school.

The school kitchen drains are plugged and beyond both repair and service life. This has the potential to cause sanitary issues and is not code-compliant. The extent of the plugging indicates that the connecting sewer line also needs replacement. The current grease interceptor is active, but beyond service life. The sanitary utility connection serving this unit exits the building, but then returns back under the building where it later exits at an alternate location. Any disruption of this utility would require interior demolition and school disruption.

The air handling units serving the gymnasium and kitchen are original, rusting and simply beyond their service life and need to be replaced. Maintenance of these units is a frequent activity and there is no CO2 monitoring and detection support system in place.

The systems identified within this grant request have exceeded their useful service life and must be addressed globally within the building and connecting site. The current level of maintenance necessary to preserve these aged systems is beyond normal and customary; warranting this request for replacement.

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

The main water line serving the school will be completely replaced from POC to where it enters under the building approximately 700 feet. A plastic vs. metallic material will be used to prevent corrosion with soil conditions that currently exist. We plan to horizontally bore and pull in the new pipe to minimize damage to the parking lots and landscaping.

The kitchen drains and service lines will be replaced to meet current code and health/safety conditions. The remaining sanitary lines serving other elements of the building will be properly capped. The grease interceptor will be replaced with a new, adequately sized unit and a new site utility lateral line will be installed (outside of the building footprint) and properly connected the site's sanitary service at the closest manhole.

The air handling units serving the gymnasium and kitchen will be replaced and adequately flashed into the existing roofing assembly. It is expected that the replacements will be of equal service and weight needs so no major utility service connections are expected to be upgraded. The units will of course, be more energy efficient than those originally installed, including CO2 detection and removal by throttling outside air dampers to exhaust excess CO2. All three units will have stand-alone energy management thermostats.

The units must have at least a 10-year warranty on the heat exchanges and compressors; a 5-year warranty on all other parts and a 1-year warranty on both labor and installation of the unit and surrounding construction.

### **How Urgent is this Project?**

The Primary School staff continues to provide a vital food service program with equipment and systems that are running on "borrowed" time. Should a major sanitary utility line fail, our food service program would have to cease until a replacement solution is made. Reactive solutions always cost significantly more than proactive (and necessary) solutions.

### **How Does this Project Conform with the BEST Facility Construction Guidelines?**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 1.2.4, 3.4, 3.11, 3.13, 3.14, 4.10.10., 6.1 and 6.3.

Sec. 1.2.1 The EOSD's Primary School structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. In the kitchen, the floor drains and floor sinks are inoperative; there is also conflicting service to the grease separation system. These kitchen fixtures have been by-passed to alternative sanitary utilities serving the building. The make-up-air units for the Kitchen and Gymnasium are original to the building and beyond service life. These are all areas of concern.

Sec. 1.2.4 The make-up-air equipment serving the gymnasium is well below the performance standards for energy efficiency.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

The failed and deteriorated housing allows moisture to leak into the system. There is no CO2 detection support in the gymnasium and kitchen areas.

Sec. 3.4 The buildings primary water utility providing potable water is not suitable for the soil conditions and requires regular repairs. Often, this will require the water supply be shut-off while the repairs are being made.

Sec. 3.11 The gymnasium and kitchen area lacks efficient (and consistently working) ventilation systems.

Sec. 3.13 The kitchen area lacks adequate and code compliant sanitary utility connections.

Sec. 3.14 The kitchen area lacks adequate and code compliant sanitary utility connections.

Sec. 4.10.10 The sanitary utility conditions of the kitchen have degraded ahead of their expected service life. Other District facilities have had this same issue based on the local soil chemical conditions. The utility lines need to be replaced to provide compliance with the guidelines of a commercial kitchen.

Sec. 6.1 In service since 1975, the Primary School could continue serving the community for another 30-year if these systems are replaced.

Sec. 6.3 These replacement improvements to the utilities, kitchen finishes and gymnasium equipment are necessary for the District to maintain the structure in a code compliance condition. These improvement will also improve health and safety needs as well as extend the service life of the Primary School structure; a vital element of this rural community's infrastructure.

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

East Otero School District will include these building improvements in their capital renewal budget. The district will prorate the projects useful life and set aside in our capital reserve. The district has a maintenance management department which utilizes programs to schedule preventive and warranty inspections. We will follow through with installer/manufacturers warranties to ensure the district exceeds each projects useful 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 construction 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 EOSD Primary School has been serving the community since 1975 and had a major addition in 1985. The work in question associated with this grant application is relative to the original (1975) construction and affects the health and safety of our children, staff and general public.

In the kitchen area, the floor drains are no longer able to serve the kitchen. They are plugged and beyond the point of repair camera scopes show collapsed cast iron pipes in several areas under the floor and the few areas that work are continually being overloaded/backed up resulting in meal preparation interruptions. If not replaced, there is the high potential for a health and safety condition that will have to be addressed on an emergency basis. The kitchen sanitary line exits the building into the 200 gallon grease interceptor which needs to be enlarged to a standard 1000 gallon, and then re-enters under the main building making repairs and limited replacements very disruptive and expensive. The soil conditions of our location are very detrimental to the life span of underground metal pipe. The grease interceptor that services this building is a regular maintenance item for the District staff.

The mechanical equipment serving the buildings original gymnasium and kitchen is original to the building and beyond its service life. Maintenance of these units is a frequent and costly activity. We have carbon monoxide concerns and agree with the State Assessment that these units need to be replaced.

The building's water main is a constant source of underground leaks. In addition to unnecessary waste of this vital water utility, the leaks have resulted in damage to several paving and landscape areas.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

The improvements noted within this grant application will improve the health and sanitary conditions of the school and protect the students and staff. These items were directly noted within The State Assessment Report and identified to be replaced.

<b>Current Grant Request:</b>	\$365,749.56	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$40,638.84	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$406,388.40	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	10
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	10
<b>Affected Sq Ft:</b>	8,720	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	320	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$42.37	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$1,154.51	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	27	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	2.75		

<b>District FTE Count:</b>	1,254	<b>Bonded Debt Approved:</b>	\$4,300,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	08
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$56,997,022	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$45,434	<b>Outstanding Bonded Debt:</b>	\$6,415,000
<b>Unreserved General Fund FY11-12:</b>	\$3,767,213	<b>Total Bond Capacity:</b>	\$11,399,404
<b>Median Household Income:</b>	\$32,052	<b>Bond Capacity Remaining:</b>	\$4,984,404
<b>Free Reduced Lunch %:</b>	73.14	<b>% Bonding Capacity Used:</b>	56
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	10.8

Capital Reserve Fund

- Facilities Impacted by this Grant Application -

**East Otero R-1 - La Junta Jr/Sr HS - Jr/Sr High School - Kitchen / MEP Upgrades / HS Pool Roof Replacement - 1963****School Name: La Junta Jr/Sr HS**

Number of Buildings:	3
All or Portion built by WPA:	No
Gross Area (SF):	136,351
Replacement Value:	\$38,725,566
Condition Budget:	\$13,626,487
Total FCI:	35.19%
Energy Budget:	\$47,723
Suitability Budget:	\$3,921,000
Total RSLI:	17%
Total CFI:	45.4%
Condition Score: (60%)	2.85
Energy Score: (0%)	2.50
Suitability Score: (40%)	3.80
School Score:	3.23



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** EAST OTERO R-1

**Applicant Priority Number:** 2

**County:** OTERO

**Previous BEST Grant(s) Funded:** 6

**Project Title:** Jr/Sr High School - Kitchen / MEP Upgrades / HS Pool Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |  |   |   |
|--|--|---|---|
| <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 checked="" type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems      | Kitchen Equipment / Improvements                          |

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

The Main JR/SR High School facility has seen 50-years of service to the education community with many of the building/system components original to the building. Some food service equipment can no longer be repaired due to lack of available replacement components and parts. At time, this equipment has leaked refrigerant into the food service and storage areas of the kitchen, making this a health and safety concern for our staff and students. The kitchen's current sanitary service utility drains directly into the municipal sanitary system. Without benefit of being separated with a grease interceptor, this type of direct waste is in violation of current codes; now a mandate for health and safety of the sanitary infrastructure.

Our spatially limited (and often conflicting) circulation pattern of students needing a nourishing meal with current lunch period timeframes is very poor and outdated. There is insufficient space and patterns to allow our students to queue and move through the food service line efficiently with the limited time they have for a lunch period. Students routinely stack in the hall, causing disruption to circulation and other school activities. The lunch program and menus have progressed significantly since this building was originally designed and the current forced traffic pattern simply isn't practical under current education needs.

The District personnel perform regular observation and maintenance efforts on its buildings. This includes both the interior items like the kitchen and the roof surfaces that protect them. Our HS pool roof has been replaced once on the 1981 building. The current EPDM membrane roofing is outside of any warranty and with our extreme temperature shifts has also exceeded its service life. The ballast cover condition of the membrane makes leak detection impractical for our staff. Moisture regularly enters the Pool area, disrupting education activities, damaging property and potentially compromising the building structure and general construction.

Repair of the roofing is not practical; replacement is our intended option. If the roofing system is not replaced soon, damage of the roofing assembly and building structure will continue to escalate; resulting in a larger and more expensive repair/replacement later.

The intended design for our kitchen projects will offer a more energy efficient and code-compliant solution. It will improve working and safety conditions of the prep side of the kitchen and improve circulation of the overall functionality of the food service program. The pool roof will be replaced with a new 20-year warranted system designed for the high moisture-laden area a pool environment will generate. It too will meet current energy mandates of our current codes.

## Deficiencies Associated with this Project:

Some food service equipment can no longer be repaired due to lack of available replacement components and parts. The

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

equipment (at times) has leaked refrigerant into the food service and storage areas. This is a health and safety concern for our staff and students. The current sanitary service utility drains directly into the municipal sanitary system, without benefit of being separated with a grease interceptor. This type of direct waste is in violation of current codes including health and plumbing.

The spatially limited (and conflicting) circulation pattern of students is very poor and outdated. There is insufficient space and circulation patterns to allow students to queue and move through the food service line efficiently. Students routinely stack in the hall, causing disruption to circulation and other school activities.

Our HS pool roof is outside of any warranty and has also exceeded its service life. The ballast cover condition of the membrane makes leak detection impractical for our staff. Moisture regularly enters the Pool area, disrupting education activities, damaging property and potentially compromising the building structure and general construction.

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

The kitchen equipment upgrades will address the aging service needs and replacement / improvement of the sanitary utility will bring this to a code complaint condition. Replacement of the major equipment is planned in connection with eliminating potential hazards as well as improving the equipment's energy efficiency. Offering a larger and more direct food service program for the students to access and circulate through will improve the efficiency of this vital part of the school day. Circulation conflicts will be significantly reduced.

For the HS Pool roof, the ballast, EPDM membrane and insulation will be removed and the substrate conditions inspected. Once exposed, limited repairs to the structural decking will be addressed. A new roof assembly including insulation will be provided to meet the extreme weather conditions of wind and temperature, providing a warranty term of 20-years. This meets and exceeds the requirements of published NRCA and IECC conditions; as well as aligns with CDE's philosophy of providing long lasting building systems.

### **How Urgent is this Project?**

The JR/SR HS staff continues to provide a vital food service program with equipment and systems that are running on "borrowed" time. Should a major piece of equipment or sanitary utility line fail, our food service program would have to cease until a replacement solution is made. Reactive solutions always cost significantly more than proactive (and necessary) solutions.

The HS Pool roof can no longer protect the areas below. Moisture penetration into the building will continue until these roof conditions are corrected. This intrusion can lead to further damage of the structural decking failure that would be catastrophic to the occupants being protected by these roofing assemblies.

### **How Does this Project Conform with the BEST Facility 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, 3.2.1.2, 3.13, 4.11.15, 6.1 and 6.3.

Sec. 1.2.1 The La Junta JR/SR HS structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. In the kitchen there is no grease separation of the sanitary utility and the cooler/freezer units have leaked refrigerant into the interior; affecting and contaminating the Indoor Air Quality. The HS Pool roof continues to allow water intrusion and can (if not corrected) cause impact on the structural integrity of the building. These are all areas of concern.

Sec. 1.2.4 The antiquated refrigeration equipment serving the kitchen is well below the performance standards for energy efficiency. Water intrusion of the HS Pool roof will continue to compromise the thermal benefit of the roofing insulation. Both must be replaced.

Sec. 3.1 The HS Pool structure is not adequately protected by a sound, functioning roofing envelope. Areas of roof decking have been subjected to significant and repetitive moisture intrusion. Without correction, there is the potential of structural compromise that must be addressed.



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Sec. 3.2 The HS Pool structure does not have a weather tight roofing system. Aged and deteriorated roofing assemblies allow for repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. The roofing envelope is in poor condition throughout.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for the HS Pool structure that will protect the building's occupants and property within. All existing roofing assemblies will be removed and replaced, including additional slope and drainage structure (where necessary). Said roofing will protect the building for a minimum of 20-years that would meet/exceed the requirements of published NRCA guidelines and IECC requirements.

Sec. 3.13 The kitchen area lacks adequate and code compliant sanitary utility conditions with the lack of a grease interceptor.

Sec. 4.10.10 The current conditions of the kitchen are more than 50-years old and need to be renovated to provide compliance with the guidelines of a commercial kitchen.

Sec. 6.1 These requirements/improvements will enable the JR/SR High School to continue serving the La Junta community for and 20+ years.

Sec. 6.3 These replacement improvements within the kitchen equipment layout and utility systems as well as the HS Pool roofing assembly will improve and correct deficiencies at this site. It will allow the District to comply with the local code, health and safety needs and extend the service life of the JR/SR High School structure; a vital element of this rural community's infrastructure.

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

East Otero School District will include these building improvements in their capital renewal budget. The district will prorate the projects useful life and set aside in our capital reserve. The district has a maintenance management department which utilizes programs to schedule preventive and warranty inspections. We will follow through with installer/manufacture warranties to insure the district exceeds each projects useful 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 construction 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 JR/SR High School has served the community since 1960, housing grades 7-12 with a number of different classroom areas, a common kitchen and cafeteria.

The cafeteria's primary food service equipment and kitchen conditions are original to the building. The circulation patterns for serving our student population are also original and must be updated to better align with today's nutrition goals and supportive education functions. Frequent R-12 refrigerant leaks from our equipment coupled with the unavailability of R-12, parts for 1960s refrigeration equipment and the lack of energy efficiency are primary goals for the kitchen needs. The walk-in cooler and freezer are both inside the kitchen-food prep area. Our kitchen drain system is not separated from the sanitary system; a grease interceptor is proposed with this Grant.

The HS Pool area has been in use since 1981, the roof was replaced in 1995. It has lasted beyond warranty and beyond its service life, with fabric stretching and tears making regular maintenance a near full-time effort with each moisture event. The leaks are causing ceiling and equipment damage in the pool area. The remaining gym/locker room roof was replaced in 2012 after hail damage, the section over the pool was not.

District personnel perform regular maintenance on these buildings; however, the level of maintenance and improvements necessary for these areas for this facility far exceeds resources available to the traditional staff and funds available. As noted in the State School Assessment Report, this system being considered is beyond useful service life and should be replaced.

**Current Grant Request:**

\$677,940.12

**Historical Significance:**

Yes, not deemed significant



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Current Applicant Match:</b>	\$75,326.68	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$753,266.80	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	10
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	10
<b>Affected Sq Ft:</b>	16,350	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	549	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$41.88	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$1,247.34	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	30	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	2.75		

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<b>District FTE Count:</b>	1,254	<b>Bonded Debt Approved:</b>	\$4,300,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	08
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$56,997,022	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$45,434	<b>Outstanding Bonded Debt:</b>	\$6,415,000
<b>Unreserved General Fund FY11-12:</b>	\$3,767,213	<b>Total Bond Capacity:</b>	\$11,399,404
<b>Median Household Income:</b>	\$32,052	<b>Bond Capacity Remaining:</b>	\$4,984,404
<b>Free Reduced Lunch %:</b>	73.14	<b>% Bonding Capacity Used:</b>	56
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	10.8

Capital Reserve Fund

**East Otero R-1 - East School - East School - Fire Alarm Upgrade / Partial Roof Replacement - 1953**

**School Name: East School**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	30,675
Replacement Value:	\$8,618,550
Condition Budget:	\$3,025,786
Total FCI:	35.11%
Energy Budget:	\$10,736
Suitability Budget:	\$3,250,700
Total RSLI:	20%
Total CFI:	72.9%
Condition Score: (60%)	2.93
Energy Score: (0%)	2.02
Suitability Score: (40%)	3.02
School Score:	2.97



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** EAST OTERO R-1

**Applicant Priority Number:** 3

**County:** OTERO

**Previous BEST Grant(s) Funded:** 6

**Project Title:** East School - Fire Alarm Upgrade / Partial Roof Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Addition           | <input checked="" 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 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:

This facility is very well maintained. The building is used for our alternative classes. The middle of this facility was built in 1953 with east and west additions added in 1977. The fire alarm system was added to the entire facility during the 1977 additions. The fire alarm system has out lived its life expectancy, and is unable to be maintained due to the unavailability of parts. This system does not meet current codes and does not have the ability to notify the local fire department.

The middle section of this facility has a 50 year metal roof that was installed in 1990 and is in excellent condition. The east addition had a new mopped down roof replaced 2 years ago from hail damage. The west addition has a 10 year life ballasted EPDM roof covering that is 15 years old and has deteriorated in the last year to the point of multiple leaks causing damage to the exterior and interior ceiling damages as well. These leaks are also interrupting class activities.

## Deficiencies Associated with this Project:

The fire alarm system has out lived its life expectancy, and is unable to be maintained due to the unavailability of parts. Installed 35+ years ago, the system does not meet current codes that now provide a much higher level of life safety to students, staff and visitors to our facility. The current system does not have the ability to notify the local fire department.

Our school currently only has manual "local" Fire Alarm stations installed at some locations, but are not located correctly. The school does not have smoke detection support or the required strobe devices of current systems. These notification devices need to be installed in every classroom, corridor, conference room, lunchroom, and common use room to bring our building into compliance.

The west addition is protected by a 15-year old, ballasted EPDM roof that has outlived both the warranty and service life. The roofing assembly has deteriorated in the last year; there are now multiple leaks are causing damage to the exterior and also our interior ceiling finishes. These leaks are often very disruptive to our students and staff in classes below.

## Proposed Solution to Address the Deficiencies Stated Above:

By upgrading the Fire Alarm Systems and Roof, this will:

- 1) Provide notification to our building occupants in compliance with current building codes. The new system will allow us to be both ADA-NFPA compliant with the addition of both horns and strobes.
- 2) Provide battery backup that will allow for a 24 hour battery standby reserve. This will allow the building occupants to be notified of a fire emergency in the event of a power failure.
- 3) Transmit alarm calls to an alarm monitoring company which will give 24 hour notification to our local Fire and Police

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Departments.

4) New system will be connected to smoke detectors which will provide automatic alarm initiation at the early stages of a fire emergency. This is critical to provide our facility with an effective automatic alarm initiation, even when no one is present to observe the fire/smoke.

5) A Fire Alarm Annunciator Panel will be installed at the building's primary (first responder) entrance point to provide the Fire Department with alarm information at the earliest moment.

6) Properly located Manual Fire Alarm Stations will allow stations to be consistently located to aid in proper training and utilization in the event of a fire emergency.

7) The new roofing installation will protect the building, students and staff from further damage and remove the disruptions currently caused by incoming, errant moisture.

## **How Urgent is this Project?**

We feel the urgency from a Health and Safety concern, is high priority project. Proposed schedule for this project would begin July or August 2014, or sooner, depending on approval of grant. Project should be completed no later than October 2014. If approved, it will be put out for competitive bid.

## **How Does this Project Conform with the BEST Facility Construction Guidelines?**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 3.1, 3.2, 3.2.1.2, 3.5 and 6.3.

Sec. 1.2.1 The EOSD East School structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Our building currently lacks adequate emergency alarm and notification devices to adequately protect the building occupants. The west roof continues to allow water intrusion and can (if not corrected) cause impact on the structural integrity of the building. These are all areas of concern.

