



BUILDING EXCELLENT SCHOOLS TODAY

MAY 2024



COLORADO

Department of Education

Capital Construction Unit

**SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST)
FY2024-25 GRANT APPLICATIONS
RECEIVED FEBRUARY 5, 2024**



SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2024-25 GRANT APPLICATIONS

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**CAPITAL CONSTRUCTION UNIT
BUILDING EXCELLENT SCHOOLS TODAY (BEST)**

Capital Construction Assistance Board Members

Jane Crisler (Chair)	Architect, Appointed by the Governor
Wendy Wyman (Vice Chair)	Facility Planner and Manager, Appointed by the G.A. Speaker of the House
Kevin Haas	Engineer, Appointed by the Governor
Vaishali McCarthy	School Facilities Planner/Manager, Appointed by the State Board of Education
Matthew Samelson	Public School Finance Expertise, Appointed by the President of the Senate
Wade Turner	Technology Expert, Appointed by the G.A. Minority Leaders
Lara Vincent	Construction Manager, Appointed by the Governor
Michael Wailes	School Board Member, Appointed by the State Board of Education
George Welsh	Public School Superintendent, Appointed by the State Board of Education

Division Staff

Andy Stine	Director of Capital Construction
Angel Garcia	Program Assistant
Sean Donahue	Regional Program Manager (<i>Northwest</i>)
Meg Donaldson	Regional Program Manager (<i>Southwest</i>)
Jay Hoskinson	Regional Program Manager (<i>Northeast</i>)
Brandon LaChance	Regional Program Manager (<i>Charters & Central</i>)
Katie Van Kooten	Regional Program Manager (<i>Southeast</i>)
Dustin Guerin	Supervisor, Statewide Facility Assessment
Tim Cissell	Regional Facility Assessor
Steve Fagan	Regional Facility Assessor
Mark Hillen	Regional Facility Assessor
John Huerta	Regional Facility Assessor
Josh Jones	Regional Facility Assessor
Duane Robinson	Regional Facility Assessor
Scott Sullivan	Regional Facility Assessor
Lucas Wade	Regional Facility Assessor

BEST FY2024-25 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.

Decision Making

After each grant applicant presents, the CCAB will make a public motion to move (or not move) a grant project to the recommendation shortlist. Once all grants have been reviewed the final prioritized list will be generated.

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 discussions should remain focused on the grant application proposals and the information provided by the grant applicant and staff.

Openness / Conflict

Members are encouraged to share relevant issues. Everyone's input is valued. Each member shall manage conflict effectively.

Critique

Each member shall take their work seriously, provide meaningful feedback on their evaluation tools, 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 public schools throughout the State!

INTRODUCTION

In 2008, HB08-1335 established the Building Excellent Schools Today (BEST) grant program 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 (and future amendments):

- 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.

Revenues supporting the Assistance Fund consist of:

- State Land Trust Revenue;
- Colorado Lottery Spillover;
- Marijuana Excise Tax;
- Interest from monies in the Assistance Fund.

For the FY2024-25 grant cycle, the CCAB will review 52 applications totaling about \$882 million, requesting \$632 million in State funds, and providing \$250 million in matching funds. The CCAB is responsible for submitting a prioritized list of recommended projects to the State Board of Education for approval and award. This book and attachments summarize all of the applications submitted and provides additional data to assist with evaluation of the applications.

Division staff have read each application and completed a thorough review process to evaluate scope, budget, proposed solution, conformance with Public School Facility Construction Guidelines, and alignment with statewide assessment findings. Staff comments have been incorporated into the board's scoring tool.

Per CRS 22-43.7-109, Section 6.2 of the BEST Rules requires the CCAB, taking into consideration the Statewide Assessment, to prioritize and determine the amount and type of financial assistance provided 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, and projects that are designed to incorporate technology into the educational environment.
 - As used in this subsection, "technology" means hardware, devices, or equipment necessary for individual student learning and classroom instruction, including access to electronic instructional materials, or necessary for professional use by a classroom teacher.
 - 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 will provide career and technical education capital construction in public school facilities;

- Projects that assist public schools to replace prohibited American Indian mascots as required by Section 22-1-133; and
- All other projects.

BEST grants are matching grants and each applicant is required to provide matching funds (not to exceed available bonding capacity) in an amount determined using criteria defined in statute. An applicant can submit a waiver request to reduce this amount. 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 in the order provided, organized by project type, then alphabetically by county, then by applicant name.

Applicants may present their project to the CCAB, but are not required. Team members knowledgeable about the project request should be available to answer questions pertaining to the grant application.

