



COLORADO
Department of Education

Prioritized FY2019-20 Recommended BEST Lease- Purchase Grants

Submitted to:
Capital Development Committee

By:
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Executive Summary

Pursuant to Article 22-43.7 C.R.S., the BEST Act, financial assistance is provided from the Public School Capital Construction Assistance Fund (assistance fund) to school districts, charter schools, institute charter schools, BOCES, and the Colorado School for the Deaf and Blind to assist with new public school construction and existing public schools renovations.

Assistance fund revenue is derived from the State Land Trust, Colorado Lottery proceeds, marijuana excise tax, matching grant funds, and assistance fund-generated interest.

The BEST Act established the Public School Capital Construction Assistance Board (CCAB). In May, 2019 the CCAB reviewed 58 grant applications requesting approximately \$437 million in State grant funds with \$383 million in local matching funds, for \$819 million in total project costs. On May 15th, 16th and 17th, 2019, the CCAB held public meetings and reviewed grant applications, pursuant to Section 22-43.7-109(7) C.R.S. Division staff and the CCAB thoroughly reviewed every application. They then prepared prioritized project lists for State Board of Education approval. The State Board of Education met on June 13, 2019 and approved the list of projects included in this report on page 6.

The following is a link to a summary of the grant applications received this year:

<http://www.cde.state.co.us/cdefinance/fy2019-20bestgrantapplicationssummarybookpdf>

Standard of Review for the CCAB

The CCAB has prioritized applications for public school facility capital construction projects based on the following criteria, in descending order of importance and pursuant to Section 22-43.7-109(5) C.R.S., taking into consideration the financial assistance priority assessment, in conformance with statute:

1. Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security and projects designed to incorporate technology into the education environment. 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.
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.
3. All other projects.

Standard of Review for the State Board of Education

Generally, the State Board may approve, disapprove or modify the provision of financial assistance for any project recommended by the CCAB, but may only disapprove or modify if the State Board concludes that the CCAB misinterpreted the results of the prioritization assessment conducted pursuant to Section 22-43.7-108 C.R.S. or misapplied the prioritization criteria specified in Section 22-43.7-109(5) C.R.S. The CCAB is required to submit the list of recommended projects to the State Board no later than June 20 of each year for approval, disapproval or modification.



Pursuant to Section 22-43.7-109(7)(a), the prioritized list of projects for which the State Board recommends financial assistance shall include the State Board's recommendation as to:

1. The amount of financial assistance;
2. The type of financial assistance to be provided. In this case, the projects are recommended for BEST lease-purchase grants using new lease-purchase or previously financed moneys;
3. The amount of applicant matching moneys for each recommended project based upon information provided by the applicant;
4. The source of matching moneys for each recommended project based upon information provided by the applicant.

The CCAB may recommend back-up projects for financial assistance in the case that another higher priority project or group of projects becomes ineligible for financial assistance. This would be due to an applicant's inability to raise required matching moneys by deadline prescribed by the Assistance Board as a condition of the financial assistance award.

Standard of Review for the Capital Development Committee

No later than June 25 of each year, the State Board shall submit to the Capital Development Committee a revised prioritized list that includes only those projects that involve lease-purchase agreements. The State Board shall submit the information regarding the details of the financing of the listed projects that the CCAB submitted to the State Board with the list. The Capital Development Committee may approve or disapprove the list if it concludes that the inclusion of one or more of the listed projects would unreasonably increase the cost of providing financial assistance that involves lease-purchase agreements for all of the listed projects no later than July 15 of each year. If the Capital Development Committee does not approve or disapprove the list by July 15, it will be deemed to have approved the list as submitted.

If the Capital Development Committee disapproves the revised prioritized list, it shall provide its reasons for doing so in writing to the CCAB no later than July 20. The CCAB may resubmit the list with modifications or additional information, or both, that address the committee's concerns no later than August 1. The Capital Development Committee may approve the entire resubmitted list or may disapprove one or more projects on the resubmitted list if the committee again concludes that the inclusion of the project or projects would unreasonably increase the cost of providing financial assistance that involves lease-purchase agreements for all of the listed projects, no later than August 15. If the Capital Development Committee disapproves a project on the resubmitted list, the project shall not receive financial assistance that involves lease-purchase agreements, and the remaining projects on the resubmitted list shall receive such financial assistance that the State Board recommends. If the Capital Development Committee does not approve or disapprove the resubmitted list by August 15, it will be deemed to have approved the list as resubmitted.