Sec. 3.1 The west structure is not adequately protected by a sound, functioning roofing envelope. Areas of roof decking have been subjected to significant and repetitive moisture intrusion. Without correction, there is the potential of structural compromise that must be addressed.

Sec. 3.2 The west structure does not have a weather tight roofing system. Aged and deteriorated roofing assemblies allow for repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. The roofing envelope is in poor condition throughout.

Sec. 3.2.1.2 New roofing assemblies will be designed and installed for the west structure that will protect the building's occupants and property within. All existing roofing assemblies will be removed and replaced, including additional slope and drainage structure (where necessary). Said roofing will protect the building for a minimum of 20-years; meeting and exceeding the requirements of published NRCA guidelines and IECC requirements.

Sec. 3.5 By performing the upgrades, we will be in compliance with the State Fire Codes which will provide our students, staff, community and facilities a safe school environment.

Sec. 6.3 These replacement improvements within the building and the roofing improvement over the west structure will improve and correct deficiencies at this site. It will allow the District to comply with the local code, health and safety needs and extend the service life of the East School structure; a vital element of this rural community's infrastructure.

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

East Otero School District will include these building improvements in their capital renewal budget. The district will prorate the projects useful life and set aside in our capital reserve. The district has a maintenance management department which utilizes programs to schedule preventive and warranty inspections. We will follow through with installer/manufacture

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

warranties to insure the district exceeds each projects useful 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 construction 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 is very well maintained. The building is used for our alternative classes. The middle of this facility was built in 1953 with east and west additions added in 1977. The fire alarm system was added to the entire facility during the 1977 additions. The fire alarm system has out lived its life expectancy, and is unable to be maintained due to the unavailability of parts. This system does not meet current codes and does not have the ability to notify the local fire department.

The middle section of this facility has a 50 year metal roof that was installed in 1990 and is in excellent condition. The east addition had a new mopped down roof replaced 2 years ago from hail damage. The west addition has a 10 year life ballasted EPDM roof covering that is 15 years old and has deteriorated in the last year. There are now multiple leaks causing damage to the exterior and interior and resulting in interruptions of class activities.

<b>Current Grant Request:</b>	\$240,409.62	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$26,712.18	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$267,121.80	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	10
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	10
<b>Affected Sq Ft:</b>	30,675	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	45	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$7.92	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$5,396.40	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	682	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	2.75		

<b>District FTE Count:</b>	1,254	<b>Bonded Debt Approved:</b>	\$4,300,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	08
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$56,997,022	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$45,434	<b>Outstanding Bonded Debt:</b>	\$6,415,000
<b>Unreserved General Fund FY11-12:</b>	\$3,767,213	<b>Total Bond Capacity:</b>	\$11,399,404
<b>Median Household Income:</b>	\$32,052	<b>Bond Capacity Remaining:</b>	\$4,984,404
<b>Free Reduced Lunch %:</b>	73.14	<b>% Bonding Capacity Used:</b>	56
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	10.8

Capital Reserve Fund

- Facilities Impacted by this Grant Application -

**Pueblo City 60 - Chavez-Huerta K-12 Preparatory Academy - Misc. Renovations / Upgrades - 1956**

**School Name: Chavez-Huerta K-12 Preparatory Academy**

Number of Buildings:	1
All or Portion built by WPA:	
Gross Area (SF):	34,720
Replacement Value:	\$9,267,032
Condition Budget:	\$3,822,521
Total FCI:	41.25%
Energy Budget:	\$0
Suitability Budget:	\$5,869,500
Total RSLI:	21%
Total CFI:	105%
Condition Score: (60%)	3.11
Energy Score: (0%)	0.56
Suitability Score: (40%)	2.40
School Score:	2.82





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** Chavez Huerta Preparatory Academy

**Applicant Priority Number:** 1

**County:** PUEBLO

**Previous BEST Grant(s) Funded:** 0

**Project Title:** Misc. Renovations / Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Addition                      | <input checked="" type="checkbox"/> Fire Alarm | <input checked="" 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 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 type="checkbox"/> Renovation            | <input type="checkbox"/> Water Systems                | IT Infrastructure Upgrades                                |

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

Our story formally began in 2002 when the Pueblo City Schools approved the charter application for the Cesar Chavez Academy (CCA). CCA's commitment was to provide a high quality curriculum to our young students, while at the same time discover our cultural roots. In December 2003 Pueblo City Schools also approved the charter application for the affiliated Dolores Huerta Preparatory High School (DHPH) as an early college program. In June 2012 Pueblo City Schools approved the new charter application and both schools became one entity under the Chavez Huerta K-12 Preparatory Academy (CHPA). Celebrating Pueblo's diverse cultural heritage, while at the same time providing Pueblo's children with the opportunity to become successful members of society, has been a priority of the Pueblo community since its inception in the early 1870's. This has been achieved through the provision of positive, empowering, safe environments where academic excellence is the desired result for all of our students. Our forefather's commitment to ensuring Pueblo's children become world class learners is a legacy that is being carried forward by CHPA.

Our mission is to produce a well rounded student through a rigorous college preparatory K-12 environment which culminates in a high school diploma and tuition free college credits with the expectation of successful completion of an Associate or Vocational degree.

Chavez/Huerta K-12 Preparatory Academy and its' innovative schools, Cesar Chavez Academy and Dolores Huerta Preparatory High are committed to the preparation of a diverse cross-section of Pueblo's children for success as young scholars, citizens of the world, and leaders of character. Our schools do so by providing them with a rigorous college preparatory program in a supportive and challenging learning environment. As we build a legacy of success and aim for excellence in all we do, we are blazing a trail as the only Pueblo school to provide a seamless K-12 education built on virtues which are the content of character. We serve an at-promise, underserved student population comprised of 87% Latino and 65% Free or Reduced Lunch. Pueblo Community College has awarded our best and brightest students 50 Associate's Degrees and saved our students over \$1.1 million in tuition and fees. Colorado State University – Pueblo in partnership with Dolores Huerta Preparatory High have enabled 7 students to accumulate over 70 college credits. Dolores Huerta Preparatory High is the home to 7 Kane Family Foundation Scholarship recipients and was a John Irwin School of Excellence (Top 8% of All Schools in Colorado) from 2004-2006. As a public school of choice, we proudly serve 1,183 students in grades Kindergarten through 12 on two campuses in Pueblo, Colorado. Reason for pursuing BEST grant: CHPA currently resides in two primary facilities and a number modular buildings. CCA (K-8 building) is located in an older facility that was provided by SD 60 in 2000. This facility is throttled with a number of serious safety issues, IT infrastructure deficiencies, and deferred maintenance. A BEST grant will greatly assist us in providing a safe and healthy learning environment for our deserving students.

## Deficiencies Associated with this Project:

In addition to the 2013 District Financial Assessment conducted by the CDE, two separate third party consultants assessed the Chavez Huerta Preparatory Academy (CHPA) physical plant, safety systems, and the IT infrastructure (CCA and DHPH Facilities). The 2013 District Financial Assistance Prioritization Assessment determined that the CCA facility had the third



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

lowest overall score of 2.82 in District 60. The CCA suitability score was a low 2.4. The assessment concluded that there are over 2.9 million in improvements required. Our 3rd party assessment recommended that 1.25 million dollars in safety deficiencies, IT infrastructure deficiencies, and deferred maintenance improvements be addressed immediately.

We are hopeful that the following issues be addressed with a sense of urgency. It is our belief that our student's safety is at risk, and that their learning environment is being negatively impacted by these issues.

### Safety Deficiencies:

The following safety issues in the CCA facility were identified by third party evaluators and were deemed as serious:

- Unsafe perimeter access given the facilities proximity to the Colorado State Mental Health Institute and a series of open fields.
- The lack of exterior lighting.
- Poorly designed and over-crowded parking lots and drop off/pick up area.
- Lack of a fire sprinkler system and an inadequate fire alarm system.
- Lack of a security and camera system.

### IT Infrastructure Deficiencies:

The IT infrastructure is significantly outdated and degraded. Cesar Chavez Academy (CCA) was founded in 2000 with the doors opening in fall 2001. When the school was established a Category 5E Ethernet backbone infrastructure was installed. Throughout the years the infrastructure has become older and has a difficult time supporting the transfer rate needed to run online applications that are available for student and staff use. Although the schools do run an internet fiber connection through Unite Private Networks, the speed of the fiber is lost on the slower infrastructure. Along with the slower infrastructure, the school is currently routing its data from the server room out to the offices, classrooms within the building and the modular classrooms on very outdated Cisco Catalyst 2900 and 2950 switches. The switches were installed in 2001 at the same time the infrastructure was installed. In 2005 Dolores Huerta Preparatory High (DHPH) was founded and opened its doors in a large modular next to the elementary school. A fiber line was run from the existing server room out to the IDF closet in the modular with a Category 5E Ethernet backbone from the IDF to the internal modular classrooms, offices and external modular classrooms. The IDF also uses outdated Cisco 2950 Catalyst switches to route the data. This building also suffers from speed issues because of the outdated infrastructure not only in the modular building but the age of the switches that connect the modular to the main school building. Due to the exposure of external modular classrooms on the CCA campus to outside elements keeping data flowing to them is sometimes a challenge when the weather is very wet and with rodents chewing through cables connectivity can be lost for periods of time. In 2007 the doors to a new facility opened for DHPH and the existing modular was converted to house the growing middle school population. The new high school building runs a fiber backbone from the server room to two other IDF closets within the building. From the server room and the IDFs Cat 6 Ethernet cables feed into the offices and classrooms, including ten classrooms housed in large modular behind the main building. Routing between the servers is run through an HP ProCurve 3400cl-24G gigabit switch and the data is run through HP ProCurve 2650 switches, with a Cisco ASA5500 for the firewall. Connectivity for shared phone and data is shared between the three main buildings via the Unite Private Networks fiber lines on campus. CCA buildings currently run wireless in a few select areas of the buildings through both outdated Apple Airports (3) and HP ProCurve Wireless Access Points (3). Stability of the airports is quite difficult due to the age of the airports and their ability to only supply outdated WEP security. With the existing wireless technology at CCA we do not have the ability to run a stable wireless infrastructure throughout the campus. CCA is currently running on an Apple Xserver which is currently 7 years old and has almost outlived its live span due to operating system upgrades from Apple which can only accommodate up to a certain version and then the hardware become proprietary. The XServer currently runs on Tiger Operating system Version 10.4.1 and is only upgradable to Snow Leopard 10.5.8, which is no longer available for purchase or support from Apple Corporation. This server will need to be taken out of service in the next year. The plan is to move all server access over to the virtual servers that reside at DHPH, but there are upgrade needs there as well.

DHPH is currently running an older version of VMware Virtual Center for virtualization of servers. There are currently 3 Dell PowerEdge Rack Mount servers for virtualization, 1 Dell EMC AX15 DP for Data Storage, a PowerVault TL200 tape backup

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

library for tape backups, with a Barracuda Spam Filter and Barracuda Content Filter for limiting student access to internet content and to protect the email server from spamming. Currently the 3 virtual servers host a total of 11 virtual servers. Eight of them are running Window Server 2003, 2 are running Linux and 1 is running Windows Server 2008. The VMware virtualization software was installed in 2007 and the last update was several years back when the updating contract expired. VMware's most current version is Vsphere 5 and our servers are currently running on version 3.0. For expandability purposes and stability the Virtualization software should be updated within the next year.

The server hardware was installed in July of 2007 and within the next couple of years will be reaching its end of life usability. So in the next couple of years newer servers will need to be purchased to protect the integrity of the network.

Another area of need is the ability to create an offsite backup storage for redundancy and data loss prevention. Although there is a strong tape backup presence, should one of the servers crash completely there would be a large amount of time involved in restoring data and significant loss of server up time. With offsite storage option recovery of data would be much faster. The two Barracuda units are also reaching their end of usable life as they have already reached the highest level of system upgrades that the current units can handle and will, in the couple of years, be replaced.

When DPHH opened wireless was planned throughout the school but to be able to help access at the CCA campus 3 of the HP Procurve wireless access points were moved to CCA. This left several areas with either weak or no wireless access. The area in most need of wireless access would be the modular which contains 10 classrooms. If CCA were to have a cable upgrade or at the very least new switches, this would increase the speed of network and internet access which would allow for better and quicker access for teachers to begin to utilized newer and advanced technology in their classrooms to give the students a more in-depth knowledge of not only the curriculum, but also how technology can be utilized in many aspects of their educational careers as well as beyond.

### Deferred Maintenance:

The deferred maintenance within the CCA facility is such that a number of the critical systems (i.e. HVAC, roofing) have exceeded their life expectancy and in some cases do not work or are non-existent.

Electrical – Lighting is not level or evenly distributed.

Mechanical – A great majority of the units (RTU, WHU, SSC, SSA) are in poor to average condition. A number of the wall hung units (WHU) and roof top units (RTU) require some immediate maintenance and/or need to be replaced.

Plumbing – Most of main building plumbing is as old as the building. The plumbing fixtures are have exceeded their life expectancy and/or are inefficient.

Roofing – The cafeteria roof has some leaks requiring some minor repairs. The main roof on the older building is at the end of its service expectancy and needs to be replaced.

Finishes – The major issue with the finishes is the condition of the windows. They need to be replaced as soon as possible. In the event the tile floors in the old portion of the building begin to crack there could be a major asbestos removal issue that could result in significant financial consequences.

Exterior Landscaping/Concrete/Paving – The major issue is the lack of a quality playground. In addition, there are some minor sidewalk repairs that need to be addressed. Minor hot rubber crack filling, seal coating and striping needs to take place immediately.

ADA – There is one bathroom with non-accessible toilets and an inaccessible sink located near rooms 100-105.

Life Safety – Life safety presents significant challenges. The following are only a sample of concerns.

- Site - The number of fire hydrants and their locations appear inadequate. Fire access roadways also seem inadequate based on current fire code requirements. The modular structures placement might pose difficulty to firefighting personnel should they need access to the buildings on the site. In addition, the containment/safe dispersal areas on the campus are of some concern in terms of size, egress provisions, as well as distances from the building themselves.
- Modular Structures – Many of the emergency lighting “bug eye” devices in the classrooms were inoperative when tested or are blocked by storage. There were no smoke detection devices in any of the modular classrooms. The guard railings were not to IBF/IBC standards. The landings and ramps create a confluence of the two (2) exit discharge points to a common location which could create an unusable/untenable egress point.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

- Main Structure – The risers on the exterior steel stair from the weight room on the second floor exceeds the limits of deviation provisions of IBC and IFC. There are missing exit signs. Gymnasium occupancy loads are not posted. Emergency lighting does not always appear to be functional. The main building is not equipped with a properly engineered fire sprinkler and smoke detection system. This is of particular concern given the size and use of the structure.
- Addition - There are missing exit signs. Several of the fire rated self closing doors were observed with manually operated foot stops which would preclude the door from properly closing and latching as both the IBC and IFC requires. The doors from the cafeteria to the central corridor do not latch into a fire rated jamb and thus do not create an effective fire/smoke barrier. An electrical outlet in the janitor's area is within 3' of a sink and is not equipped with a GFI. Combustion air is not provided for the gas fired hot water heater. Inadequate combustion air could result in spillage of carbon monoxide. There are multiple penetrations of the fire rated walls separating the janitor's area from the balance of the building. A narrow corridor from the old auditorium has an exit sign that is blocked by a section of metal duct that has been added. This creates a condition where occupants could be confused as to which way to exit in the event of an emergency. Egress from this narrow corridor connects to a larger corridor in which occupants can proceed only in one direction due to inward door swings. This results in a very long dead end corridor condition. Exit signs are provided for only one direction.
- Other – The modular units are not conducive to learning, the temperature is difficult to manage, rodents are attracted to these units, and the units present a safety concern. Their use should be discontinued as soon as possible.

### Proposed Solution to Address the Deficiencies Stated Above:

#### Safety deficiency solutions:

The following solutions to the safety deficiencies in the CCA facility were identified by third party evaluators and were determined to be immediate requirements. Solutions include installation of a perimeter fence, installation of exterior lighting, re-design design and modify the over-crowded parking lots and drop off/pick up area, install a fire sprinkler system, upgrade the fire alarm system, and install a security and camera system.

#### IT infrastructure solutions:

A comprehensive analysis of our technology and infrastructure was conducted by our staff and a preferred partner through the Colorado League of Charter Schools (CLCS) to address the needs of our schools. We identified our needs in a manner that prioritized student needs. There are five areas that were identified as most impactful on student learning and safety:

#### 1.Client/Laptop/Classroom Upgrades (NOT INCLUDED IN BEST PROPOSAL):

a.Client needs represent the largest challenge to upgrade and it will incur the greatest capital outlay, it is a much needed area for improvement. While the apple devices in the lab are great, they certainly represent a cost premium. Other vendors now have the ability to offer similar solutions at a much lower cost. As web based education becomes more prolific and extends from the classroom to the home, please see a range of options below that should exceed our needs going forward from the most expensive to the least expensive options with some features and benefits:

#### i.Client (teacher) - Lenovo ThinkPad T430u

- 1.Intel® Core™ i7-3517U processor
- 2.NVIDIA GeForce GT 620M graphics with Optimus Technology
- 3.4GB memory
- 4.Up to 8GB DDR3 memory
- 5.128GB solid state drive
- 6.Up to 7.1 hours/3-cell battery
- 7.14" Widescreen

#### ii.Client (student) - Samsung 11" Chromebook

- 1.11" Display
- 2.Samsung Exynos 5 1.7 Ghz Processor
- 3.2GB memory
- 4.Up to 8GB DDR3 memory
- 5.16GB solid state drive
- 6.128 GB Web based storage
- 7.Thousands of web based apps for students and teachers

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

b.Add additional interactive capabilities to classrooms, Projectors, whiteboards and services to set-up, install and train teachers.

i.Class sets of student response technology.

ii.Projectors and interactive classroom devices

1.2500+ Lumens

2.Built in speaker

3.HDMI

4.Ethernet connection for central management

5.Built in closed captioning

6.USB

7.Mac and PC compatible

8.Interactive built into the projector mimics the traditional SmartBoard technology with magnetic bar and grid technology.

Wireless interaction with classroom computers

2.Network upgrades:

a.While the high school side has adequate bandwidth for current and future needs, the lower campus side is in need of upgrades from 100 MB to 1 gig. As education relies more on web based, interactive multi-media to deliver education, 1 gig fully managed switches are a must in order to support current and future growth. We run some security risks with older gear as they may not always support software needed to better manage security threats in today's environments. We must upgrade our wireless environment to allow for 1. Bring your own Device, 2. Better Security control, 3. Integration into NAC (Network Access Control) solutions.

i.Switch recommendations

1.Managed

2.Layer 2 and layer 3 lite

3.Central management recommended

4.Up to 8GB DDR3 memory

5.1 gig Ethernet

6.1 gig fiber option for switches that cross the street, only need 1-2 ports

ii.Switch upgrades: Replace all of the 100 MB switches with newer, fully managed, 24 ports, 1 GB switches.

iii.Wireless. We need a centrally managed, dual radio, A, B, G, N compliant solution that can scale as our needs grow.

Coverage should be based on needs, usage, physical limitations and of course cost. As more schools are forced to allow BYOD (Bring Your Own Device) Wireless becomes and imperative to move forward.

iv.Wireless recommendations

1.A/B/G/N

2.Dual Radio

3.Central managed via controller

4.Dual Antenna

5.Integrated security via central management

v.Network Access Control (NAC), with the advent of wireless and BYOD, it is an imperative to be able to control what content can be seen, who can see it, and how data is retained and controlled. You should have 1. Visibility to traffic, 2. The ability to manage what content is delivered, 3. QoS, 4. The ability to delete information if students/faculty leaves and 5. The ability to "lockout" BYOD if need be. By saying "lockout" BYOD devices we are allowing them to open a browser to work, but we lock certain capabilities of their devices that may open you up to security concerns.