Individual Grant Application Review:

- 1) When a grant is up for review, the Director will call on the grant applicant to present.
- 2) The Director will introduce the project (applicant name & project title), then ask the presenters to introduce themselves.
- 3) The presenters will be given a two-minute window to present to the CCAB:
 - The presentation should include any items the applicant wishes to highlight or address pertaining to the proposed project. The applicant's photos will be presented during the project discussions.
- 4) Following the applicant's presentation, the Board Chair will open the floor to CCAB discussion.
- 5) After all questions have been answered, each CCAB member will complete scoring for the application.
- 6) The CCAB will then vote on moving the project to the recommendation shortlist.
 - NOTE: Moving an application to a funding recommendation shortlist does not guarantee the application will be awarded. See below for the shortlist prioritization procedure.
 - If a project that has a waiver is not voted to the shortlist, the waiver will not be reviewed.
- 7) If an application is voted to the shortlist and 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.
 - NOTE: Statutory Limit waivers (to prevent exceeding maximum available bonding capacity) are required by statute. There will not be a review or vote.
 - The Board Chair will entertain a motion to approve each waiver.
 - An applicant whose waiver request is denied is still eligible to receive a grant.
- 8) This process will be repeated until all applications have been reviewed.
- 9) Upon completion of all application reviews, including finalizing scores then a ranking of scored projects by each CCAB member to break ties, Division staff will complete the recommended shortlist.

Review of Prioritized Grant Applications:

- After compiling the final scores and ranks, and assigning recommended funding sources (cash or lease/purchase), Division staff will present the CCAB with the results of the shortlisted grant application evaluations.
 - The shortlisted projects will be sorted by their identified statutory need: Priority 1-5.
 - The average of voting CCAB member's normalized ranks, accounting for recusals, will be utilized to compile a prioritized list, as determined by the board.
 - In the event of any remaining ties in scoring, the board will break the tie with a vote.
- The CCAB will review the prioritized list and make any final remarks.
- A line will be drawn at the set amount of available funding (State share), which the CCAB will review, and then make a final motion to approve the list. The prioritized list may include backup projects to be awarded in the event a higher ranked project fails to secure matching funds.
- The CCAB review will yield a prioritized list of projects to submit to the State Board of Education (SBE) for approval. The prioritized list will 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 SBE may approve, disapprove, or modify the provision of financial assistance for any project recommended by the CCAB if the SBE concludes that the CCAB misapplied the prioritization criteria in the statute. If the SBE concludes that the CCAB misapplied the prioritization criteria in the statute, then the SBE shall specifically explain its reasons for finding that the CCAB misapplied the prioritization criteria in writing.
- Once the list is approved, on behalf of the SBE, division staff will then present all projects identified as potential for lease/purchase funding to the Capital Development Committee (CDC). If the CDC concludes that the inclusion of one or more of the projects on the list will unreasonably increase the cost of providing financial assistance that involves lease/purchase agreements for all of the projects on the list, the list will be resubmitted with modifications. At that time the CDC may disapprove of any single project on the list.
- The above is intended to be only 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
- Map of Participating Applicants
- Example of a BEST Grant Application Evaluation Tool
- Matching Calculations for BEST Grant Applicants
- Example of a BEST Grant Waiver Evaluation Tool for School Districts and BOCES
- Example of a BEST Grant Waiver Evaluation Tool for Charter Schools
- Glossary of Terms Used

DEPARTMENT OF EDUCATION**Division of Public School Capital Construction Assistance****BUILDING EXCELLENT SCHOOLS TODAY GRANT PROGRAM****1 CCR 303-3**

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” has the same meaning as set forth in § 24-30-1301 (2); C.R.S. except that the term also includes technology, as defined in § 22-43.7-109 (5)(a)(I)(B)
- 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.
- 1.14. “Eligible Charter School” means a qualified charter school that is eligible for the Loan Program as defined in § 22-30.5-408(1)(c) C.R.S. and authorized to receive financial assistance pursuant to 22-43.7-103(7) C.R.S.
- 1.15. “Division” means the Division of Public School Capital Construction Assistance created in § 22-43.7-105 C.R.S.
- 1.16. “Financial Assistance” means BEST Cash Grants; BEST Lease-purchase Funding; BEST Emergency Grants; funding provided as matching grants by the Board from the Assistance Fund to an Applicant; or any other expenditure made from the Assistance Fund for the purpose of financing Public School Facility Capital Construction as authorized by the BEST Act.
- 1.17. “Grantee” means a School District, Charter School, Institute Charter School, BOCES or the Colorado School for the Deaf and Blind that has applied for Financial Assistance and received an award.
- 1.18. “Institute Charter School” means a Charter School chartered by the Colorado State Charter School Institute pursuant to § 22-30.5-507 C.R.S.
- 1.19. “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, with the support of the Division and subject to the approval of the State Board and the lessor of the property, may provide financial assistance as specified in this section to an applicant that is operating or will operate in the next budget year in a leased facility that is:
 - 2.3.1. Listed on the state inventory of real property and improvements and other capital assets maintained by the Office of the State Architect pursuant to § 24-30-1303.5, C.R.S.; or
 - 2.3.2. State-owned property leased by the State Board of Land Commissioners, described in § 36-1-101.5, C.R.S., to the applicant.
 - 2.3.3. An award of financial assistance must be used to preserve or enhance the value of state-owned, leased property.
- 2.4. The Board may only provide financial assistance for a capital construction project for a public school in existence for at least three years at any time before the Board receives an application for financial assistance.
- 2.5. 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 bid to provide services on any capital construction project.