Conclusion

The State Board of Education is submitting to the Capital Development Committee the following prioritized list and description of five projects for lease-purchase financing, with two projects as back-up projects, if a higher prioritized project becomes ineligible for financial assistance due to their inability to raise the required matching moneys. The State Board met on June 13, 2019 and approved the Capital Construction Assistance Board's grant recommendations pursuant to Section 22-43.7-109(7)(a) C.R.S. and approved the Capital Construction Assistance Board's grant recommendations.

The following is submitted for Capital Development Committee approval at their June 14, 2019 meeting.



List of Prioritized FY2019-20 BEST Lease-Purchase Grants

County	Applicant Name	Project Title	BEST Request Amount	Applicant Contribution	Total Request & Matching Contribution
Yuma	*YUMA 1	HS Addition/Renovation and MS Renovation	\$ 15,968,229.00	\$ 15,968,229.00	\$ 31,936,458.00
Weld	*JOHNSTOWN-MILLIKEN RE-5J	Letford ES Replacement School	\$ 8,366,653.25	\$ 25,099,959.75	\$ 33,466,613.00
Conejos	*NORTH CONEJOS RE-1J	Centauri HS Replacement	\$ 24,224,076.15	\$ 6,419,081.85	\$ 30,643,158.00
Lake	*LAKE COUNTY R-1	West Park PK-2 ES Replacement	\$ 20,805,668.40	\$ 13,870,445.60	\$ 34,676,114.00
Otero	MANZANOLA 3J	PK-12 Addition and Renovation	\$ 31,386,774.74	\$ 200,000.00	\$ 31,586,774.74
		Total Recommended for Cash Grants	\$128,928,544.49	\$ 110,128,554.50	\$ 239,057,098.99
		Total Recommended for Lease/Purchase Grants	\$100,751,401.54	\$ 61,557,716.20	\$ 162,309,117.74
		Total Recommended for Cash and Lease/Purchase	\$229,679,946.03	\$ 171,686,270.70	\$ 401,366,216.73
Backup Projects in Prioritized Order (in the event an awarded project fails to secure matching funds)					
Arapahoe	ADAMS-ARAPAHOE 28J	East MS Remodel and Addition	\$ 17,680,732.40	\$ 26,521,098.60	\$ 44,201,831.00
Adams	MAPLETON 1	Valley View ES New School Replacement	\$ 17,414,793.86	\$ 6,441,088.14	\$ 23,855,882.00
* Grants contingent upon a November 2019 Bond Election					



Summaries of the Prioritized FY2019-20 BEST Lease-Purchase Grants

Yuma 1 / HS Addition/Renovation and MS Renovation

This project addresses health and safety deficiencies including electrical system failures and fires, multiple fundamental security deficiencies, health concerns, HVAC, and site safety issues. The high school's office is situated far from the entrance, and VoAg building is housed in a separate deteriorating building across campus. This project will resolve these deficiencies and enhance student achievement by relocating the entrance and administration, adding a career-tech and athletic addition, renovating the existing building to resolve electrical, HVAC, security, and classroom functionality issues, and reorganizing the site layout to improve safety. Additional renovations will occur in the middle school to address electrical, kitchen food service and abatement, and site concerns.

This project is recommended for BEST Lease Purchase funding as follows:

Grant Amount \$15,968,229.00; District Contribution \$15,968,229.00 or 50.0%, with the source of match being a November 2019 Matching Money Bond Election.

Johnstown-Milliken RE-5J / Letford ES Replacement

This project addresses multiple health and safety deficiencies including a severely leaking roof, site drainage concerns, security inadequacies, lighting and electrical distribution issues, failing mechanical controls and HVAC units, structural concerns, and presence of asbestos containing materials. This project will resolve these deficiencies and enhance student achievement by full replacement of the school with a new elementary school on a new site. The existing school will be demolished. The new school will target LEED Gold or CHPS Verified Leader status as required by the High Performance Certification Program.

This project is recommended for BEST Lease Purchase funding as follows:

Grant Amount \$8,366,653.25; District Contribution \$25,099,959.75 or 75.0%, with the source of match being a 2019 Matching Money Bond Election.

North Conejos RE-1J – Centauri HS Replacement

This project addresses health, safety, and technology deficiencies including poor vehicular circulation causing safety issues, lack of security systems and door monitoring, lack of accessibility, mechanical systems that can no longer provide a comfortable environment, and many other challenges. This project will resolve these deficiencies and enhance student achievement by replacing the school on the same site with an educational facility that is designed to current day teaching and learning standards. Project will pursue high performance certification.