3.Disaster recovery and preparedness for your virtualized environment: The current virtualization environment does not have a backup solution. If anything should happen to the high school side of Cesar Chavez, most production applications will be down. We recommend 1. migrating VMware to 5.0. This is a migration and not an upgrade as you are going from a 32 bit OS to a 64 bit OS. 2. Having additional servers on the lower school side of campus will allow you to be up and running should you have issues or needs to fail over from one environment to another. Minimum recommendations would entail (2) rack mount servers with at least 8 cores and 24 GB of memory each. This will both allow you to fail over as well as to grow your virtualized environment. This will also allow you to have a failover environment of your SIS environment with is not in a DR state now. 3. Storage should be duplicated from site to site. This can be done by acquiring additional storage to match the current environment or by upgrading to a newer lower cost environment that allows for DR and VMware integration.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

Additionally we are at risk if something should happen to our existing infrastructure or if we need to scale to meet future demands.

a. Server recommendation:

- i. (2) rack mount servers
- ii. Min (8) cores per server
- iii. Min (24) Gigs of Ram
- iv. Min (4) 1 Gig connections
- v. Fiber HBA cards if to re-use existing Dell storage platform
- vi. VMware 5.0

b. Storage recommendations:

- i. Mirrored 7 TB or usable storage between both buildings
- ii. Synchronous replication of Data
- iii. Integration into both your VM and SIS environments
- iv. While Fiber is nice it may be less expensive to go with a new iSCSI environment than to upgrade our existing environment.

c. VMware recommendation:

- i. Migrate to VMware 5.0
- ii. This is a migration and not an upgrade as we are going from 32 bit to 64 bit environments
- iii. Recommended as a more stable, higher performing and a longer support cycle than the current 32 bit version of VMware

4. Services:

- a. Augment the services of our existing consultant to mitigate repeated learning.
- i. Upgrade the existing switching environment to proliferate 1 gig from side to side
- ii. Mimic the existing VLAN architecture from side to side
- iii. Add additional VLANs for security and performance if needed.
- iv. Create a DR side for our VM environment allowing one side to fail and the other side to take over
- v. Create VMotion environment
- vi. Test failover

Deferred maintenance solution:

The deferred maintenance is such that a number of the critical systems (i.e. HVAC, roofing) have exceeded their life expectancy and in some cases do not work or are non-existent. These systems need to be replaced or repaired per the facility master plan dated 2009.

### How Urgent is this Project?

Both consultants and ourselves have deemed the aforementioned issues as urgent. These issues must be addressed with a sense of urgency. It is our belief the our student's safety is at risk, and that their learning environment is being negatively impacted by these issues.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

CHPA will conform with the Public Schools Construction Guidelines inclusive of, but not limited to the following requirements: 3.3 A continuous unobstructed path of egress from any point in the school, etc. 3.5 A building and fire alarm and duress notification system in all school facilities designed in accordance with..., etc., 3.9 Secured facilities including a main entrance and signage directing visitors to the main entrance door. etc. 3.10 Safe and secure electrical service and distribution service...etc., 3.11 A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature,....etc. 3.12 Healthy building indoor air quality...etc., 3.17 A facility that complies with the American Disabilities Act...etc. 3.18 A site that safely separates vehicle and pedestrian traffic...etc

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

CHPA has adopted a five year capital improvement plan that will be updated annually. This plan will be incorporated into our planning and budgeting cycle and our annual budget. In addition, a preventive maintenance system has been adopted that will ensure all of our systems are being checked and maintained on a regular basis.

## CDE - BEST FY2014-15 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 construction 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 CHPA was originally chartered it was determined that the facility was in adequate condition and large enough to accommodate the student population. Since then a high school (DHPH) was constructed that accommodated the rapid growth. However, two third party assessments of the original facility were conducted in 2009. Significant safety issues, deferred maintenance items, and IT infrastructure deficiencies were identified.

<b>Current Grant Request:</b>	\$694,778.70	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$36,567.30	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$731,346.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	5
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	5
<b>Affected Sq Ft:</b>	92,000	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	1,115	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$7.23	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$596.29	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	83	<b>Does the Facility have Financing?</b>	No
<b>Per Pupil Allocation to Cap Reserve:</b>	629	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	3		The facility will revert back to School District 60.

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<b>District FTE Count:</b>	1,115	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	2	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>		<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>		<b>Outstanding Bonded Debt:</b>	
<b>Unreserved General Fund FY11-12:</b>	\$768,243	<b>Total Bond Capacity:</b>	
<b>Median Household Income:</b>		<b>Bond Capacity Remaining:</b>	
<b>Free Reduced Lunch %:</b>	76	<b>% Bonding Capacity Used:</b>	
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	

El Pomar Foundation Grant, US Bank Foundation Grant, National Council for La Raza Donation, Capital Campaign, General Fund



- Facilities Impacted by this Grant Application -

**Pueblo Rural 70 - Pueblo County HS - Pueblo County HS Fire Protection / Safety Upgrades - 1965**

**School Name: Pueblo County HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	184,476
Replacement Value:	\$58,040,457
Condition Budget:	\$46,574,901
Total FCI:	80.25%
Energy Budget:	\$0
Suitability Budget:	\$6,881,500
Total RSLI:	0%
Total CFI:	92.1%
Condition Score: (60%)	3.08
Energy Score: (0%)	2.50
Suitability Score: (40%)	4.16
School Score:	3.52





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** PUEBLO RURAL 70

**Applicant Priority Number:** 1

**County:** PUEBLO

**Previous BEST Grant(s) Funded:** 0

**Project Title:** Pueblo County HS Fire Protection / Safety Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                         | <input 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     | Water Storage Tanks for Fire Protection measures          |

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

Pueblo County High School representatives, District officials, and community members participated in a facility master planning process with the team at H+L Architecture to implement facility needs based on the CDE School Facility Assessment Report and the programming needs of the school. From this work, the district began the process to address many of the health and safety issues identified in addition to addressing educational needs and developed a conceptual design and preliminary cost estimates which was presented to the voters in the 2012 election. The deficiencies that are being addressed through this construction project include building security, efficiency, and accessibility. Several items noted in the CDE Assessment were addressed in 2011 by the replacement of HVAC controls, a boiler unit, and upgrading the existing lighting. The recently updated CDE Assessment document reflects these changes.

After the successful 2012 bond election, the District retained the services of H+L Architecture for the design of the project. Through the project code analysis process, it was recognized that additional fire hydrants would be necessary, due to the size and layout of the building, as well as the need for some upgrades to the existing fire alarm system. However, through discussions with the local water department, it was determined that the existing water system in the area, even with significant upgrades, would not have the capacity to provide the required flow of water for firefighting. Through additional discussions with the Division of Fire Prevention & Control (State plan review agency) it was conveyed to the design team that to meet the fire protection needs, the project would be required to provide on-site water storage tanks, as well as a fully code-compliant replacement fire alarm system throughout the entire building. The need to upgrade the fire protection systems as noted, consisting of the on-site water storage tanks and full fire alarm system upgrade, were not identified during the initial stages of the design process, and not anticipated in the budgeting of the project. These unanticipated fire protection system upgrades are the key reason the District has chosen to pursue funding through BEST.

In addition to the fire protection measures, the District now must construct a new septic system rather than simply renovating the existing sewer plant in order to comply with regulations of the Colorado Department of Health and Environment.

Construction is underway on the improvements to Pueblo County High School and funds from the components of the project promised to our constituents have already been allocated to address the unforeseen fire protection measures. The cost to do the added fire protection and septic system were not in the original project budget but have been allocated to the current construction project. By adding these unforeseen code requirements the current budget will not allow the district to complete the original project. Specific details are provided in the sections of the grant application that follow. District 70 has no available fund balance in the General Fund or other funds to assist in the completion of the project. In order to complete the projects approved by the voters of District 70, the district is seeking funding through the BEST Grant Program to fund the unforeseen additional expenditures to allow the district complete the project as promised to the taxpayers. If the BEST Grant is unsuccessful, the District 70 board will be faced with either halting the project, attempting to get a loan to finish the projects, or attempting to fund the remaining project through General Fund resources which do not exist, thus resulting in a significantly worsened financial position for our already struggling District.

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

## Deficiencies Associated with this Project:

1. (Deficiency) As required in the International Fire Code (IFC - TABLE B105.1, MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS), based on the building's construction type and usage, a fire flow of 8,000 gallons per minute (GPM) is required for a duration of 4 hours, with the additional requirement of a minimum of 8 fire hydrants. Based on discussions with local water purveyor, St. Charles Mesa Water District, it was determined that even after a significant extension of the existing water system, the required fire flow could not be achieved.
2. (Deficiency) The existing sanitary sewer system for the site consists of a stand-alone sewage treatment plant, dedicated for sole use by the school. Based on the age of the facility, the existing system is in need of significant repair with replacement of major components.
3. (Deficiency) Based on the current layout of the building and the design of the additions to the facility, student circulation paths require students to exit the building to unsecured site areas, to move from one portion of the campus to another. Student vulnerability is significant on both the north and south sides of the building. In addition, a secure centralized entry is not currently present at the building.

## Proposed Solution to Address the Deficiencies Stated Above:

1. (Solution) DFPC noted that the fire code has a provision in rural areas to have an alternative source of fire water (NFPA Standard 1142: Standard on Water Supplies for Suburban and Rural Fire Fighting. Based on the criteria set forth in NFPA 1142, it was calculated that an on-site water storage capacity of 360,000 gallons would be required. At Pueblo County High School, the water storage consists of three pairs of buried fire water cisterns. Due to the available standard tank sizes and the fact that not all water within the tanks is available for use, the cisterns contain a total water storage capacity of 390,837 gallons. In addition, the negotiation with State Division of Fire Prevention & Control (DFPC) for incorporating NFPA 1142, was the complete replacement of the existing fire alarm system, to provide a fully-compliant system for fire detection, notification & initiation.
2. (Solution) Based on the desire for a less maintenance-intensive system, a septic system is proposed. It was determined that the existing sanitary system was never permitted through the State of Colorado Department of Public Health and Environment (CDPHE). As such, the CDPHE permitting process has been initiated, beginning with the installation of groundwater test wells. It is understood that the CDPHE permitting process can take one to two years to complete.
3. (Solution) In order to provide secure circulation patterns for students, the main circulation path at the south side of the building is being modified through the use of an enclosed walkway, connecting the main gym lobby with the new secure entry at the new centralized Administration area. The new secure circulation path also connects to a new secure entry on the north side of the building, to be used as part of the bus drop-off area. In addition, a currently open breezeway is being enclosed, to provide a secure path from the new Administration area to the east building containing the Commons, Pool, Performing Arts and classrooms.

## How Urgent is this Project?

1. (Urgency) Approval of the building and fire permits was contingent upon incorporating the fire cisterns and fire alarm system modifications. Due to the required construction schedule for completion of the projects, permit documents were submitted with the Fire and Building permits being issued in October and November 2013, respectively.
2. (Urgency) Upgrades to the sanitary sewer system and installation of the new septic system need to be finished and fully operational, by the time the other building construction has been completed.
3. (Urgency) Construction of the secure entry and walkway is critical to maintain the integral nature of the secure circulation patterns within the building.

## How Does this Project Conform with the BEST Facility Construction Guidelines?

1. Fire Cisterns / Fire Alarm: The existing facility does not currently meet the full intent of Section 3.5, relative to code

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

compliance.

2. Septic System: The required modifications are necessary to fully meet the intent of Section 3.13, and by extension, CDPHE 6 CCR 1010-6 "Rules and Regulations Governing Schools", Chapter 3 "Sewage Disposal".

3. Secure Entry / Corridor System: The existing building entry, location of Administration and circulation paths do not currently meet the full intent of Section 3.10

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

1. Fire Cistern Tank Maintenance will be performed in compliance with NFPA 25 as well as the requirement's of the tank manufacturer, highlights of which include:

a. Quarterly water quality tests will be performed to ensure the water is clear of bacteria, algae, and other biologicals. Additives will be placed into the water as necessary to maintain water quality based on these test results. This shall be performed by the District in conjunction with a qualified testing agency.

b. Tank level inspection shall be performed weekly by District maintenance personnel.

c. Temperature checks and visual inspections daily during cold weather. This shall be performed by District maintenance personnel.

d. Visual inspection of the tanks every 5 years which includes emptying the tank and visually inspecting the interior. This shall be performed by a certified tank inspector.

2. Fire Alarm systems are inspected annually by a qualified third-party inspector with reports kept current. Minor repairs to endpoints are performed by the District. Fire panel or system repairs are performed by a qualified vendor. Schools perform evacuation drills on a regular basis, with record kept of each instance and repairs made as necessary.

3. Septic System Maintenance and Testing will be performed to meet the guidelines of the Colorado Department of Public Health and Environment (CDPHE) as well as the Environmental Protection Agency (EPA). The District currently utilizes septic systems at many schools and is familiar with the required practices to ensure a successful on-site wastewater treatment program.

4. The District will continue to allocate funds to the Capital Reserve Fund, projected at \$ 170.00 per pupil annually. At the completion of the bond projects across the District, a formal capital renewal plan will be developed to address end-of-life expenditures for the newly constructed facility components.

## 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 construction 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:

Pueblo County High School was originally constructed in 1954 to serve students in grades nine through twelve of the St. Charles Mesa and all of Eastern Pueblo County. Additions and renovations were completed in 1965, 1976, and 2003. District 70 has owned and maintained this facility throughout that time. The school is now in need of updates to appropriately serve the student population. Facility upgrades include renovations of numerous existing areas and the new construction of the following components:

- Enclosing of the existing student circulation paths, so all travel to areas within the building can occur indoors.
- New centralized Administration offices
- Auxiliary Gym with associated Team (locker) Rooms, restrooms, Training Room and coach offices
- New performing arts wing including dedicated classrooms and storage for Drama, Vocal Music, Choral Music and Stage Craft. New restroom facilities are provided in the performing arts area.

<b>Current Grant Request:</b>	\$3,281,589.30	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$10,850,759.70	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$14,132,349.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	42
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	76.77959057
<b>Affected Sq Ft:</b>	184,091	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	846	<b>Is this a Statutory Waiver?</b>	No

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Cost Per Sq Ft:</b>	\$69.79	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$15,186.28	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	218	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	170	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	2.65		

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<b>District FTE Count:</b>	8,674	<b>Bonded Debt Approved:</b>	\$59,900,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	12
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Bonded Debt Failed:</b>	\$35,000,000
<b>Assessed Valuation:</b>	\$687,583,948	<b>Year(s) Bond Failed:</b>	11
<b>PPAV:</b>	\$79,265	<b>Outstanding Bonded Debt:</b>	\$45,695,000
<b>Unreserved General Fund FY11-12:</b>	\$5,244,539	<b>Total Bond Capacity:</b>	\$137,516,790
<b>Median Household Income:</b>	\$58,396	<b>Bond Capacity Remaining:</b>	\$91,821,790
<b>Free Reduced Lunch %:</b>	43.04	<b>% Bonding Capacity Used:</b>	33
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	12

Bond Proceeds from 2012 Bond Election

- Facilities Impacted by this Grant Application -

**Pueblo Rural 70 - Rye HS - Rye HS Fire Protection - 1965**

**School Name: Rye HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	61,770
Replacement Value:	\$12,246,043
Condition Budget:	\$5,404,758
Total FCI:	44.13%
Energy Budget:	\$0
Suitability Budget:	\$3,373,200
Total RSLI:	20%
Total CFI:	71.7%
Condition Score: (60%)	3.02
Energy Score: (0%)	2.08
Suitability Score: (40%)	3.72
School Score:	3.30



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** PUEBLO RURAL 70

**Applicant Priority Number:** 2

**County:** PUEBLO

**Previous BEST Grant(s) Funded:** 0

**Project Title:** Rye HS Fire Protection

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |  |   |   |
|---|--|---|---|
| <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 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                | Water Storage Tank for Fire Protection                    |

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

Rye High School representatives, District officials, and community members participated in a facility mater planning process with the team at RTA Architects to implement facility needs based on the CDE School Facility Assessment Report and the programming needs of the school. From this work, the district began the process to address many of the health and safety issues identified in addition to addressing educational needs and developed a conceptual design and preliminary cost estimates which was presented to the voters in the 2012 election. The deficiencies that are being addressed through this construction project include building security and accessibility. Several items noted in the CDE Assessment were addressed in 2011 by the replacement of HVAC controls and upgrading the existing lighting. The recently updated CDE Assessment document reflects these changes.

After the successful 2012 bond election, the District retained the services of RTA Architects for the design of the project. Through the project code analysis process, it was recognized that an additional fire hydrant would be necessary, due to the size and layout of the building, as well as the need for some upgrades to the existing fire alarm system. However, through discussions with the local water department, it was determined that the existing water system in the area, even with significant upgrades, would not have the capacity to provide the required flow of water for firefighting. Through additional discussions with the Division of Fire Prevention & Control (State plan review agency) it was conveyed to the design team that to meet the fire protection needs, the project would be required to provide an on-site water storage tank as well as construction a fire wall separation between the addition and the existing structure. The need to upgrade the fire protection systems as noted were not identified during the initial stages of the design process, and not anticipated in the budgeting of the project. These unanticipated fire protection system upgrades are the key reason the District has chosen to pursue funding through BEST.

Construction is beginning in March on the improvements to Rye High School and funds from the components of the project promised to our constituents must be allocated to address the unforeseen fire protection measures. These costs were not in the original projected budget. By adding these unforeseen code requirements the current budget will not allow the District to complete the original project. Specific details are provided in the sections of the grant application that follow. District 70 has no available fund balance in the General Fund or other funds to assist in the completion of the project. In order to complete the projects approved by the voters of District 70, the district is seeking funding through the BEST Grant Program to fund the unforeseen additional expenditures to allow the district complete the project as promised to the taxpayers. If the BEST Grant is unsuccessful, the District 70 Board will be faced with either halting the project, attempting to get a loan to finish the projects, or attempting to fund the remaining project through General Fund resources which do not exist, thus resulting in a significantly worsened financial position for our already struggling District.

## Deficiencies Associated with this Project:

- The Town of Rye is not able to provide water supply to Rye High School sufficient to meet the fire flow requirements of the



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

International Fire Code (2,500 gallons per minute for a duration of two hours). As allowed by code the National Fire Protection Agency (NFPA) document 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting is being used as the guidance document for the solution.

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

•To provide the required supply of firefighting water to Rye High School, a new on-site underground fire storage tank is being proposed. Fire water calculations per NFPA 1142 require a minimum of 22,000 gallons of on-site storage. Additionally, the auxiliary gymnasium expansion must be construction with a two-hour fire wall separation with no penetrations to the existing facility. The water storage solution consists of an underground storage tank as well as the necessary piping and hydrant assembly.

### **How Urgent is this Project?**

•Approval of the building and fire permits is contingent upon incorporating the fire cisterns and fire wall system modifications. Due to the required construction schedule for completion of the projects, permit documents were submitted with the Fire and Building permits expected in March of 2014. These components of the project are necessary to continue with the construction projects as supported by the citizens' of District 70 in the 2012 bond issue.

### **How Does this Project Conform with the BEST Facility 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.

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).

(3.3)(Fire Walls): The existing facility does not currently meet the code requirements for allowable area and fire wall separations. The proposed project includes the construction of a new fire wall to adequately separate the existing building from areas added by addition. New areas of the building will be provided with adequate exiting systems as required by code.

(3.5)(Fire Cisterns / Fire Alarm): The existing facility does not currently meet the full intent of Section 3.5, relative to code compliance in that adequate fire water is not available. The proposed project includes the construction of a fire water storage tank adequate to supply water to portion of work included in this grant application. Fire alarm systems will be upgraded and expanded into additional areas of the building.

(3.7)The proposed project includes adding door hardware to the entrance door that incorporates a remote access control feature to limit access to the building during normal operating hours.

The project provides a dedicated main entry that allows all other entrances to be locked.

(3.9)Secured Facilities: The proposed project includes moving the main entry to a location near the Office Administration to provide visual and active control over the main entrance to the building.