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 involvement regarding the Project included in an Application and the Board member does not have a direct or indirect substantial financial interest 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 and the Board member discloses any conflict of interest;

3.1.4.2. No Board member shall participate in the Board's evaluation process, including voting, for any Application when the Board member has a direct or indirect substantial financial interest in the Project or Application or the Board member's firm has had prior involvement 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.

3.1.4.4. Board members shall be aware of and comply with the Colorado Code of Ethics, § 24-18-108.5(2), C.R.S., and shall not perform any official act which may have a direct economic benefit on a business or other undertaking in which the member has a direct or substantial financial interest.

3.1.4.4.1. A financial interest means a substantial interest held by an individual which is (i) an ownership interest in a business, (ii) a creditor interest in an insolvent business, (iii) an employment or prospective employment for which negotiations have begun, (iv) an ownership interest in real or personal property, (v) a loan or any other, or (vi) a directorship or officer ship in a business.

3.1.4.4.2. An official action means any vote decision, recommendation, approval, disapproval or other action, including inaction, which involves the use of discretionary authority.

- 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 total dollar amount of all school district mills, per capita, 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; and
 - 4.1.1.6. 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;
 - 4.1.1.7. 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 total dollar amount of all school district mills, per capita, 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 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. For a district charter school that is occupying a district facility and paying only the direct costs of occupancy for its facility pursuant to § 22-30.5-104 (7)(c) C.R.S., the match percentage of the district charter school's authorizing district;

4.1.3.2. For district charter schools that are not included in subsection 4.1.3.1 of this section, seventy-five percent of the match percentage of the district charter school's authorizing school district; or

4.1.3.3 Fifty percent of the average match percentages for all school districts in the state for an institute charter school;

4.1.3.4. Whether a district charter school's authorizer retains no more than ten percent of its capacity to issue bonds;

4.1.3.5. In the ten years preceding the year in which the charter school submits the application, the number of times the charter school has sought or been afforded:

4.1.3.5.1. Grant funding for capital needs from a source other than the assistance fund; and

4.1.3.5.2 Funding, including financing for capital construction, other than state aid pursuant to section § 22-54-124 C.R.S. from any other source;

4.1.3.6. If the charter school is a district charter school, the student enrollment of the district charter school as a percentage of the student enrollment of the charter school's authorizing school district and;

4.1.3.7 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.

4.1.3.8 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 wavier application using the prescribed wavier 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 § 22-30.5-104 or an Institute Charter School as that term is defined in § 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, utility cost savings associated with any utility costs-savings contract, as defined in § 24-30-2001 (6), 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. If deemed relevant by the applicant, a statement of the applicant's annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and the amount of any reduction in such costs expected to result if the applicant receives financial assistance;
 - 5.2.9. A copy of any existing Master Plan or facility assessment relating to the facility(ies) for which Financial Assistance is sought;
 - 5.2.10. If the Application is for Financial Assistance for either the construction of a new Public School Facility that will replace one or more existing Public School Facilities or the reconstruction or expansion of an existing Public School Facility and if the Applicant will stop using an existing Public School Facility for its current use if it receives the Grant, the Applicant will include a plan for the future use or disposition of the existing Public School Facility and the estimated cost of implementing the plan.
 - 5.2.11. Any other information that the Board may require for the evaluation of the project;
 - 5.2.12. An Application from a School District shall include signatures of the Superintendent and a District Board Officer;
 - 5.2.13. An Application from a Charter School shall include signatures of the District Superintendent, School Board Officer, and the Charter School Director;
 - 5.2.14. An Application from an Institute Charter School shall include signatures of the Charter School Institute Director and the Institute Charter School Director;
 - 5.2.15. An Application from a Board of Cooperative Educational Services shall include signatures of the BOCES Director and a BOCES Board Officer;
 - 5.2.16. 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.
 - 5.4.2. In the event the Governor declares a disaster emergency, pursuant to § 24-33.5-704(4) C.R.S., the Division shall, as soon as possible following the declaration of the disaster emergency, contact each affected school facility in any area of the State in which the Governor declared the disaster emergency to assess any facility needs resulting from the declared disaster emergency.
 - 5.4.2.1. The Division must report its findings to the Board as soon as possible following its outreach.