This project is recommended for BEST Lease Purchase funding as follows:

Grant Amount \$ 24,224,076.15; District Contribution \$ 6,419,081.85 or 20.95%, with the source of match being a November 2019 Matching Money Bond Election.



Lake County R-1 – West Park PK-2 ES Replacement

This project addresses health, safety, and technology deficiencies including security, hazardous materials, water supply, sewer service and plumbing systems, indoor air quality, heating system, structural system, electrical systems, and many other challenges. This project will resolve these deficiencies and enhance student achievement by constructing a new school on the current school site. This new school will house the pre-school through second grade students in a purpose built environment that will be LEED certified.

This project is recommended for BEST Lease Purchase funding as follows:

Grant Amount \$ 20,805,668.40; District Contribution \$ 13,870,445.60 or 40.00%, with the source of match being a November 2019 Matching Money Bond Election.

Mazanola3J/ PK-12 Addition and Renovation

This project addresses the health and safety of the students by replacing the existing elementary school and renovating the existing 1925 historic Junior/ Senior High School and to add an addition. The existing elementary school was built when hazardous building materials were used in construction, the building systems are deficient and do not operate to provide appropriate student comfort. The secondary students travel from the Junior/ Senior High School to the elementary school for meals. The district has remote buildings that students travel to for specialized programs. The project will locate all students in one secured school building with current classroom technology. The renovation of the existing 1925 historic building will include code compliant building systems, the removal of hazardous materials and exterior work to support the new mechanical system. The addition will include a new gymnasium and classrooms for all grades and special education. The renovation and the addition design will include high performance design considerations and be energy efficient. The project will be code compliant and permitted thru the state. The project will have a construction warranty and a manufacturer's warranty for all products and equipment within the project.

This project is recommended for BEST Lease Purchase funding as follows:

Grant Amount \$31,386,774.74; District Contribution \$200,000.00 or 0.63%, with the source of match being the district's reserves.

BACK UP:

Adams-Arapahoe 28J/ East Middle School Remodel and Addition

This project addresses the health and safety of students. The existing school is showing signs of building movement due to cracking floor slabs and shifting walls and doors. The district has concerns with security due to the eighty exterior doors and the movement of students coming and going. Due to the age of the buildings there is known hazardous materials which has been disturbed. The building systems are deficient and indoor air quality is an issue. This project will resolve these deficiencies and enhance student achievement by demolishing two-thirds of the building which includes the areas where movement has been noted and renovating the remaining athletic building, the 1980's exploratory building and the courtyard auditorium building. A new classroom addition will be built to the west of the remaining buildings that will be code compliant and permitted thru the state. The project will consider high performance design and energy efficiency. The project will have a construction warranty and a manufacturer's warranty for all products and equipment in the project.



This project is recommended for BEST Lease Purchase funding as follows:

Grant Amount \$17,680,732.40; District Contribution \$26,521,098.60 or 60%, with the source of match being the district's November 2018 bond election.