(5.1.1)The project will include an integrated project design approach.

(5.1.24) The small building addition will utilize a tightly insulated building envelope with minimum wall value of R-14 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.



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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

1. Fire Cistern Tank Maintenance will be performed in compliance with NFPA 25 as well as the requirements of the tank manufacturer, highlights of which include:
  - a. Quarterly water quality tests will be performed to ensure the water is clear of bacteria, algae, and other biologicals. Additives will be placed into the water as necessary to maintain water quality based on these test results. This shall be performed by the District in conjunction with a qualified testing agency.
  - b. Tank level inspection shall be performed weekly by District maintenance personnel.
  - c. Temperature checks and visual inspections daily during cold weather. This shall be performed by District maintenance personnel.
  - d. Visual inspection of the tanks every 5 years which includes emptying the tank and visually inspecting the interior. This shall be performed by a certified tank inspector.
2. The two-hour fire wall separation requires no typical scheduled maintenance. Visual inspections will be performed by 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 construction 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:

Rye High School was originally constructed in 1965 to serve students in grades nine through twelve of the Rye, Colorado City, and Beulah communities in southwest Pueblo County. An addition to the school was made in 1976, with renovations in 1995 and 2003. District 70 has owned and maintained this facility throughout that time. The school is now in need of updates to appropriately serve the student population. Facility upgrades include renovations and new construction for the following:

- Secure entrance vestibule (renovation of existing entrance)
- Window replacement (partial)
- Interior door lock replacement
- New ADA restrooms
- Agricultural Education shop building (new construction)
- Business & Technology Center renovation
- Culinary Arts renovation
- Auxiliary Gymnasium expansion and locker room renovations
- Gymnasium Floor replacement
- Gymnasium/Auditorium Bleacher replacement (1965, non-ADA)
- Auditorium HVAC, Lighting and Sound upgrades

<b>Current Grant Request:</b>	\$267,781.80	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$4,925,780.20	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$5,193,562.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	42
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	94.8439664338
<b>Affected Sq Ft:</b>	33,526	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	226	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$140.83	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$20,891.24	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	148	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	170	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>	8,674	<b>Bonded Debt Approved:</b>	\$59,900,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	12
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Bonded Debt Failed:</b>	\$35,000,000
<b>Assessed Valuation:</b>	\$687,583,948	<b>Year(s) Bond Failed:</b>	11
<b>PPAV:</b>	\$79,265	<b>Outstanding Bonded Debt:</b>	\$45,695,000
<b>Unreserved General Fund FY11-12:</b>	\$5,244,539	<b>Total Bond Capacity:</b>	\$137,516,790
<b>Median Household Income:</b>	\$58,396	<b>Bond Capacity Remaining:</b>	\$91,821,790
<b>Free Reduced Lunch %:</b>	43.04	<b>% Bonding Capacity Used:</b>	33
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	12

Bond Proceeds from 2012 Bond Election

- Facilities Impacted by this Grant Application -

**Pueblo Rural 70 - Pueblo West HS - West HS Fire Protection / Safety Upgrades - 1995**

**School Name: Pueblo West HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	168,195
Replacement Value:	\$51,783,042
Condition Budget:	\$10,329,092
Total FCI:	19.95%
Energy Budget:	\$58,868
Suitability Budget:	\$11,095,900
Total RSLI:	33%
Total CFI:	41.5%
Condition Score: (60%)	3.30
Energy Score: (0%)	2.02
Suitability Score: (40%)	4.01
School Score:	3.58



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** PUEBLO RURAL 70

**Applicant Priority Number:** 3

**County:** PUEBLO

**Previous BEST Grant(s) Funded:** 0

**Project Title:** West HS Fire Protection / Safety Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |  |  |   |
|---|--|--|---|
| <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 checked="" 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       | Additional Fire Protection Measures                       |

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

Pueblo West High School representatives, District officials, and community members participated in a facility master planning process with the team at DLR Group to implement facility needs based on the CDE School Facility Assessment Report and the educational programming needs of the school. From this work, the district began the process to address many of the health and safety issues identified in addition to addressing educational needs and developed a conceptual design and preliminary cost estimates which was presented to the voters in the 2012 election. The deficiencies that are being addressed through this construction project include building security, efficiency, and accessibility. Several items noted in the CDE Assessment were addressed in 2011 by the replacement of HVAC controls and upgrading the existing lighting. The recently updated CDE Assessment document reflects these changes.

After the successful 2012 bond election, the District retained the services of DLR Group for the design of the project. Through the project code analysis process, it was recognized that an additional fire hydrant would be necessary, due to the size and layout of the building. Through additional discussions with the Division of Fire Prevention & Control (State plan review agency) it was conveyed to the design team that to meet the fire protection needs, the project would be required to provide fire sprinklers in the crawl space of the additions and additional shaft walls. In addition to the fire code issues, additional power requirements were needed as well as the relocation of a sanitary sewer that was not properly shown on the as-built documents. These unanticipated fire protection system upgrades are the key reason the District has chosen to pursue funding through BEST.

Construction is underway on the improvements to Pueblo West High School and funds from the components of the project promised to our constituents have already been allocated to address the unforeseen fire protection measures. The cost to do the added fire protection and site needs were not in the original project budget but have been allocated to the current construction project. By adding these unforeseen code requirements the current budget will not allow the district to complete the original project. Specific details are provided in the sections of the grant application that follow. District 70 has no available fund balance in the General Fund or other funds to assist in the completion of the project. In order to complete the projects approved by the voters of District 70, the district is seeking funding through the BEST Grant Program to fund the unforeseen additional expenditures to allow the district complete the project as promised to the taxpayers. If the BEST Grant is unsuccessful, the District 70 board will be faced with either halting the project, attempting to get a loan to finish the projects, or attempting to fund the remaining project through General Fund resources which do not exist, thus resulting in a significantly worsened financial position for our already struggling District.

**Deficiencies Associated with this Project:**

- Preliminary design documents and project components were not in compliance with the new requirements of the State Fire Reviewer, causing the District and its consultants to define additional measure to allow compliance and construction of the additions to Pueblo West High School as promised to the District's constituents. Other unforeseen conditions included a required additional transformer cable and the relocation of an existing sewer line under the classroom addition. In both

# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

cases, the as-built documents did not properly show these components.

## Proposed Solution to Address the Deficiencies Stated Above:

- To comply with the requirements of the State Fire Reviewer the following unforeseen additions to the project were made:
  - oAdding fire sprinklers to the crawl space for the classroom addition and the auditorium addition.
  - oA shaft wall at existing 8" CMU walls where the additions tie-in to the existing structure at the new secure entrance addition and the new auditorium addition.
  - oA shutter door at the opening between existing and new construction at the double wall assembly in the auditorium addition.
  - oThe addition of one fire hydrant and the associated plumbing on the north side of the building.
- To address the cable and sewer line requirements, additional design work and construction costs were necessary.

## How Urgent is this Project?

- Because of the unforeseen nature of these components of the project, dollars from the construction project are now being allocated to address these concerns. We are requesting assistance from BEST in order to complete the total project at Pueblo West High School as originally approved by the voters.

## How Does this Project Conform with the BEST Facility Construction Guidelines?

1. (Secure Entry) The existing building entry, location of the administration and circulation paths do not currently meet the full intent of section 3.9
2. (Fire Alarm/Sprinkler) The existing crawl space does not currently meet the full intent of section 3.5, relative to code compliance
3. (Fire Lanes/Hydrants) The existing school did not have an adequate number of hydrants required per fire lanes and coverage 3.18.8

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

District 70 shall continue to have existing and new fire sprinkler systems as well as other components of the fire protection equipment inspected on an annual basis by a qualified third-party inspector in addition to internal site inspections by District maintenance personnel. Other components of this project are subject to regular routine scheduled maintenance by District personnel.

## 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 construction 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:

Pueblo West High School was originally constructed in 1996 to serve students in grades nine through twelve of the Pueblo West community and western Pueblo County. Additions and renovations were completed in 2000, 2003 and 2005. District 70 has owned and maintained this facility throughout that time. The school is now in need of updates to appropriately serve the student population. Facility upgrades include the following components:

- New secure entrance vestibule and centralized administration offices.
- New 13 classroom addition, eliminating 6 modular classrooms and adding capacity.
- New performing arts wing including an auditorium and dedicated classrooms and storage for Drama, Vocal Music, Choral Music and Stage Craft. New restroom facilities are provided in the performing arts area.
- New Construction Trades Shop.
- Multiple security and site upgrades

<b>Current Grant Request:</b>	\$153,129.90	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$15,214,912.65	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$15,368,042.55	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	42
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	99.003582275

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	58,101	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	1,388	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$251.91	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$10,544.84	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	42	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	170	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	0		

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<b>District FTE Count:</b>	8,674	<b>Bonded Debt Approved:</b>	\$59,900,000
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	12
<b># of Fiscal Health Warning Indicators:</b>	1	<b>Bonded Debt Failed:</b>	\$35,000,000
<b>Assessed Valuation:</b>	\$687,583,948	<b>Year(s) Bond Failed:</b>	11
<b>PPAV:</b>	\$79,265	<b>Outstanding Bonded Debt:</b>	\$45,695,000
<b>Unreserved General Fund FY11-12:</b>	\$5,244,539	<b>Total Bond Capacity:</b>	\$137,516,790
<b>Median Household Income:</b>	\$58,396	<b>Bond Capacity Remaining:</b>	\$91,821,790
<b>Free Reduced Lunch %:</b>	43.04	<b>% Bonding Capacity Used:</b>	33
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	12

Bond Proceeds from 2012 Bond Election

**Pueblo Rural 70 - Swallows Charter Academy - School Renovation / Addition - 1999**

**School Name: Swallows Charter Academy**

Number of Buildings:	4
All or Portion built by WPA:	No
Gross Area (SF):	31,050
Replacement Value:	\$7,659,956
Condition Budget:	\$4,925,418
Total FCI:	64.30%
Energy Budget:	\$10,868
Suitability Budget:	\$1,047,400
Total RSLI:	19%
Total CFI:	78.1%
Condition Score: (60%)	2.61
Energy Score: (0%)	2.12
Suitability Score: (40%)	1.02
School Score:	1.98





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** Swallows Charter Academy

**Applicant Priority Number:** 1

**County:** PUEBLO

**Previous BEST Grant(s) Funded:** 0

**Project Title:** School Renovation / Addition

**Has this project been previously applied for and not funded?** Yes

**If Yes, please explain why:** The non award letter stated that although our project does qualify for this grant program, our project could not be funded this cycle due to the limited funds available.

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof               | <input checked="" type="checkbox"/> Window Replacement |
| <input 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 checked="" type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Water Systems      |  |

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

Secondary science labs currently do not exist at SCA and thus, we cannot offer some courses that promote our college preparatory program, particularly chemistry. SCA currently lacks sufficient technology classrooms. Teachers are unable to utilize the computer lab during the day, because it is occupied full time by technology and business classes. The bathrooms are not ADA compliant and constantly need to be unplugged or drained. There is an insufficient number of restrooms for the amount of students and staff that occupy the building. 176 people, K-12, share one bathroom with 4 stalls and sinks held together with duck tape. Major structural issues give cause for safety concerns, especially in the PE classroom, where the ceiling tiles are cracked and falling down. New cracks are formed on the floors each year. The building is not secure due to the foundation shifting, causing gaps in most doorways, where they cannot be shut completely or locked securely. In fact, it is known that three big pulls on any door will open it regardless of it being locked or not. Constant instability in the building framework requires constant maintenance. As every year goes by, the condition of the facility diminishes and the security issues worsen. SCA desperately needs to replace the middle school/high school modular building. This temporary building, which was installed in 2008, was assembled in 6 weeks, and installed to last for only one year, according to the contractors. Seven years have past, and we continue to educate students in a temporary facility. During any class period you will find at least 176 students and 16 staff members occupying this facility and sharing the same restroom facility. Eleven year veteran teacher, Terri Simonich, best describes SCA's reasons for pursuing the BEST grant. The following is taken from the Swallows Charter Academy Staffs' letter of support: "From day one, the charter included the vision to become a school where students could begin in kindergarten and continue through high school. We are now the school that takes our students "from crayons to college." While our students and staff have kept up academically, our building has not been able to keep pace with our needs. It is a frightening reality that the very makeup of our campus makes our students vulnerable. Our students must walk between the buildings during the day for lunch and different classes, exposed to potentially harmful elements. As teachers and students are working on academics inside the classroom, evil could be lurking outside our walls. No one wants to believe harm will come to our campus, but that was also the belief at Columbine and Sandy Hook. Our world has changed. Recent trainings at our school have focused on safety and what to do in the horrifying possibility of an active shooter entering our buildings. As we learn how to respond from law enforcement, it becomes more and more obvious that our campus is highly vulnerable. With the length of a football field between our buildings, (and the length of almost 2 football fields from 6th grade math to 7th grade math classroom) anyone walking between the buildings is an easy target. We are surrounded by open space, so if we made it outside, there would be nowhere to hide. Even severe weather poses a threat to those traversing to and from our buildings, particularly those children with health issues. A new building will address these safety and security needs. It will also help us to do an even better job educating and nurturing our students. We have proven that we can do great things in an old grocery store. Imagine what we could do in the confines of a safe, modern facility designed with learning in mind. We have a vision and mission for our school with a master plan to execute them. The BEST grant would allow us to do what we do best; help our students learn. You would be giving us the means to create a safe and secure environment. Every student deserves that."

## Deficiencies Associated with this Project:

Temporary modular units create deficiencies in fire safety due to the lack of a sprinkler system. The lack of electrical capacity has compromised our high school science classroom and curriculum as well as our vision for a 21st Century school. Failure to comply with ADA regulations force some children to seek an education elsewhere. Overcrowding, poor lighting, and acoustics have all contributed to the constant health and safety issues of our staff and students and fail to contribute to an inspired educational environment. In addition, these temporary modular units have systemic faults that contribute to health and safety issues within and outside the units.

The use of temporary modular units for education limits students' opportunities to explore their curiosities by depriving them of a well lit, well secured, well conditioned, and a worry free learning environment. Poor windows and poor air circulation contributes to asthma exacerbations as does the fact that students must walk over 500 feet in all weather conditions. The SCA facility impacts the health and well being of our staff and students because of the arrangement of the temporary buildings and the distance between them, exposing staff and students to inclement weather, as well as threats of violence due to extreme exposure. The desert dust blows into the building through vents and through the doors, which often causes our staff and students with asthma and allergies to stay home. The students, staff, and parents of the SCA community are focused on providing our students a safe and secure learning environment. The "temporary" labels on our buildings have expired. Unfortunately, schools today are faced with the unimaginable. Temporary modular buildings are designed to serve as a "transitional" building, to be versatile, and to be cost effective, and our time of transition is past due.

### SAFETY AND SECURITY

1. Locking systems and alarms: All buildings' mechanical system requires a significant amount of service.
2. The school needs a greater number of security cameras and devices, due to the layout of the campus and the distance between the buildings.
3. SCA lacks any secure entrances and no system for controlling entry into the buildings.
4. Site supervision is difficult due to the separation of the buildings and lack of fencing around the property.
5. No system in place for secure entry and exit procedures.
6. In the event of an active shooter, there is no place for students to run and hide, due to the layout of the buildings and the open campus.
7. No vegetative landscaping or barriers exist for several 100 feet.

### Fire safety

1. No fire sprinklers anywhere in the MS/HS transitory modular building.
2. Lack of alarm horn/strobes in the corridors, which is a fire code violation.
3. The modular buildings lack smoke detectors and are not equipped with fire extinguishers in all the classrooms.
4. Code mandates arc fault outlets; our outlets are not compliant within the entire school.
5. The water and fire service entry do not have adequate access.
6. A very limited number of power outlets exist in all buildings, limiting the availability for the safest use of electronic/technology devices; extension cords and power strips are overloaded and used in every room.

### Visibility

1. There are no lights between the two buildings, increasing the risk of injury during evening activities such as conferences or special events.
2. There is no parking lot lighting for the middle/high school building with 85 parking spaces.

### Traffic and exposure

1. The SCA campus is accessible by an open public alleyway that backs up to 15 businesses as well as the public main road through Pueblo West.
2. The pick-up and drop-off loop has limited capacity causing traffic issues on the main McCulloch Blvd.
3. The pick-up and drop-off lanes double as the fire lane and delivery lane, which are not separated by sidewalks or buildings or any other protective measure.
4. The parking lot entrance and student drop-off is located much too close to the intersection of McCulloch Blvd. and Civic Center Dr. The present location creates traffic congestion at both intersections as well as automobiles being stacked up in both drop-off loops.
5. The recent land purchase agreement with Pueblo West Metro District stipulates that SCA must re-route traffic off of McCulloch within 5 years or we will face financial penalties.

### Severe weather

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

1. Due to the open campus, students are not sheltered from inclement weather.
2. There is no safe place to put students and staff in the event of a tornado due to the modular building not having a foundation and the main building being a pre-engineered metal building.
3. Students and staff with asthma and allergies are forced to stay home due to exposures to wind, dust, and bad weather and the fact that the temporary building does not adequately block out those harmful elements.

### ENVIRONMENTAL HEALTH AND SAFETY

#### Air Quality

1. Poor ventilation, lack of air filters, and permeable doorways and windows increase dust and allergens, leading to lower quality of health; each of the 17 modular buildings has its own HVAC system that is a simple supply and return forced air system.
2. There is no fresh air, which creates constant illness amongst students and staff. During the months of November through March, we usually average 50 absences a day for students due to sickness.
3. Outside air limits and outside ventilation air requirements are not being met
4. The 17 modular buildings having individual HVAC units require a significant amount of service and multiple filters.
5. Water damage: All 17 modular buildings have flat roofs that leak throughout the middle/high school buildings, threatening indoor air quality with mold, mildew, and moisture.
6. Ground settlement has readjusted all doors, inside and out, to not align properly, thus causing gaps in doorways allowing weather conditions to enter classrooms and offices.
7. The middle/high school building is not airtight and ceiling tiles are regularly blown out on windy days.

#### Temperature

1. Poor heating and air conditioning infrastructure, causing inconsistent and very uncomfortable indoor air temperatures; extreme temperatures distract from learning.
2. Individual space temperature control is not being met in the spaces due to the zoning and type of mechanical system installed.
3. Most staff members use space heaters in classrooms and office areas.

#### Sanitation

1. The bathrooms in the middle/high school building are not sanitary. Both staff and students have to share the restrooms. We are forced to plunge clogged toilets on a daily basis; or are they handicapped accessible.
2. Restrooms are not age appropriate and not ADA compliant.

### SCHOOL GROUNDS AND OUTDOOR FACILITIES

1. The entire facility is unfenced, leaving the campus open and exposed to any type of visitor or intruder.
2. All students must walk between the elementary and secondary buildings for lunch and some elective classes, exposing them to the elements.
3. Gravel and dirt walkways between buildings are difficult to maintain and cause safety hazards; any precipitation causes muddy, slippery, and hazardous conditions within the buildings (several students, parents, staff, and visitors have fallen or been injured this year alone).
4. The entire campus lacks landscape and vegetation. Students must walk, play, and do PE classes in dirt and weed infested grounds with harmful rocks and other dangerous natural elements.

### BUILDING EXTERIOR

1. Roof drainage is gathered by a gutter along the east side of the building and discharged through downspouts on the east side again, making a poor drainage condition even worse.
2. The existing pre-engineered metal building housing the elementary school was constructed too low for the existing location.
3. The drainage problem will potentially flood the building.
4. The elementary building exterior is composed of metal siding, which has been damaged to a height of approximately six feet above ground.
5. The slope of the roof on the main metal building collects snow and melting conditions to drain forward, dumping snow, water and ice onto students, parents, or any one entering the building.
6. Exterior lighting on main building is provided via high intensity discharge wall packs that are not the full cut-off type.

## BUILDING INTERIOR

1. Neither building is compliant with ADA regulations, causing the physical facility to discriminate against disabled students, staff, or community members.
2. The cafeteria/commons area does not have an enclosed ceiling, exposing all wiring and ducting, also increasing risk of injury when roof leaks from precipitation.
3. The existing windows are composed of low quality aluminum sliding with ½" clear insulated glass.
4. Exit ways: SCA has a total of 24 separate entry and exit points, which pose constant security issues.

### Lighting

1. Low/poor lighting levels are in all buildings, causing headaches and vision issues.
2. The library is illuminated with 2 lamp surface mounted acrylic wraps in 2 continuous rows; light levels in this space are low.
3. There are no lighting control occupancy sensors in either facility.

### Sound and acoustics

1. Poor acoustics exist in all buildings, creating "noise pollution" and auditory disturbances for neighboring classrooms; in the elementary building, all classrooms surround the busy cafeteria/commons area, creating a lot of noise for all learning environments in this building.
2. Noise created by each air handling unit system is extremely loud and prohibits the use of the commons space.

### Limitations of space

1. Science: Because there are no chemical storage facilities or laboratory fume hood, the school is not able to offer chemistry classes or certain scientific lab activities.
2. Middle school science classroom does not have adequate power around work surfaces in the room, again limiting scientific learning experiences.
3. Food service: No kitchen exists on campus, so food must be prepared off site and delivered by a non-temperature controlled van daily into the student commons.
4. Health: The SCA/SCEC campus does not contain a nurse's station. There is no place for a student to lay down or sit to receive medical care and medications are kept alongside office supplies.
5. Athletic Facility: There is no gymnasium; all students must go outdoors for physical education activities or have PE class in a temporary modular classroom setting on the high school wing. K-3 students use the same restroom facilities as 9-12 students do, at the same time.
6. There is no athletic playing field; students only have playground and small grass yard on campus for physical activity.
7. There is not adequate space for an all school assembly or gathering.

### Communication

1. The buildings do not have an intercom/paging system. Staff is using the phone system to communicate.
2. School facility does not have a bell system in place due to lack of an intercom system.

## EFFICIENCY AND COST-EFFECTIVENESS

1. The individual electric heating and cooling units are more expensive to operate than similar gas-fired units or a central gas-fired heating and cooling systems. There is no gas in either building.
2. The building is not well insulated, especially at critical areas such as ceiling roof seams to improve comfort and reduce energy use.
3. The location of a single thermostat serving multiple spaces does not allow adequate control. Thus, the spaces are being overheated, which is detrimental to the computer labs, or over cooled based on the needs of a single space. This results in higher energy usage.
4. The cabling that exists between buildings for Internet and phone have become exposed due to settlement and weather, making for constant repairs, and increased expenses..

For a detailed description and photographs of the deficiencies, please reference the Swallows Charter Academy Master Plan as well as the soon to be updated Assessment report. The following is a summary list of our existing conditions at SCA. All deficiencies affect the health, safety, accessibility, and/or functionality for our learners, staff, and families.

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

In order to bring these deficiencies to resolution, the SCA school community is pursuing the BEST grant to erect a safe place for our students to excel beyond limits.

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The Design Advisory Group (DAG) was convened to study the existing facilities, additions to the facilities and building a new facility. Several scenarios were evaluated. The DAG evaluated all of the options with the following criteria in mind:

- Code and life safety deficiencies and Security of the campus
- Educational program adequacies and deficiencies as it relates to the existing facilities and the school site.
- Immediate and anticipated maintenance and repair needs for each school facility and building deficiencies.
- Efficiency of the facilities with regards to enrollment
- Building operating costs

The rationale and evaluation of each option is explained in the master plan with the updated project plan (2013). In addition, deficiency solutions and costs are described in detail in the Updated School Assessment Report (February, 2014). The DAG has determined that the deficiencies will continue to deplete the schools' budget and deter our focus from our children and their educational goals. Thus, it was determined that a repurpose of the existing metal building and an addition of classrooms would be the BEST option.

### SITE

The present site is acceptable although there are multiple deficiencies that construction of a new classroom addition and a remodel would solve. The parking lot entrance and student drop-off loop congestion can only be corrected by reorienting the main building so that the entrance, parking lot, and drop-off loop are directly across from South Angus Avenue relieving McCulloch Boulevard of heavy traffic. This is a requirement based on SCA's current land purchase from the Metro District. SCA purchased in January 2014 the property, the modular MS/HS building currently sits. One of the stipulations in that contract requires SCA to re-route traffic off of McCulloch within 5 years or will be monetarily penalized. Thus, it is imperative that the traffic loop and main entrance is re-oriented off of McCulloch Blvd. The existing pre-engineered metal building, housing the elementary school was constructed too low for its existing location. The playground was not graded correctly in 1996, thus all water flows back into the building, creating flooding and drainage problems. The roof drainage problems would be resolved with a new roof, exterior upgrade, and renovation of the current building. Moreover, a renovation would include landscaping that is currently non-existent.

### SECURITY

Currently, our campus is made up of four different buildings and is stretched across nine (9) acres. The safety and security of our children are the number one priority! Our open campus leaves our children defenseless. As a school community, we can no longer ignore the harsh realities of recent violence towards innocent school children. The renovation and addition would create one building with limited door access and would eliminate our problem of 24 entry and exit points. In addition, the new campus would be surrounded by a secure enclosure, minimizing the chance for unwanted intruders to wander onto our campus. Moreover, a stable structure is the only resolution to shelter all our staff and students in the event of severe weather, such as a tornado.

### SAFETY

The reconfiguration of the parking lots and pick-up/drop-off loop will provide students with safe passage by separating the delivery/fire lane from the drop-off loop. Proper sidewalks and adequate lighting would also be included in the renovation and addition project. With the new construction of the additional classrooms, a new fire alarm system will be incorporated addressing all current code violations, such as smoke detectors and a sprinkler system. The renovation and addition would eliminate the issues of foundation and structural problems, and ongoing maintenance on a temporary building.

### FACILITY

Our (DAG) has analyzed and proposed a building design that will address sustainability; enhance our educational program, be energy and cost efficient, and inspire our students to be innovative thinkers and learners. The master plan outlines the specifications for the recommended building design.

The added site plan, designed by RTA Architects, addresses closing the access to McCulloch Blvd, re-grading the storm water detention area, upgrading building electrical service and utilities, and removing the existing temporary facility.

Option D would add a two-story classroom wing, located North of the existing modular buildings. The new facility would be designed to use the site more efficiently and allow construction of a new athletic field on the Northeast side of Civic Center Drive creating. The new school entrance would be located on the south side of the facility. The site entrance, drop-off and parking would relocate east of the present location and oriented along the south side of the site along Civic Center Drive. The



## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

single compact footprint will preserve more of the site allowing for larger play areas and an athletic field. A compact design will also improve the building's energy use, require less foundation, less roof, and less exterior skin while creating flexibility for future changes by providing easy access to the interstitial space between floors. This approach will also assure the building will be cost effective to construct and less difficult to maintain. Core classroom wings will be oriented in a north-south direction to optimize controllable natural light in classrooms. This feature will facilitate the HPCP that is adopted. The building is designed to ensure that LEED certification requirements are met.

### WATER EFFICIENCY

Pueblo is known as a low precipitation and high desert climate, thus, it is important that the renovation and new addition take every necessary precaution to conserve water usage. SCA plans on incorporating native plants as well as restructuring drainage on the site to minimize water usage. SCA plans to use water efficient fixtures and equipment. These adjustments will add up to a huge savings in water and expenses.

### MATERIALS

The SCA DAG team will carefully consider all materials and methods for construction. The team will aim for LEED's Gold certification as well as encourage local labor resources. SCA will ensure proper planning and execution to minimize waste, site disruptions, and pollution.

SCA is submitting this application on behalf of our students, teachers, staff, parents, and our Pueblo West community asking for aid in this final chapter of our twelve-year quest to at last construct a lasting edifice for excellence.

### How Urgent is this Project?

The life safety deficiencies are too great to ignore or delay any further. As a school community it is our responsibility to provide a safe learning environment for our kids, thus waiting is not an option. Security issues must be fixed now. As our middle school and high school students have classes in a temporary building, it is imperative that this facility be replaced as soon as possible. The building has nearly reached its maximum life of 20 years, since it was built in 1996.

The SCA Board of directors and administration along with the Pueblo County Sheriff's Department have determined that those facility deficiencies where safety and health is compromised are of greatest importance and must be addressed immediately. Time will not fix the vast amount of wide-open space that remains unprotected while our children are exposed to unforeseen events while threats of physical harm increase. In fact, SCA's school resource officer has observed that the building arrangements and placement on the site has several security defects, which cannot be fixed without major renovations and an additional two-story classroom wing, containing students securely on one campus. Considering the recent events of countless acts of violence against schools and innocent children, the safety and the security of our children are of utmost importance.

Serious and life safety deficiencies have been outlined throughout the application, the amended master plan, and the updated school report, including proper site drainage and basic necessities like proper air ventilation and circulation, room temperature, fire sprinkler system, unsanitary bathroom conditions, electrical capacity, ADA and building code problems, dangerous ceiling tiles, hazardous roof conditions, and a treacherous trail between buildings.

Our students are the highest performing students in all of Pueblo County; they should have a high performing facility to reflect their accomplishments. It is SCA's goal to continue to inspire and instruct our students to be innovative leaders of the 21st Century and to finally construct a facility that supports SCA's educational program.

Urgency = Now

If SCA does not receive the BEST grant, then we would be forced to seek out other financial avenues, which mean additional debt services, increase in maintenance and utility costs for SCA without a means for SCA to increase its revenue. SCA's current classrooms are already at capacity due to limitations in our charter contract with our

District; therefore limiting additional revenue. Furthermore, our current facility will have reached its capacity and building conditions will continue to deteriorate, increasing costs for repair and necessary maintenance. The current facility concerns with health and safety will worsen, exposing our children for even greater risk, and operational costs will continue to increase preventing SCA to save for a new facility. Eventually, the current

facility will not be able to sustain our population or our student needs, putting the wellbeing of every person at risk. This option will result in the same circumstances that we are presently experiencing.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

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SCA fully intends to adhere to all guidelines in the construction of a new addition and renovation that will replace the current campus of temporary modular buildings and re-purpose the current metal building. This project will remedy security, life safety, and health threats that exist on our current school campus and in our many buildings. The recommended design option D, which includes construction in phases, can be constructed without interruption of the students' school year. The budget submitted with this application reflects complete compliance with the Guidelines and includes costs in order to assure such compliance, not only in the area of health and safety, but in all other scopes of the project as well. SCA intends to comply with all other applicable local, state, and federal laws and regulations. The budget for SCA's potential new campus facilitates the use of an owner's representative, an architect with experience in building high performing schools, and a full team of consultants and engineers, including mechanical, electrical, plumbing, and structural engineers as well as a LEED consulting engineer. The owner's representation will coordinate with district facility managers and current school and community stakeholders in refining the design and implementation through construction. Performance specifications and contracting will be an important part of balancing the energy savings goals set forth by the DAG and the cost constraints inherent in any budget. A full commissioning at the close of the project should ensure that all systems are operating and functioning at required performance levels presented by LEED Gold for certification. The following is a snapshot of how SCA's project would conform to guidelines. A complete analysis of compliance is available in the master plan.

### SAFETY

SCA will promote a safe and healthy facility that protects all building occupants against life safety and health threats. Moreover, SCA will be in compliance with all applicable Local, state, and federal codes, laws, and regulations and provide an accessible facility for the handicapped and the disabled.

SCA seeks one K-12 school under one roof to replace its stretched out arrangement and unsafe layout of 2 major and 2 minor buildings. To remedy our primary safety deficiency, the proposed facility will be located such that the new school entrance would be located on the south side of the facility, the site entrance, drop-off, and parking would be relocated east of the present location and oriented along the south side of the site along Civic Center Drive. The main entrance would provide access to the cafeteria/commons area, which would be the "heart" of the school. The main entrance walking traffic is designed to flow past the main office area and be visibly monitored from administration directly. All other exterior entrances will be lockable for controlled access. Interior classroom doors will have locking hardware for lock down procedures and will have code compliant door vision that allows line of sight into the corridors during emergencies. SCA plans to utilize the most current technology for security and access purposes. SCA envisions an intercom/phone system with communication devices located in all classrooms and throughout the school to provide efficient inter-school communications and also allow communication with local fire, police, and medical agencies during emergency situations.

SCA envisions the pick-up/drop-off loop to have protective light bollards to provide low-level trip lighting and barrier protection of the students from motorists. The visual and physical separation of student waiting areas from traffic areas will be a major improvement. The new design will separate the parent loop from the service loading area and fire lane. SCA will adhere to fire regulations and provide all necessary signage. Additionally, the new design will meet ADA compliance requirements.

An emergency care room is a necessity that SCA currently does not have. This room should include a dedicated restroom, cot, and a locking cabinet for prescription and over the counter medications as well as first aid supplies.

SCA plans for two science laboratories and an art studio that would contain approved storage containers for the storage of toxic and hazardous paints or chemicals for use in the classroom. Fire blankets and extinguishers will be provided as well. In addition, an easily accessible eyewash fountain/shower along with an independent hand-washing sink will be provided in the laboratory rooms.

Furthermore, SCA has programmed to include safe and efficient mechanical systems that provides proper ventilation, and maintains the building temperature in accordance with the most current version of ASHRAE 55. Healthy indoor air quality will be maintained through the use of mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.

### LEARNING ENVIRONMENT CONDUCIVE TO HIGH PERFORMANCE



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SCA is committed to designing an exciting learning environment with appropriate teaching and administrative support areas. Classrooms, common areas, and administrative offices will be located to inspire and use as much natural lighting as possible. Well-designed, task-oriented artificial lighting will be designed to supplement daylight when necessary. Acoustical material will be utilized to reduce ambient noise levels, minimize transfer of noise between classrooms, corridors, and other learning areas, and create a learning environment that focuses students' attention.

SCA has programmed for two (2) kindergarten classrooms at 1,000 square feet each and general classrooms will be designed at 750 square feet to accommodate up to 22 students in each.

SCA is committed to 21st Century learning, and education, computers, and software are an integral part of our facility design. Technology will be integrated into the classrooms as well as additional computer labs available for whole classroom usage. SCA's curriculum currently meets or exceeds Colorado Content Standards and NCLB. Our mission embraces 21st Century Learning, but the site and current facility lack sufficient bandwidth for more advanced levels of information transport and delivery. With a new facility, individual learning and remote classroom instruction would be enhanced and enable connections to distance learning networks.

### ENERGY EFFICIENT PERFORMANCE STANDARDS

Sound structural foundations, floors, walls, and roof systems are not taken for granted by those who have existed without them for so long. SCA embraces a green building and energy efficiency performance standards, or other programs that comply with the HPCP, reducing operations and maintenance efforts, relieving operational costs, and extending the service life of the facility. SCA envisions the primary delivery methods for heating, cooling, and lighting to be natural and sustainable, with mechanical or artificial systems available only to supplement at night or when extreme conditions warrant. High performance systems and holistic thinking will be critical to realizing this vision. Higher operating costs result in sacrificed educational opportunities. In the new building, it is the highest priority of SCA that long-term thinking for energy use and durability for decreased maintenance provide for a financially sustainable future.

SCA plans on selling our current modular building to be "reused" by a potential purchaser. The DAG team envisions a project of very little waste, where much of the furniture and all of the technology will be reused in the new facility. Maintenance programs will be developed and implemented to keep equipment and materials functioning as intended, extend life of equipment and reduce operational costs.

SCA has approached its facility programming and decision making with an emphasis on innovative thinking. It is fundamentally important to the longevity of the building and hence the sustainability of the school that the selected materials and systems possess a combined lifespan that will enable the school to service the community well past the generation of students that is currently in the school. Constructed correctly, the design envisioned should remain relevant for as long as we continue to educate children in classrooms and be sustainable far beyond that.

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

SCA has developed a capital replacement plan that sets aside and earmarks funds for the purpose of replacement of each of the major systems in the new facility as they reach the end of their service life. SCA acknowledges that replacement costs may take an unexpected path over the coming years and decades, as the economy and school funding priorities vary from year to year. We also understand that constant analysis of the components and systems through the facilitation of the maintenance plan will help keep capital replacement costs lower than normal, perhaps over a longer period of time. In preparation of this replacement plan, SCA determined for each of the categories an estimated replacement cost and an annual amount based on a straight-line method to be earmarked in capital reserves in order to cover the expenses of replacement. This information is set forth below in the following table:

System	Est. Yrs, before replacement	Annual Savings	Est. Total Cost
Boilers	30	\$100	\$3,000
Air Handlers	30	\$700	\$21,000
HVACs	20	\$10	\$500
Misc. Plumbing	25	\$15	\$600
Light Fixtures	15	\$15	\$1,000
Painting	10	\$500	\$5,000

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Roof System	50	\$2,300	\$115,000
Flooring	30	\$2,834	\$85,000
Landscaping/irrigation	20	\$200	\$4,000
Hardscapes	25	\$800	\$20,000
Sealant/Weather striping	10	\$300	\$3,000
Visual display boards	10	\$500	\$5,000
Low volt cabling/Equip.	30	\$1167	\$35,000
Doors/hardware	30	\$100	\$3,000
Windows/glazing	30	\$833	\$25,000
Window treatments	10	\$1,500	\$15,000
Fire sprinklers	50	\$1,000	\$50,000
<b>TOTAL</b>			<b>\$391,100</b>

SCA has developed both a capital replacement plan and a maintenance plan for purposes of replacing the major components of our new energy efficient renovation and addition school. SCA acknowledges that maintenance costs during the initial years of the new charter school will be lower than at a later date as the facility ages. The SCA maintenance plan includes recommendations from the best practice of “predictive” maintenance, and avoiding the practice of “breakdown” maintenance. This preventative plan will include the following at a minimum:

• Accurate and timely record keeping on the various systems will be tracked and maintained to include both the date and cost of occurrence. These records will be used to predict the accuracy of future project costs.

• Operations manuals containing a list of scheduled tasks for preventative maintenance, repair standards, and work order procedures will be a top priority for our office manager.

• A maintenance schedule will be developed for each mechanical system, component, and product that includes exact timelines and tasks from manufacturers manuals and recommendations.

• After installation, industry professionals will verify that building systems and components, as well as their functionality and operations, meet the intent of owners and designers. Final adjustments will be carefully documented if changes are necessary.

• Boilers and air handling equipment will be inspected and maintained regularly by industry professionals.

• Roof surfaces will be inspected regularly, with proper removal of snow and water. Leaks will be repaired upon discovery.

• Industry professionals to include water fountains, pumps, expansion joints, drains, locker rooms, restrooms, and kitchen facilities will regularly inspect all plumbing and sprinkler systems.

• Industry professionals to include thermographic scanning and motor current analysis used to identify common faults will regularly inspect the electrical systems.

• The fire alarms and public address system will be regularly tested and maintained.

• Floors will be waxed and sealed regularly.

• Painting will be conducted on a rotating and predictable schedule, created with high traffic volume and impact in mind. This schedule will be completed during summer months to avoid disturbance of learning activities. Annual maintenance is anticipated to be in the estimated amount of \$.19 per square foot based on approximately 54,800 square feet for a total of \$11,469.04. This information was based on information gathered from local contractors and they are believed to be feasible, but better projections can be determined after specific systems and materials are specified in the final plans, and actual operating information becomes available.

• The following forecasted maintenance spreadsheet describes the frequency of anticipated maintenance per year, the estimated cost of each occurrence and the total annual maintenance cost for each system.