Mapleton 1/ Valley View Elementary School New School Replacement

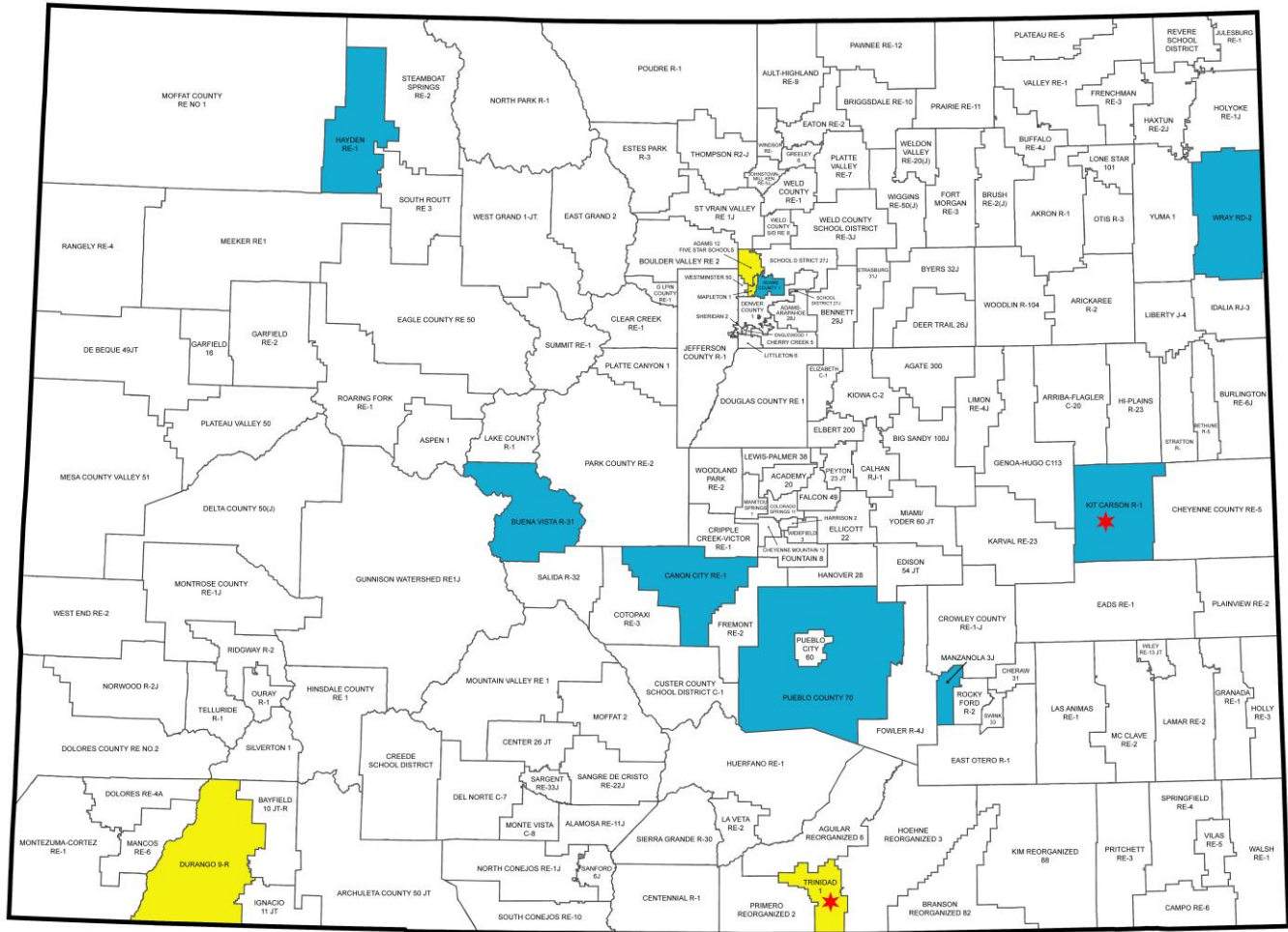
This project addresses the health and safety of students in the existing school facility by constructing a new school on the same site as the existing school. The school is located adjacent a heavily traveled four-lane road and is separated by a parking lot. There was an incident where a car slammed into the school building and injured students. The site does not have a designated bus loop or parent drop off. The building has indoor air quality issues due to a deficient mechanical systems, security concerns due to the numerous access points, plumbing deficiencies including lack of appropriate facilities due to the number of occupants in the building and deficient fire alarm systems. This project will resolve these deficiencies and enhance student achievement by constructing a new school located off the adjacent four-lane road, and providing a new facility to address the districts educational programming. The new school will provide a safe and secured environment with new building systems. The project will consider high performance design and energy efficiency, be code compliant and permitted thru the state. The project will have a construction warranty and a manufacturer's warranty for all products included in the facility.

This project is recommended for BEST Lease Purchase funding as follows:

Grant Amount \$17,414,793.86; District Contribution \$6,441,088.14 or 27%, with the source of match being the district's November 2016 bond election.



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FY 2019-20 Lease Purchase Projects by Congressional District:

<u>Representative:</u>	<u>Senate District:</u>	<u>Counties:</u>	<u>Projects:</u>
Jerry Sonnenberg	1	Yuma	Yuma 1
Jerry Sonnenberg	1	Weld	Johnstown-Milliken RE-5J
Dylan Roberts	26		
Rhonda Fields	29	Arapahoe	* Adams Arapahoe 28J
Susan Beckman	38		
Alex Valdez	5		
Tammy Story	16		

Other Projects Not Covered:

North Conejos RE-1J

Lake County R-1

Manzanola 3J

*Mapleton 1

*Denotes backup project.