System/Component.....	Times per Year.....	Cost per maintenance.....	Annual Cost
Roofing standing Seam.....	1.....	\$300.....	\$300
Boilers.....	2.....	\$400.....	\$800
Air Handler.....	2.....	\$1,000.....	\$2,000
VAV's.....	2.....	\$1,000.....	\$2,000

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Misc. Plumbing.....	4.....	\$500.....	\$2,000
Light Bulbs.....	12.....	\$100.....	\$1,200
Light Fixtures.....	2.....	\$500.....	\$1,000
Painting.....	1.....	\$1,000.....	\$1,000
Flooring.....	2.....	\$500.....	\$1,000
Landscaping/Irrigation.....	5.....	\$300.....	\$1,500
Hardscapes.....	2.....	\$500.....	\$1,000
Sealant/Weather Strip.....	2.....	\$500.....	\$1,000
Low Volt Cabling/Equipment.....	1.....	\$400.....	\$400
Doors and Hardware.....	2.....	\$1000.....	\$2,000
Windows/Glazing.....	2.....	\$300.....	\$600
Window Treatments.....	1.....	\$400.....	\$400
Fire Sprinklers.....	1.....	\$1000.....	\$1,000
<b>TOTAL.....</b>			<b>\$24,100</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 construction 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 middle school and high school modular structure, the most need of replacement, was manufactured in 1995 and installed on the SCA campus in 2008 intended to be a temporary facility for a maximum of one to two years. Due to the requirement of much needed space in a short amount of time; this building was installed temporarily with the intent of only lasting a couple of years. At that time, the board determined this was the most viable and cost effective solution for doubling the middle school and adding the high school program at once.

This building sits 505 feet east of the main SCA building and is past its lifespan. The middle school and high school temporary modular building has now been in place for seven years and is at maximum life span. This building has 17 exterior entry and exit points alone. Primary issues involve foundation and structural problems, door security due to the constant shifting in soils and foundation, and overall health and safety concerns due to the age of the buildings. In 2008, the temporary building served the purpose of housing 9-10 graders primarily. However, the building has outgrown its original function and now server K-12 students from various backgrounds everyday.

Currently, the site has major drainage issues due to the site being graded back towards the building. This has caused instability in the foundation, creating cracks in the floor and doors to be misaligned.

<b>Current Grant Request:</b>	\$13,592,471.55	<b>Historical Significance:</b>	No
<b>Current Applicant Match:</b>	\$3,675,000.00	<b>Does this Qualify for HPCP?</b>	Yes
<b>Total Project Cost:</b>	\$17,267,471.55	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	29
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	21.282791689
<b>Affected Sq Ft:</b>	55,871	<b>Is a Waiver Letter Required?</b>	Yes
<b>Affected Pupils:</b>	479	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$294.34	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$34,332.38	<b>Who owns the Facility?</b>	Charter School
<b>Sq Ft Per Pupil:</b>	117	<b>Does the Facility have Financing?</b>	No
<b>Per Pupil Allocation to Cap Reserve:</b>	125.00	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	2		In the event the charter school facility ceases to exist, it will revert back to Pueblo School District 70.

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<b>District FTE Count:</b>	479	<b>Bonded Debt Approved:</b>
<b>Fiscal Health Watch?</b>	Yes	<b>Year(s) Bond Approved:</b>
<b># of Fiscal Health Warning Indicators:</b>	3	<b>Bonded Debt Failed:</b>
<b>Assessed Valuation:</b>		<b>Year(s) Bond Failed:</b>
<b>PPAV:</b>		<b>Outstanding Bonded Debt:</b>
<b>Unreserved General Fund FY11-12:</b>	\$0	<b>Total Bond Capacity:</b>
<b>Median Household Income:</b>		<b>Bond Capacity Remaining:</b>
<b>Free Reduced Lunch %:</b>	28	<b>% Bonding Capacity Used:</b>
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>

Bond Proceeds, Capital Campaign, Capital Reserve Fund, General Fund, Private Financing, Loans

The BEST grant is a matching grant. Each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. The Capital Construction Assistance Board shall seek to be as equitable as practicable by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

## INSTRUCTIONS

Please answer the questions below. Be specific when addressing each question and explain the issues and impacts in detail, including dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents or other relevant documentation to support the responses provided below.

Waiver requests will be reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request.

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1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district, charter school or BOCES.

SCA is in immediate need of a safe facility for our community. As reflected in our state assessment report, our facility is not adequate. The SCA learning community can no longer SCA would benefit tremendously from receiving a BEST grant. Swallows would finally have a safe school for all K-12 students. Given the overall safety and welfare needs of students and staff, the only viable solution is a replacement facility and a renovation to our existing campus. A partial waiver of the matching contribution is necessary to enhance both the educational opportunities and safety and well being of our students. Educational opportunities would abound with new science labs, integrated technology, and unite the school into one building with one primary entrance point. Our slogan, "from crayons to college," could be a completely realized vision under one roof, if granted the waiver. The waiver would allow SCA to provide a safe learning environment for our students with a facility that is designed with learning in mind. If SCA does not receive the waiver then we would be forced to proceed with unforeseen budget cuts that would affect not only our students, but our staff as well.

SCA will be contributed \$3.5 million towards this project and is currently in the process of building a gymnasium, kitchen, and commons area. We plan on breaking ground in June 2014. SCA will be responsible for this portion of the project, which is estimated at \$3.5 million total project costs. Consequently, our budget has been strained in order to finally accomplish this 16 year-old vision and goal of a permanent, safe facility for our high achieving students. Thus, we are graciously requesting a waiver so that we can continue to provide rigorous curriculum and high standards.

2. Please describe why the cost of complying with the matching contribution would significantly limit educational opportunities within your school district, charter school or BOCES.

Meeting the full-required matching portion would require drastic and aggressive fundraising efforts in a very short amount of time. In addition, SCA would be forced to face major budget cuts affecting students. Moreover, the median household income of the Pueblo West community is only \$41,262, which is below

the state and national average. Our community members simply do not have that kind of money to give, when they are trying to feed their families. The SCA parents and community has been supportive and has contributed to our students to their fullest capacity. In addition, the school budget cannot sustain that level of impact even over the next five years. Particularly because enrollment is capped through our charter agreement and our facility is near maximum enrollment capacity. SCA will make every effort to meet the matching percentage, while small, that we can commit to.

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, other available grants or other organizations to more efficiently or effectively leverage the applicant's ability to contribute financial assistance to the project?

Efforts to work with the Pueblo West Metro District Board began nearly 3 years ago, centered on either the purchase of this property or the deeding of another designated school property. Several joint board meetings were held to facilitate the transition of the land over a period of time. SCA had become a member of community-based organizations, such as the Pueblo West Chamber of Commerce, the Latino Chamber of Commerce, and the Pueblo Business Women's Network, in order to promote our school and secure community partnerships for years to come. In addition, we have maintained a strong relationship with Pueblo Community College and Colorado State University in Pueblo, since the inception of the early college program in 2008. Part of our vision, with PCC is to offer college courses on our new campus, not only for our own early college students but also for the Pueblo West community at large. We understand that students desiring to take college biology at PCC are often told that all the sections are full and they are at capacity. Being able to offer additional science classes in our new labs, through a joint facility usage agreement would provide additional opportunities for our early college students, specifically those students who may face transportation issues or work conflicts. We have discussed several times with our own staff members in becoming adjunct professors. In fact, an SCA middle school teacher taught a college course on our campus. This was the first of many courses we expect to offer her over the coming years once we have a new facility. At this time, PCC has not committed any dollars toward the match, but has been an active partner with us, in building the vision for the new facility.

The minimum matching requirement for each applicant is determined by evaluating the following factors: weighted the average of district matches which comprise the student population, does the authorizing district have 10% or less bonding capacity remaining, is the charter school in a district owned facility, how many times has the charter school attempted to or attained bond proceeds from an authorizer's ballot measure for capital needs, how many times has the charter school attempted to do a special mill levy override pursuant to 22-30.5-405 for capital needs, how many times has the charter school attempted or attained grant funding through a non-BEST source for capital needs, how many times has the charter school attempted or obtained funding through CECFA or another type of financing, charter school enrollment as a percent of district enrollment, free/reduced lunch percent in relation to the statewide average charter school free/reduced lunch percent, percentage of PPR spent on non-M&O facilities costs, unreserved fund balance as a percent of budget.

For each factor please describe why you feel that factor does not accurately reflect the financial capacity of your school district.

4. Weighted average of district matches which comprise the student population.

Approximately 5% of SCA students are from other districts and 95% of our student population comes from Pueblo District 70.

5. Does the authorizing district have 10% or less bonding capacity remaining?

No. According to District 70 Business Services Director, the district does have more than 10% bonding capacity remaining.

6. Is the charter school in a district owned facility?

The charter school is not a district owned facility. Swallows Charter Academy is owned out right and paid in full by SCA. In fact, on January 13, 2014 SCA paid cash for the additional lot, we have leased since 2008. The two charter school busses are also owned by SCA. SCA does not have any mortgage or debt payments at this time.

7. How many times has the charter school attempted or attained bond proceeds from an authorizer's ballot measure for capital needs?

In 2004, \$100,000 was received from bond measure for parking lot improvements. SCA received \$22,000 of a 60 million dollar bond initiative in 2013. A bond measure failed in 2010.

Currently, SCA's board and administration are working with Russ Caldwell in order to sell bonds in the amount of approximately \$3.5 million dollars. We anticipate the closing of the bond sell to be in June 2014 and to break ground that same month, on the first part of fulfilling our master project. This is the first time Swallows will have incurred debt at this level since the purchase of the building we currently occupy, which was paid off in 2006. This bond initiative was necessary due to failed BEST grant efforts in the past, as well



as only being included for \$22,000 out of a \$60 million most recently approved Pueblo District 70 bond initiative.

8. How many times has the charter school attempted to do a special mill levy override pursuant to 22-30.5-405 for capital needs?

None

9. How many times has the charter school attempted or attained grant funding through a non-BEST source for capital needs?

In 1996, SCA received charter school grants totaling \$53,336 in start-up monies the first year the school was open with 46 students and grades 6-8. In 1997, the charter school received \$8,840. In 2008, a \$30,000 grant was denied from the Packard Foundation and in 2012 a \$20,000 Shell Science classroom and a \$50,000 Clorox grant were both denied. Except the charter school capital construction assistance fund monies no other capital grants have been awarded. However, SCA is launching a new capital campaign January 2014 with the assistance of two new grant writers on staff and a promotional video production.

10. How many times has the charter school attempted or obtained funding through CECFA or another type of financing?

For the 2010-11 school year, the total dollar amount expended was \$167,616.60. The description included gymnasium rental fees, equipment purchases, bus lease payment, copy machine lease, Fitch ratings, legal, and financial consultants as it related to the development of a potential new property. For the 2011-12 school year, \$15,000 was expended on the rental of a gymnasium facility. For the 2012-13 school year, capital construction dollars were rolled over into the 2013-14 report rather than spent. These funds, which were approximately \$44,035.00, were used towards the purchase of the land that the middle school/high school building currently resides. The purchase of this lot was finalized on January 13, 2014. Any and all funds allocated both in carryover and new monies will go toward this final purchase price.

11. Charter school enrollment as a percent of district enrollment.

6% of District 70 students are enrolled at Swallows Charter Academy.

12. Free/reduced lunch percentage in relation to the statewide average charter school free/reduced lunch percentage?

The free and reduced lunch percentage for Swallows Charter Academy K-12 is 25.6%. The state average for free and reduced lunch percentage is 35%.

13. Percentage of PPR spent on non M&O facilities costs.

Approximately 7% goes toward maintenance and operations whereas approximately 20% of the overall budget is spent on non M&O expenditures or salaries.

14. Unreserved fund balance as a percent of budget.

8.2%

15. Please describe any other extenuating circumstances deemed appropriate for a waiver or reduction in the matching contribution.

Swallows Charter Academy is requesting a partial waiver of the requirement of the BEST grant matching funds that exceed \$302,000. SCA can confidently obtain the following dollar amounts from the following sources:

- \$150,000 from our 2013-2014 end fund balance
- \$60,000 will be allocated from the 2014-2015 budget
- \$40,000 from the 2014-2015 Charter School Capital Construction funds
- \$22,000 from Pueblo District 70's 2012 bond initiative
- \$10,000 from the SCA PTO
- \$10,000 from the SCA Educational Foundation
- \$10,000 from fundraising

This totals \$302,000.00. Therefore, the remaining portion of the matching percentage will be our requested amount to be waived. SCA will also use any and all capital construction money from the state and will aggressively seek corporate and private donations There have been series unfortunate events in the past twelve years that have been roadblocks to a new facility. \$150,000 was recently spent to purchase the land that we currently occupy. No other school in this region has had to buy property to educate children. They have all received deeds of land. Over \$265,000 was wasted on failed attempts over a number of years in pursuit of a safe haven for Swallows. All other grant attempts have failed as well. Although we will continue to pursue any and all opportunities for grant money, our hopes lie with you, the BEST grant board.

Enrollment caps based on facility occupancy limit our ability to grow exponentially even though we have a waiting list for all grade levels. Finally, should SCA receive private bond monies, we will later this year encumber debt that will further burden the annual budget.



# Swallows Charter Academy

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SCA-278 S. McCulloch  
Pueblo West, CO 81007

719-547-1627

SCEC- 101 Civic Center Drive  
Pueblo West, CO 81007

719-547-7230

January 2014

To the BEST Grant Committee:

We, the faculty and staff of Swallows Charter Academy, ask you to approve our application for a BEST grant so we can continue the legacy of success at our school.

Our physical structure has never been the ideal setting for a school, but we have made the most of it. We were granted one of the first charters in Colorado and began our school in a renovated grocery store, The Bulldog Market. The building that used to contain produce and frozen foods now sheltered teachers and students working on English, science, social studies, and math. These humble surroundings did not hamper our mission to provide an accelerated curriculum to our students. Our students thrived, and soon the school leadership expanded the school to include an elementary and middle school program. We did not stop there. The charter from day one included the vision to become a school where students could begin in kindergarten and continue through high school. We are now the school that takes our students from "crayons to college".

The growth came with the addition of a high school in 2008 and to accommodate it, we added a second building comprised of modular classrooms. On a daily basis, our students trek back and forth between the main building and the modulars for their classes and meals. Success follows their path as our students continue to thrive. Our third graders scored have 100% proficient in mathematics on TCAP. Our high school boasts the highest graduation rate of any school in our area. Our ACT scores are also the highest in the region and above state averages. Our Early College program is one of the most successful in the state and is gaining momentum. Last May, 8 of our 35 graduates also completed their Associates Degree, with all graduates completing at least 40 college credits.

While our students and staff have kept up academically, our building has not kept pace with our needs. Our middle and high school classes take place in a structure built from modular units. They have served us well for the past six years, but they were never meant to be our permanent structure. We need classrooms for our middle and high school students. The present structure is too small for our needs. Students and teachers are jammed in our tiny hallways throughout the day. The classrooms provide four walls and a roof, but little else. Modern, well-built classrooms would keep the elements out and the learning in. In a number of our classrooms, due to the shifting of these temporary structures, snow and wind enter the building along with our students. The elements aren't healthy for our students or the books, supplies and computers that sit in those buildings. The restrooms in our building were also never meant to handle the traffic they have. A new building would meet our basic needs and give us a more secure facility. It is a frightening reality that the very makeup of our campus makes our students vulnerable. As teachers and students are working on academics inside the classroom, evil could be lurking outside our walls. No one wants to believe harm will come to our campus, but that was also the belief at Columbine and Sandy Hook. Our world has changed. Recent trainings at our school have focused on safety and what to do in the horrifying possibility of an active shooter entering our buildings. As we learn how to respond from law enforcement, it becomes more and more obvious that our campus is highly vulnerable. With the length of a football field between our buildings, anyone walking between the buildings is an easy target. We are surrounded by open space, so if we made it outside, there would be nowhere to hide.

A new building will address these safety and security needs. It will also help us to do an even better job educating and nurturing our students. We have proven that we can do great things in an old grocery store and a modular structure. Imagine what we could do in the confines of a safe, modern facility designed with learning in mind. We have a vision and mission for our school with a master plan to execute them. What we need is money. The BEST grant would allow us to do what we do best, help our students learn. You would be giving us the means to create a safe and secure environment. Every student deserves that.

Sincerely,

The Faculty and Staff of Swallows Charter Academy

Kimberly Lucero	Dr. Cruz	Sonya West
Deborah Jackson	Mr. Ash	Katherine Suter
Salvatore Vigil	Holly Geesaman	Deanna R. Starn
Sarah Pecoraro	Ann O'Connell	Kelley Maher
Donna Thomas	James Hobbs	Kelly Klotz
<del>Christina</del>	Mary Cabrera	Cheryl A. Farnes
Lin Tjallingii	Ziffany Bueff	Janna Burns
Nicole P. Dauso	Kelli Archuleta	Terri Symonich
Ramona	Leah Lynn	Natasha Till
Lorie Cart	John Moran	Sonny Jackson
Bethany Munsatt	Justin T. Hooper	Cindy Compton
Kathryn Meyer		



January 29, 2014

RE: Letter of Support for BEST (Building Excellent Schools Today) Grant Proposal

TO WHOM IT MAY CONCERN:

On behalf of Pueblo Community College (PCC), I am pleased to write this letter to express our support for the BEST grant proposal submitted by Swallows Charter Academy Director, Cindy Compton of Pueblo County School District 70. A two-year community college accredited by The Higher Learning Commission (a member of the North Central Association), PCC is a member of the Colorado Community College System, the fastest-growing education system in Colorado. We understand that working together allows for a better use of resources than doing it alone. PCC's mission is *"to foster higher learning, student success, and service to our communities."*

- PCC has been in partnership with the Swallows Charter Academy's Southern Colorado Early College (SCEC) since its founding in the fall of 2008. Over this time, the partnership has grown into a collaborative program, which provides an opportunity for high school students to take college courses while completing their high school graduation requirements. SCEC and PCC have been innovative in their approach to student success and maintain an open line of communication in the care of student personal and academic progress.
- SCEC seeks to build upon the relationship with PCC by expanding college course offerings at their campus location, credentialing high school faculty to teach college level courses and to help PCC expand capacity in the high demand courses, such as science, to include well-designed classrooms, which meet the needs of both the high school and the college.
- Seeking to broaden opportunities for students in grades 8-10, we jointly collaborate on creating academic programs, which strengthen student readiness for college, in the high school environment with the intent of transitioning students from the high school campus to the college campus.
- Student academic performance has steadily increased each semester. This is due in large part by the commitment that SCEC has to students by placing a guidance counselor at the college and requiring students to check in with the counselor. This high touch concept is unique to SCEC in the Pueblo area and has helped lead to greater student success.

The proposed program represents a great opportunity for students and PCC is appreciative of the opportunity to collaborate on this exciting project. Looking forward to working with the District and Schools, Pueblo Community College appreciates your consideration of this request.

Sincerely,

Patty Erjavec, MNM  
President

**Pueblo Campus**  
900 W. Orman Ave.  
Pueblo, CO 81004  
719.549.3200

**Southwest Colorado Community College**  
701 Camino del Rio | Durango, CO 81301  
970.247.2929  
33057 Hwy. 160 | Mancos, CO 81328  
970.565.7496

**Fremont Campus**  
51320 W. Hwy. 50  
Cañon City, CO 81212  
719.296.6100

Visit [www.pueblocc.edu](http://www.pueblocc.edu) | toll free 888.642.6017



January 21, 2014

BEST Grant  
The Colorado Department of Education  
1580 Logan Street, Suite 310  
Denver, CO 80203

Dear Grant Reviewer;

It is with great pleasure that Pueblo West Parks and Recreation Department supports the pursuit of a BEST grant by Swallows Charter Academy. The Pueblo West Parks and Recreation department and Pueblo County School District #70 have enjoyed an intergovernmental agreement for many years, allowing for each entity to utilize the fields and facilities in Pueblo West for the mutual benefit of the programs provided to the citizens of Pueblo West. Along with the school district we work with the private sector in partnership to provide a better quality of life for our community.

The population surge in Pueblo West has created a shortage of fields and facilities to meet the recreational demands of the community. Additionally, because of the necessary growth of program offerings, the current facilities have been over used and some are in desperate need of repair. This grant will be a benefit to both entities in that we can provide educational tools for all ages in programs such as: foreign language classes, computer classes, music and art offerings, etc. When the words parks and recreation appear everyone thinks sports. Due to the size of our community and department we must incorporate all aspects of life and, sports is just a part of what we provide. This partnership would incorporate what the grant is all about "Building Excellent Schools Together", opportunities beyond the physical sport. Strong mind and Body.

Swallows Charter Academy is in walking distance of our "Cattail Crossing" park where many classes could be held, the tennis courts, and a new community park that could be used by the school for extra-curricular activities and classroom learning.

We feel the effort in pursuing this grant opportunity would be in the best interest of the citizens of Pueblo West, and the resulting facilities will meet the needs of the Pueblo West constituents for subsequent generations.

Sincerely,

Carol Cosby  
Pueblo West Parks and Recreation Director



- Facilities Impacted by this Grant Application -

**Woodland Park Re-2 - Columbine ES - Districtwide Boiler Replacements / Control Upgrades – 1988**

**School Name: Columbine ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	43,964
Replacement Value:	\$10,839,903
Condition Budget:	\$4,287,175
Total FCI:	39.55%
Energy Budget:	\$15,387
Suitability Budget:	\$1,229,500
Total RSLI:	8%
Total CFI:	51.0%
Condition Score: (60%)	3.65
Energy Score: (0%)	2.60
Suitability Score: (40%)	4.69
School Score:	4.07



**Woodland Park Re-2 - Gateway ES - Districtwide Boiler Replacements / Control Upgrades - 1968**

**School Name: Gateway ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	46,424
Replacement Value:	\$11,741,207
Condition Budget:	\$9,678,784
Total FCI:	82.43%
Energy Budget:	\$16,248
Suitability Budget:	\$451,000
Total RSLI:	1%
Total CFI:	86.4%
Condition Score: (60%)	3.22
Energy Score: (0%)	2.02
Suitability Score: (40%)	4.76
School Score:	3.84



- Facilities Impacted by this Grant Application -

**Woodland Park Re-2 - Summit ES - Districtwide Boiler Replacements / Control Upgrades – 1993**

**School Name: Summit ES**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	47,188
Replacement Value:	\$11,884,310
Condition Budget:	\$5,303,368
Total FCI:	44.62%
Energy Budget:	\$16,516
Suitability Budget:	\$1,381,000
Total RSLI:	11%
Total CFI:	56.4%
Condition Score: (60%)	3.71
Energy Score: (0%)	1.83
Suitability Score: (40%)	4.59
School Score:	4.06



**Woodland Park Re-2 - Woodland Park MS - Districtwide Boiler Replacements / Control Upgrades - 1995**

**School Name: Woodland Park MS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	145,178
Replacement Value:	\$41,116,852
Condition Budget:	\$16,632,280
Total FCI:	40.45%
Energy Budget:	\$0
Suitability Budget:	\$1,452,500
Total RSLI:	31%
Total CFI:	44.0%
Condition Score: (60%)	3.75
Energy Score: (0%)	2.50
Suitability Score: (40%)	4.89
School Score:	4.21



- Facilities Impacted by this Grant Application -

**Woodland Park Re-2 - Woodland Park Admin/HS - Districtwide Boiler Replacements / Control Upgrades - 1964**

**School Name: Woodland Park Admin/HS**

Number of Buildings:	1
All or Portion built by WPA:	No
Gross Area (SF):	244,508
Replacement Value:	\$76,125,153
Condition Budget:	\$44,443,577
Total FCI:	58.38%
Energy Budget:	\$85,578
Suitability Budget:	\$1,492,000
Total RSLI:	17%
Total CFI:	60.5%
Condition Score: (60%)	3.10
Energy Score: (0%)	2.40
Suitability Score: (40%)	4.91
School Score:	3.83





# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** WOODLAND PARK RE-2

**Applicant Priority Number:** 1

**County:** TELLER

**Previous BEST Grant(s) Funded:** 0

**Project Title:** Districtwide Boiler Replacements / Control Upgrades

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |  |  |   |   |
|--|--|---|---|
| <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 checked="" type="checkbox"/> Other Please Explain: |
| <input checked="" type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input type="checkbox"/> Water Systems      | Direct Digital Control upgrades                           |

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

Woodland Park School District RE-2 (WPSD) is a district of 2,586 students and approximately 315 staff members located in Teller County. Not unlike other districts, WPSD has navigated challenging financial times over the last decade. In a period of five consecutive years of budget-cutting due to decreased Program Funding and declining enrollment, WPSD has strived to maintain and strengthen its educational core aligned with the District's Mission Statement: "Woodland Park School District provides a safe and orderly environment for every student to develop a foundation to thrive as a 21st Century citizen." Additionally, WPSD embraces a Vision to, "Establish and maintain an educational environment that ensures every student successfully develops the necessary academic, social, and behavioral skills that will promote continued advancement throughout their educational and professional career." Unfortunately, WPSD has reached a critical point where diminishing resources are overwhelming the educational foci of the District.

In its budget-cutting process, WPSD reduced dollars allocated to schools, departments and programs. Over 60 staff members have been removed from the system over a period of five years. All the while, demands for improved educational programming and adequate facilities to support the learning environment grow. Particular pressure has been placed on the WPSD Maintenance Department.

One Operations Supervisor, three maintenance staff members and 17 custodians are responsible for maintaining and cleaning over 500,000 square feet of educational space in five separate locations. Though these folks do an incredible job daily, they are increasingly unable to keep up with the demands to provide a safe and comfortable learning environment. As more time and money is being devoted to addressing deferred maintenance items in each facility, equipment and systems age and lose efficiency. Aging boilers and antiquated control systems are among a myriad of items evaluated by the CDE State Assessment as 'systems that should be replaced.'

WPSD faces two significant problems addressed with this BEST Grant application:

1) There is an urgent need to upgrade and replace aging equipment that directly impacts daily school-wide functions. A safe and comfortable learning environment is critical to the pursuit of learning outcomes for students and staff. The failure of boilers and controls will lead to a colossal problem for the District as classrooms and buildings will shut down for repairs. Obviously, this means students will either be relocated or held out of classes until the environment is restored.

In the process of upgrading failing systems, WPSD has an opportunity to reduce annual utilities expenditures. More efficient boiler and controls systems will yield annual utilities savings that will fund the costs of systems replacement. Additionally, the upgrades will redirect budgeted dollars and personnel to other pressing and deferred needs. Lastly, the opportunity to model improved stewardship of our environment and reduce greenhouse gas emissions is one that all schools should seek when available.

2)As our education system evolves in the 21st Century, awareness has emerged that schools must address scientific, technological, engineering and mathematics (STEM) educational needs. WPSD seeks to partner with a global energy company to increase and enhance STEM learning opportunities for students including 'living laboratories,' new curriculum, and global connectivity. This unique situation will make WPSD a lighthouse district in the state with regards to STEM education and will promote the retention and attraction of students and staff to the District and surrounding community.

WPSD faces unique issues brought by economics and other regional factors. A unique solution is needed to address these issues by addressing deferred maintenance items and improving a school system that will once again attract families to southern Teller County.

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

#### **1. High School Boiler and Heating Hot Water System Deficiency:**

The High School Heating Hot Water (HHW) boilers are relatively new compared to the other schools in the District. The revisions to the High School HHW water system are designed to consolidate two separate boiler plants and leverage shoulder season (Fall and Spring usage) energy savings produced by condensing boilers for the entire school. The North boiler plant serves the older North section of the facility. The boiler room is located in the basement near the North Gym. This boiler room consists of two RAYPAK 1825 MBH atmospheric boilers. These boilers are physically located in a pit served with a single floor drain. If there was a boiler failure which created a leak, the pit would fill with a water/glycol mixture and flood and destroy the two boilers located in the pit. Combustion air is provided to the mechanical room through louvers on an exterior basement door. The boiler room does not have electric power off emergency switches, a current code requirement. There is essentially one entrance and exit to this mechanical room.

The School Assessment Report identified the Domestic Water Distribution system located in this boiler room as a priority 3 and SCI score of 110% but it failed to report on the condition of the two heating hot water boilers.

The South Boiler room constructed in 2005 was described in the School Assessment Report as satisfactory expected to expire in 2035. The South boiler room also houses HHW pumps, a glycol feeder, expansion tanks and a make-up air unit which serves combustion air to the two forced draft boilers located here.

The South boilers and associated mechanical equipment are relatively new and functioning well. However, significant efficiency improvements can be gained by eliminating the North boilers, adding new condensing boilers to the South boiler room and re-connecting the HHW system originally served by the North boilers to the new condensing boilers proposed for the South Boiler room.

Replacing the North boilers by adding to new boilers to the South Boiler room and connecting the North heating hot water zone to the South boiler room would provide multiple benefits:

- Eliminate the North boiler room and associated code violation issues.
- Replace North boilers with new modulating condensing boilers relocated to the South boiler room.
- Utilize new modulating condensing boilers for both the North and South heating hot water zones in shoulder seasons to achieve boiler efficiencies greater than 90 percent.
- Consolidate all boilers in central location to simplify maintenance.
- Since the new proposed condensing boilers will be installed with sealed combustion air, additional energy will be saved by reducing the use of the existing make up air fan providing combustion air to the existing South boilers.

#### **2. Middle School Boiler and HHW System Deficiencies:**

The Middle School is currently served HHW with two HB Smith 4,312 MBH cast iron sectional boilers using two stage forced draft burners. These boilers were installed in 1992 during the original construction of the building. The boilers appear to be in good condition in alignment with The School Assessment Report description of these boilers. The School Assessment Report indicates a 30 year life for these boilers which should give them an additional 8 years of service.

Inspection of the piping between the system pumps and the boilers indicates that the 3way mixing valve on the boilers supply header is incorrectly located; prohibiting HHW hot water supply reset temperature energy efficient control sequences.

Resetting HHW temperatures to the loads can save significant energy and the valve required to ensure proper return water temperatures to the boilers is in the wrong location. If hot water reset control sequences were used on these boilers, they would receive lower return water temperatures which condense in the boiler and create damage through the corrosive properties of condensation. All cast iron sectional boiler manufactures have minimum return water requirements which if

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

exceeded will terminate their warrantee.

Since the district is considering replacing all the boilers at their district and these boilers are close to their rated lifecycle, considerably more inefficient than the new proposed condensing boilers and the piping system prohibits hot water reset sequences, they are candidates for replacement. The boilers are located in the mezzanine mechanical room and do not have electric power off controls, a current code requirement.

### 3. Gateway Elementary Boiler and HHW System Deficiency:

Gateway Elementary has undergone several remodel construction projects since it was built in 1968. Originally the building was heated with baseboard radiation served with a central boiler. Over time roof top units were added for ventilation and the baseboard on the Northern end of the school was removed. The South end of Gateway is served by two rooftop units with HHW reheat coils. The original 1968 HHW boiler currently serves these reheat coils, cabinet unit heaters and baseboard located in the Nurses' offices. The 1,250 MBH Ajax Boiler serving this building is near failure and should be replaced immediately. The bottom front of the boiler is dis-colored showing signs of irregular heat buildup due to internal failure. This boiler is described in the School Assessment Report as a Priority 3 with a Necessary replacement.

In addition to the unsatisfactory boiler condition, the boiler was originally sized for heating the entire building. As gas fired rooftop units were added to the North classrooms the baseboard was removed and the load served by this boiler was reduced. This boiler can be significantly reduced in size and using a condensing boiler will significantly reduce shell and standby losses.

### 4. Columbine Elementary Boiler and HHW System Deficiency:

Columbine Elementary was constructed in 1988 and the original boilers are still being used for HHW systems. These boilers are Kewanee 750 MBH scotch marine boilers. The boilers are providing their 26th year of service and quickly nearing their 30 year service life. The boiler jackets are showing signs of significant external rusting and it is highly likely the internal portions of the boilers are the source of this rust. Kewanee went out of business several years ago and finding new replacement parts may be impossible.

The main three way valve on the hot water piping system is incorrectly located to allow hot water reset sequences to the hot water load. New condensing boilers are approximately 6% more efficient in the coldest periods of winter and up to 16% more efficient in shoulder seasons. This boiler room is not equipped with electric power off safety switches.

### 5. Summit Elementary Boiler and HHW System Deficiency:

Summit Elementary was constructed in 1993 and the original boilers are still being used for HHW systems. These boilers are Kewanee 1150 MBH scotch marine boilers. The boilers are providing their 21st year of service and quickly nearing their 30 year service life. The boiler jackets are not showing the excessive signs of rust that are found at Columbine, but there are signs of rust on the housekeeping pads indicating some rusting on the bottom of side of the boilers. Kewanee went out of business several years ago and finding new replacement parts may be impossible.

The main three way valve on the hot water piping system is incorrectly located to allow hot water reset sequences to the hot water load. New condensing boilers are approximately 6% more efficient in the coldest periods of winter and up to 16% more efficient in shoulder seasons. This boiler room is not equipped with electric power off safety switches.

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

#### 1. High School Boiler and Heating Hot Water System Solution:

Install (2) new 3,000 MBH modulating condensing boilers in South boiler room on new housekeeping pads. Install new sealed combustion air to each new boiler. Install new piping from secondary hot water loop to serve new boilers. Increase pumps to 15 Hp 350 GPM 100', install new 15 Hp VFD's for pumps and increase breaker and branch circuits for larger pumps. Install (4) new isolation valves on boilers. Install new 3" insulated HWS and HWR lines from South boiler room to North boiler room. Add a return air damper to existing make up air unit to utilize the existing make up air unit to serve as a unit heater when combustion air is not needed.

Disconnect piping and remove North boilers. Connect North hot water heating zones to new 3" HWS and HWR lines.

Remove North Boilers, glycol feeder, pumps, expansion tank and accessory equipment from North boiler room. Disconnect and cap natural gas line which served North boilers. Disconnect all electrical and control wiring connected to boilers and pumps.

The South boiler room has an existing DDC system. The following points will be added to the DDC system:

- New Boilers – enable/disable, hot water reset, hot water supply and return temperatures, isolation valves, alarms.

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

- Existing Boilers – isolation valves
- Makeup Air Combustion Air Unit – mixed air damper control, space temperature
- North Boiler Room – hot water supply and return temperatures

The proposed sequence of operation:

Since the new proposed modulating condensing boilers are more efficient than the existing boilers and additional energy is saved through interlocking the use of the Make Up Air unit only when the existing forced draft boilers are operating, use of the new boilers will be optimized.

On a call for heating hot water, open new boiler 1 isolation valve and system HW pump. Enable new boiler 1. New boiler 1 set point will be according to a hot water reset schedule. If new boiler 1 cannot meet the hot water set point, open new boiler 2 isolation valve. Enable new boiler 2. If new boiler 1 and 2 cannot satisfy the hot water set point, open existing boiler 1 isolation valve, activate combustion air through existing make up air unit and enable existing boiler 1. The same sequence will follow for the 4th boiler, existing boiler 2, if required.

### 2. Middle School Boiler and HHW System Solution:

Drain and store glycol. Remove existing boilers, breeching and 3 way valve. Remove electrical and controls to nearest j-box. Install new condensing boilers on existing pads. Install new breeching through existing roof opening and seal in mechanical room. Install new condensate drain treatment kits and route drain to nearest floor drain. Install new isolation valves on each boiler with controls back to the existing control system. Reuse existing glycol feeder, expansion tanks and HHW pumps. Provide electrical wiring to new boiler and install new electric power off switches at both entrances to the boiler room. Once boilers and piping are installed and pressure tested, restore glycol and provide factory startup of boilers.

The control of the new boilers will be added to the DDC System, incorporating the following control points:

- New Boilers – enable/disable, hot water reset, hot water supply and return temperatures, isolation valves, alarms.
- Hot Water Pump – enable/disable, pump status
- Hot Water System – supply and return temperatures

### 3. Gateway Elementary Boiler and HHW System Solution:

The Gateway HHW boiler shall be replaced with a new condensing boiler. In addition to changing the type of boiler used for heating, a boiler with lower capacity, “right sized” for the load it is currently serving in the Southern end of the building, will be installed.

Drain and capture glycol. Remove existing boiler and flue piping. Note: Some insulation between the boiler supply connection and the HHW pump appears to contain asbestos. This insulation must be tested and handled in accordance with ACM abatement requirements. Provide a new housekeeping pad for new 450 MBH condensing boiler. Re-connect hot water supply and return lines. Install condensate treatment kit and route condensate drain lines to existing floor drain. Install new flue piping, use existing flue roof penetration and seal in mechanical room. Pressure test piping and re-fill system. Provide factory startup.

Since the control system at Gateway is primarily pneumatic controls, the boiler will operate on its factory control system. The boiler shall have an outside air sensor for outside air enable and hot water reset sequences. The boiler shall also have controls to start the hot water pump prior to the boiler firing sequence.

Restore the electrical wiring and install an electric power off (EPO) switch for code compliance.

### 4. Columbine Elementary Boiler and HHW System Solution:

It is recommended to replace the existing Kewanee boilers with new high efficient condensing boilers. The new boilers would eliminate the need to maintain very old boilers and offer significant energy savings for the School District.

Remove existing boilers and breeching. Remove hot water supply and return lines and recirculation pumps in boiler room, remove 3 way valve. Remove existing electrical and control wiring back to nearest j-box. Install two new 750 MBH condensing boilers on existing housekeeping pads. Route new flue piping through existing roof penetration and seal in mechanical room. Install new condensate treatment kits and route condensate drains to existing floor drain. Reconnect hot water supply and return lines as shown. Install two new EPO switches as shown. Reconnect electrical branch circuits. Since the existing controls are pneumatic, the new boiler controls shall be packaged controls from the boiler manufacture. These controls will consist of an outside air sensor to utilize outside air enable and hot water reset sequences. Provide



factory startup and commissioning of new boilers.

## 5. Summit Elementary Boiler and HHW System Solution:

It is recommended to replace the existing Kewanee boilers with new high efficient condensing boilers. The new boilers would eliminate the need to maintain old boilers and offer significant energy savings for the School District.

Remove existing boilers and breeching. Remove hot water supply and return lines and recirculation pumps in boiler room, remove 3 way valve. Remove existing electrical and control wiring back to nearest j-box. Install two new 1000 MBH condensing boilers on existing housekeeping pads. Install new condensate treatment kits and route condensate drains to existing floor drain. Reconnect hot water supply and return lines as shown. Install two new EPO switches as shown. Reconnect electrical branch circuits.

Since the existing controls are pneumatic, the new boiler controls shall be packaged controls from the boiler manufacture. These controls will consist of an outside air sensor to utilize outside air enable and hot water reset sequences. Provide factory startup and commissioning of new boilers.

## How Urgent is this Project?

### 1. High School Boiler and Heating Hot Water System Urgency:

Both the North and South Boiler rooms are not equipped with the code required electric power off switches. The North Boiler room has two entrance/exit points, however the exterior door is very difficult to open due to piping that is routed under the door. This door is essentially forced closed and would be very difficult to open in an emergency situation. The pit where the North boilers are located is a very poor design. If the area was flooded because of a broken pipe, equipment failure or excess rainfall, and the floor drain was not capable of draining the water, both boilers would be flooded with water, submerged and destroyed. Woodland Park would lose their ability to provide hot water heat to the North section of the High School.

The existing South boilers are in very good condition and relatively new. However the proposed solution for the North boiler room will supplement the existing South boilers. The new boilers recommended to be located in the South boiler room will provide much more efficient heating for the entire High School during shoulder months. The existing South boilers will still be utilized when very cold weather requires the use of additional boilers. The new boilers should extend the life of the existing South boilers.

### 2. Middle School Boiler and HHW System Urgency:

The Middle School Boilers appear to be in good physical condition and operating well. The replacement of these boilers does not appear to be an urgent matter except that significantly more efficient boilers have been recommended for this location. Installation of the recommended boilers would virtually eliminate deferred maintenance issues on the existing boilers and reduce the Woodland Parks annual Utility budget for several decades in the future.

The absence of electric power off safety controls should be addressed.

### 3. Gateway Elementary Boiler and HHW System Urgency:

Replacement of this boiler is highly urgent. The dis-coloration on the boiler enclosure indicates un-even heating is taking place in this boiler, a sure sign of eminent failure and a safety hazard. This boiler was installed in 1968 making it nearly 46 years old. Failure of this boiler would prohibit heating the South end of Gateway Elementary. Failure of this boiler during heating season would create an emergency replacement typically leading to much higher replacement costs.

This boiler is significantly oversized and energy losses associated with the oversized atmospheric boiler also contribute to the urgency of replacing this boiler. Every day the boiler is used for heating, significant energy is lost, costing the School District in terms of their annual utility budget and contributing to un-necessary GHG emissions.

### 4. Columbine Elementary Boiler and HHW System Urgency:

The Columbine boilers are 26 years old showing signs of internal rusting. These are Kewanee boilers and Kewanee is no longer in business, obtaining new parts for these boilers may be impossible. A component failure on these boilers may render them completely failed. It is recommended to pro-actively replace them before they fail and possibly leave the elementary school without heat.

Replacing these boilers with new condensing boilers will provide significant energy savings to the School District and reduce GHG emissions through the efficiency gains of the new boilers.

### 5. Summit Elementary Boiler and HHW System Urgency:

The Summit boilers are 21 years old showing signs of internal rusting. These are Kewanee boilers and Kewanee is no longer in business, obtaining new parts for these boilers may be impossible. A component failure on these boilers may render them completely failed. It is recommended to pro-actively replace them before they fail and possibly leave the elementary school without heat.

Replacing these boilers with new condensing boilers will provide significant energy savings to the School District and reduce GHG emissions through the efficiency gains of the new boilers.

### How Does this Project Conform with the BEST Facility Construction Guidelines?

The following line item references apply to this Grant Application:

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.

One of the key drivers of this grant application is based on replacing older inefficient equipment with new energy efficient equipment and technology. Safety is also a concern of this grant application. The scope of work proposed in this grant seeks to replace the main heating system boilers with highly efficient modulating condensing boilers. It also proposes to replace existing partially functioning pneumatic control systems with new DDC control Systems. The control systems will be programmed with multiple energy savings control sequences: night and holiday setback, reset schedules on hot water, optimum start, morning warm-up and demand ventilation control sequences.

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;

A complete mechanical and control system commissioning plan, consisting of pre-functional and functional tests will be submitted to the Colorado Energy Office for approval prior to commissioning the equipment and controls proposed for this project. The School District will consider retro commissioning every 5 years and pursuing 3rd party certification for LEEDS for schools.

5.1.11 Utilize energy efficient and or renewable energy strategies

The boilers selected as candidates for this proposal can reach efficiencies as high as 96%. Some of the boilers currently operating at Woodland Park have efficiencies as low as 76%. The DDC controls will enable the District to operate energy saving control sequences on all mechanical equipment and monitor the equipment's performance.

5.1.15 Investigate performance contracting potentials.

Woodland Park School District has engaged with a State of Colorado approved ESCO and is currently undergoing a Technical Energy Audit (TEA). The TEA site and utility analysis has resulted in identifying both scopes of work requested in this grant application as necessary for both ASHRAE IAQ compliance and energy efficiency.

5.1.14 Evaluation of utility bills to determine efficiency of facilities

The TEA delivered by the ESCO will include a utility bill analysis with benchmarks and baselines for each building.

5.3 District wide energy management plan.

The TEA delivered by the ESCO will include a District Wide energy management plan.

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.

Training is a critical part of all energy conservation projects and a comprehensive plan will be included with both the boiler and DDC controls scope of work. Boiler training will consist of on-site training from equipment manufacture and off site training if needed. DDC controls training will consist of both on-site training and off site training if funding allows. On-site training is provided in the project.

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.

A plaque will be installed at the door to each mechanical room describing the type of boilers installed under this contract, why they are different from traditional boilers and how condensing technology works, a schematic showing the heating hot water system for the building and estimated annual energy savings and subsequent Green House Gas Emissions reduction resulting from the use of these proposed boilers.

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.

This project will follow zero waste policies for renovation of existing facilities.

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.

Although this project is not required to achieve LEED or CHPS, it will require Measurement and Verification in compliance with the State of Colorado M&V guidelines. These guidelines follow International Performance Monitoring and Verification Protocols (IPMVP) and are overseen by the Colorado Energy Office.

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

Future maintenance for the new systems installed during the boiler and controls replacement project will be completed as part of an ongoing comprehensive preventative maintenance program which includes monthly, quarterly and annual scheduled inspections. Additional documentation will detail repairs or replacement performed on the equipment This information will be logged electronically and also kept in a binder on site and available upon request.

Resources (funds and personnel) for preventative and routine maintenance are already budgeted annually for addressing repairs and preventative maintenance needs. These accounts will remain in the annual budget and adjusted as needed based on manufacturer's and installer's guidelines and recommendations. A desired outcome is for time and money historically spent on boiler-related maintenance to decrease with the installation of the newer and more efficient systems. This will permit the re-allocation of resources, particularly manpower, to other issues existing in the WPSD HelpDesk and WPSD Maintenance Database. The HelpDesk (short-term) and the Database (strategic) are tools designed to prioritize facilities and maintenance needs as well as develop a comprehensive district-wide record of issues and solutions. Eventually, these two tools will become part of a Facility Master Plan and will generate reports such as service schedules, and repair/replacement analyses.

To accurately determine the best course of action necessary to fund replacement of the new boilers and controls, the manufacturers and installers will be consulted to ascertain the expected lifespan of all systems and components. A prefatory evaluation of the expected lifespan of the equipment compared to the annual energy savings derived therefrom will be used to establish a plan for setting aside funds for eventual system replacement. If necessary, a 'building fund' or 'capital renewal reserve fund' may be established to collect a portion of the annual energy savings (after satisfaction of any project-related debts) and hold in reserve for future replacement.

## CDE - BEST FY2014-15 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 construction 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:

Each of the five facilities listed were constructed 'new' for the Woodland Park School District. Though each has undergone some sort of renovation(s), each has only been in service as a public school facility in this school district.

<b>Current Grant Request:</b>	\$1,871,812.80	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$1,247,875.20	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$3,119,688.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	58
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	40
<b>Affected Sq Ft:</b>	503,440	<b>Is a Waiver Letter Required?</b>	Yes
<b>Affected Pupils:</b>	2,586	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$5.63	<b>Is a Master Plan Complete?</b>	No
<b>Cost Per Pupil:</b>	\$1,096.71	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	195	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	4		

<b>District FTE Count:</b>	2,401	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$248,894,140	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$103,663	<b>Outstanding Bonded Debt:</b>	\$16,884,687
<b>Unreserved General Fund FY11-12:</b>	\$6,915,676	<b>Total Bond Capacity:</b>	\$49,778,828
<b>Median Household Income:</b>	\$62,293	<b>Bond Capacity Remaining:</b>	\$32,894,141
<b>Free Reduced Lunch %:</b>	34.52	<b>% Bonding Capacity Used:</b>	34
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	8.01

General Fund Reserves, Private Financing

## BEST School District and BOCES Grant Waiver Application

The BEST grant is a matching grant. Each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. The Capital Construction Assistance Board shall seek to be as equitable as practicable by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### INSTRUCTIONS

Please answer the questions below. Be specific when addressing each question and explain the issues and impacts in detail, including dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents or other relevant documentation to support the responses provided below.

Waiver requests will be reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request.

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1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your school district, charter school or BOCES.

*The Woodland Park School District is presently embarking on potential significant improvements that will greatly enhance the learning environment of the district. Within the next year, we have the opportunity to make some much-needed facilities improvements to make our plant operations within school buildings safer and more efficient. Upgrades and maintenance to boilers, controls and HVAC systems have been deferred for many years due to budgetary restrictions. In some cases, these systems are decades beyond their useful lives.*

*Additionally, we face an opportunity to implement curriculum and living labs in the area of STEM education that will impact the entire district. Students and faculty will benefit from these hands-on learning and professional development opportunities. From the height of student enrollment in 2001 to the fall of 2013, the student count has declined by 747 kids. When looking at a smaller district, a decline like this of more than 20% is certainly significant. Additionally, Program Funding from its height in FY 10 to now has declined by \$3,263,052. These factors, paired with additional local economic challenges, have not permitted the district to pursue such 21<sup>st</sup> Century educational advancements that others have been able to implement.*

*A match reduction will ease pressure on cash reserves needed to invest in these facilities upgrades and concurrently ease pressure on reserves needed for initial installation and implementation of the STEM-related labs and curriculum.*

## BEST School District and BOCES Grant Waiver Application

2. Please describe why the cost of complying with the match contribution would significantly limit educational opportunities within your school district, charter school or BOCES.

*WPSD is currently developing a public-private partnership to implement a 21st Century, hands-on learning program, which is anticipated to cost the school \$400,000 to \$500,000. The WPSD Board of Education and a special Community Task Force supports this investment in the future of its students, the development of their educational and career opportunities, and in the professional development of district faculty to support the learning mission of the district.*

*Our facilities and building infrastructure are in serious need of upgrades, as noted in the CDE School Assessment Reports. Thus, WPSD is strategically seeking unique and cost-effective opportunities to invest in building upgrades and expanded learning opportunities concurrently. We have weighed all options in terms of which to assign priority, but feel both initiatives deserve equal weight. Therefore, we are looking to leverage energy savings through an energy performance contract to provide our required match. In analyzing the project, as well as evaluating its unique approach and the factors adversely affecting the district's finances, we believe a reduction of our assigned 58% match to a 40% match will allow us to pursue the upgrades to infrastructure without compromising the opportunity to develop a 21st Century, hands on learning program.*

3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, other available grants or other organizations to more efficiently or effectively leverage the applicant's ability to contribute financial assistance to the project?

*Over the past few years, WPSD leaders have been actively building relationships throughout the community with the intent of receiving constructive feedback as well as developing cost-conscious partnership opportunities. Collaboration with civic groups such as the Woodland Park Chamber of Commerce, local pastors and local retired educators led to the creation of a Community Task Force in FY 13. The Task Force was made up of district leaders, local government leaders, parents, WPSD staff-members as well as local business and non-profit leaders. Over the course of three months, the group developed and presented ideas to the Board of Education describing ideas and potential solutions for the district to implement. Despite a bleak budgetary climate, the charge of this group was to identify creative solutions in the categories of student attraction and retention, staff attraction and retention, addressing deferred facilities maintenance, and overall analysis of district budgetary practices.*

*Having recently experienced a failed effort to pass a Mill Levy Override in the fall of 2011, the Community Task Force recognized the local climate to be one that would be difficult to obtain more local financial support. Moving away from the idea of bond/mill elections, the group identified the potential of partnering with an energy services company to engage in a two-headed project. The project will address deferred maintenance needs with a performance contract to upgrade items and systems such as boilers, controls and lighting then use future energy savings to pay for the upgrades. Additionally, the ideal energy services company partnership would provide a unique opportunity to implement Science, Technology, Engineering and Mathematics (STEM) education laboratories and curriculum with the intent of developing more rigorous STEM education while attracting and retaining students and staff.*

*A copy of the Community Task Force presentation that went before the Board of Education in June, 2013 is attached.*

## BEST School District and BOCES Grant Waiver Application

The minimum matching requirement for each applicant is determined by evaluating the following factors: Pupil Assessed Valuation, the district's average median household income (from 2010 census), percentage of pupils eligible for free or reduced cost lunch, bond election failures and successes in the last 10 years and bond mill levy. For each factor please describe why you feel that factor does not accurately reflect the financial capacity of your school district.

4. Per Pupil Assessed Valuation relative to the statewide average. – The higher the Per Pupil Assessed Value the higher the match.

*The net total taxable assessed valuation (AV) in Teller County for tax year 2013 is \$232,390,420. This is a sharp decline from the previous year net of \$249,682,216. For comparison, the net AV in Teller County declined by \$13,562,753 from 2009 to 2012. The approximately 7% decline from 2012 to last year is \$17,291,796. It is uncertain whether our 58% match includes the most recent AV.*

5. The district's median household income (from 2010 census) relative to the statewide average. – The higher the median household income the higher the match.

*The district's median income (most recently calculated in the 2007-2011 Census 5-year estimates) of \$62,293 does not necessarily reflect the income demographic of families that actually have students in district schools. This community has an interesting age demographic. According to the 2012 Nielson Company, Site Reports, nearly 36% of the Teller County population is 55 years of age or older. This is notably higher than the statewide average for the same age demographic of 24.5%. It is reasonable to expect that older couples and individuals tend to generate more income and have accumulated more wealth over the course of longer careers than their younger counterparts. Additionally, in the Woodland Park area, these folks tend not to have children who are school-aged. Lastly, in this area this segment of the community has displayed a strong tendency to not support tax increases except in unique or emergency situations such as forest fires leading to increased mill levies for fire protection districts.*

6. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average. – The lower the percentage for free and reduced cost lunch the lower the match.

*The district free or reduced percentage continues to increase. The October 2012 district percentage was 34.5%. As of the October 1, 2013 count the stats for the district and each building are listed below:*

- *District: 35.8%*
- *Gateway Elementary: 41.99%*
- *Columbine Elementary: 27.8%*
- *Summit Elementary: 49.3%*
- *Woodland Park Middle School: 37.8%*
- *Woodland Park High School: 30.3%*

7. Bond Election failures and successes in the last 10 years. – The more attempts the school district has had the lower the match.

*The district has not had a bond election failure in the last 10 years because the district has not pursued a bond during that time. However, the district did fail to pass a mill levy in the fall of 2011. At that time, the board of education considered initiatives for both a bond and mill. The decision, based on local economic and political factors paired with expert recommendations, was to pursue only the mill question. The*



*rationale was that additional mills levied for fewer dollars than a typical bond would have a greater chance of garnering voter approval. Unfortunately for the district, the mill question was defeated by almost a 2 to 1 margin.*

8. Bond mill levy relative to the statewide average. – The higher the bond mill levy the lower the match.

*The bond redemption mills levied in December 2013 are 8.606. Though this figure is comparable to many districts statewide, it is lower than most bond redemption mill levies of regional districts. The district has processed two bond refundings in the past five years to take advantage of lower interest rates and save money for local tax payers. One bond will be retired by the end of 2014 thus dropping the bond mill levy at the next certification.*

9. Please describe any other extenuating circumstances deemed appropriate for a waiver or reduction in the matching contribution.

*The district has established and maintained a healthy level of reserves over the last five years. Being in an economic climate that has adversely impacted the entire Colorado education system coupled with a prolonged period of declining student enrollment, those reserves have been, and are being, used to maintain programming, staffing, transportation, deferred maintenance, A.D.A. compliance, etc. The reserves declined by \$296,457 in FY 13 and are budgeted to drop considerably in FY 14 to address one-time needs*

**Pawnee Re-12 - Pawnee Grover K-12 - Phone System Replacement - 1978**

**School Name: Pawnee Grover K-12**

Number of Buildings:	2
All or Portion built by WPA:	No
Gross Area (SF):	42,766
Replacement Value:	\$12,897,966
Condition Budget:	\$5,990,257
Total FCI:	46.44%
Energy Budget:	\$0
Suitability Budget:	\$435,800
Total RSLI:	8%
Total CFI:	49.8%
Condition Score: (60%)	2.54
Energy Score: (0%)	1.53
Suitability Score: (40%)	4.68
School Score:	3.40



# CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

**Applicant Name:** PAWNEE RE-12

**Applicant Priority Number:** 1

**County:** WELD

**Previous BEST Grant(s) Funded:** 0

**Project Title:** Phone System Replacement

**Has this project been previously applied for and not funded?** No

**If Yes, please explain why:**

- |   |                                     |  |   |
|---|-------------------------------------|--|---|
| <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 checked="" type="checkbox"/> Other Please Explain: |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Water Systems       | Safety Communications                                     |

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

The district does not have an effective emergency communications system. The technology used in the current phone system is estimated to be over 20 years old and does not provide any options for emergency notifications. At best it has an intercom feature that can be used from just one location. The components are proprietary and are failing due to age. The components are no longer available and as handsets have failed the district has moved extensions around leaving some areas without communication. A new communications system would allow the latest equipment, software and technology for emergency and other communications for the district and responders.

## Deficiencies Associated with this Project:

The district's current communication system consists of a powerful fiber optic data and communications line installed by our local telephone association approximately one year ago which then goes into an old PBX phone box and a patch panel of exposed wiring giving the school district 2 dedicated voice lines. From this point outdated wiring leads to phone extensions in most locations which are unreliable and lacking any features for emergencies. For example; a voicemail consists of a handwritten note by whomever answered the phone (if a line was available) and walked to the recipient. Another example might be during a storm or power outage when the first thing to quit is the communications system forcing the district to use cell phones in a poor service area.

## Proposed Solution to Address the Deficiencies Stated Above:

The proposed solution would mate a new communications system to our data and voice line from the phone company, eliminate the loose wiring in the patch panel replacing it with a rack mounted VOIP system, all new wiring (seperate from the computer wiring) and approximately 35 VOIP full featured handsets. One for each occupied area of the school, including a conference phone in the board room if it were needed as an operations center. The system would have power backup, provide additional lines, and be reliable in all situations. The new system would also allow for expansion, a warranty, and be repairable for the future decade.

## How Urgent is this Project?

The current system is failing and has been needing replacement for several years. It was proposed as a need for the district last year, but was not funded. The timeframe for replacement is immediate if the district is a grant recipient and within 2 years if not awarded.

## How Does this Project Conform with the BEST Facility Construction Guidelines?

Section One; 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.

Section Two; School administrative offices should be provided with the technological hardware and software that provides

## CDE - BEST FY2014-15 GRANT APPLICATION SUMMARIES

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.

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

All bids were requested to include 5 years of warranty on the equipment and tech support. The district should not incur any expenses to maintain the new communications system until the 6th year. At that time, the district will pledge \$5,000 per year for the maintenance and replacement plan for the system. The anticipated life of the system is 20 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 construction 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:**

NA

<b>Current Grant Request:</b>	\$16,200.80	<b>Historical Significance:</b>	Yes, not deemed significant
<b>Current Applicant Match:</b>	\$41,659.20	<b>Does this Qualify for HPCP?</b>	No
<b>Total Project Cost:</b>	\$57,860.00	<b>Will this Project go for a Bond?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>CDE Minimum Match %:</b>	72
<b>Previous Matches:</b>	\$0.00	<b>Actual Match % Provided:</b>	72
<b>Affected Sq Ft:</b>	68,749	<b>Is a Waiver Letter Required?</b>	No
<b>Affected Pupils:</b>	88	<b>Is this a Statutory Waiver?</b>	No
<b>Cost Per Sq Ft:</b>	\$0.77	<b>Is a Master Plan Complete?</b>	Yes
<b>Cost Per Pupil:</b>	\$597.73	<b>Who owns the Facility?</b>	District
<b>Sq Ft Per Pupil:</b>	781	<b>Does the Facility have Financing?</b>	
<b>Per Pupil Allocation to Cap Reserve:</b>	0	<b>Who will the Facility Revert to if the School Ceases to Exist:</b>	
<b>Listed Inflation %:</b>	2.5		

<b>District FTE Count:</b>	81	<b>Bonded Debt Approved:</b>	
<b>Fiscal Health Watch?</b>	No	<b>Year(s) Bond Approved:</b>	
<b># of Fiscal Health Warning Indicators:</b>	0	<b>Bonded Debt Failed:</b>	
<b>Assessed Valuation:</b>	\$348,099,813	<b>Year(s) Bond Failed:</b>	
<b>PPAV:</b>	\$4,297,529	<b>Outstanding Bonded Debt:</b>	\$190,000
<b>Unreserved General Fund FY11-12:</b>	\$1,903,491	<b>Total Bond Capacity:</b>	\$69,619,963
<b>Median Household Income:</b>	\$39,669	<b>Bond Capacity Remaining:</b>	\$69,429,963
<b>Free Reduced Lunch %:</b>	25.3	<b>% Bonding Capacity Used:</b>	0
<b>Match Source Detail:</b>		<b>Existing Bond Mill Levy:</b>	0.33

The district has an appropriated contingency fund for capital projects which will be used for the project.







DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

**MAY 2014**

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