5.4.2.2. In determining whether to recommend to the State Board that Emergency Financial Assistance be provided, the Board shall consider the findings that the Division provided to the Board.

5.4.3. 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.

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.

6.2. The Board, taking into consideration the Statewide Financial Assistance Priority Assessment, conducted pursuant to § 22-43.7-108 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, and projects that are designed to incorporate technology into the educational environment

6.2.2. As used in § 22-43.7-109(5)(a)(1), “technology” means hardware, devices, or equipment necessary for individual student learning and classroom instruction, including access to electronic instructional materials, or necessary for professional use by a classroom teacher.

6.2.2.1. In prioritizing an Application for a Public School Facility renovation project that will address safety hazards or health concerns, the Board shall consider the condition of the entire Public School Facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide Financial Assistance for the renovation project.

6.2.3. Projects that will relieve overcrowding in Public School Facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities, and.

6.2.4. Projects that will provide career and technical education capital construction in public school facilities; and

6.2.5. Projects that assist public schools to replace prohibited American Indian mascots as required by Section 22-1-133

- 6.2.6. All other projects.
- 6.2.7. Among other considerations, the Board may take into account the following in reviewing Applications:
 - 6.2.7.1. The amount of the matching contribution being provided in excess of or less than the minimum;
 - 6.2.7.2. Whether the Applicant has been placed on financial watch by the Colorado Department of Education;
 - 6.2.7.3. Overall condition of the Applicant's existing facilities;
 - 6.2.7.4. The project cost per pupil based on number of pupils affected by the proposed Project;
 - 6.2.7.5. The project life cycle.
 - 6.2.7.6. The Public School Facility's Facility Condition Index (FCI), Colorado Facility Index (CFI), school priority score and construction guidelines score.
 - 6.2.7.7. 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; and
 - 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.
 - 6.3.2.2. If the Board recommends partial funding for a Project and the Applicant declines such funding, the Board will deem the Applicant to have withdrawn its Application.
- 6.4. The Board shall submit to the State Board the prioritized list of Projects.
 - 6.4.1. The prioritized list shall include 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.
 - 6.4.2. When funding State Board-approved alternate Projects, the Board may offer funding to a Project in its entirety or may offer a partial award, based on available appropriations. If the Board offers partial funding to a Project and the Applicant declines such funding, the Board will deem the Applicant to have withdrawn solely for purposes of allowing the next-highest priority alternate Projects to be funded.
- 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.

8.2. 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 local matching dollars, Colorado State Land Board, School Trust Lands, the Colorado Lottery, and excise taxes." with modifications if 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.

DEPARTMENT OF EDUCATION**Division of Public School Capital Construction Assistance****PUBLIC SCHOOL FACILITY CONSTRUCTION GUIDELINES****1 CCR 303-1**

[Editor's Notes follow the text of the rules at the end of this CCR Document.]

Article 1 - Purpose and Authority to Promulgate Rules**1.1. Purpose**

- 1.1.1. Section 22-43.7-107(1)(a), C.R.S. states, The board shall establish public school facility construction guidelines for use by the board in assessing and prioritizing public school capital construction needs throughout the state as required by section 22-43.7-108, C.R.S. reviewing applications for financial assistance, and making recommendations to the state board regarding appropriate allocation of awards of financial assistance from the assistance fund only to applicants. The board shall establish the guidelines in rules promulgated in accordance with article 4 of title 24, C.R.S.
- 1.1.2. Section 22-43.7-107(1)(b), C.R.S. states, It is the intent of the general assembly that the Public School Facility Construction Guidelines established by the board be used only for the purposes specified in section 1.1.1 above.
- 1.1.3. The Public School Facility Construction Guidelines shall identify and describe the capital construction, renovation, and equipment needs in public school facilities and means of addressing those needs that will provide educational and safety benefits at a reasonable cost.

1.2. Statutory Authority

- 1.2.1. Section 22-43.7-106(2)(i)(I) C.R.S. states, the board may promulgate rules in accordance with article 4 of title 24, C.R.S. The board is directed to establish Public School Facility Construction Guidelines in rule pursuant to 22-43.7-107(1)(a), C.R.S.

Article 2 - Definitions

- 2.1. The definitions provided in 22-43.7-103, C.R.S., shall apply to these rules. The following additional definitions shall also apply:

“C.R.S.” means Colorado Revised Statutes.

“ES” means Elementary School.

“F.T.E.s” means Full Time Equivalent Students.

“Gross Square Feet (GSF)” means the total area of the building (inclusive of all levels as applicable) of a building within the outside faces of the exterior walls, including all vertical circulation and other shaft (HVAC) areas connecting one floor to another.

“Guidelines” means the Public School Facility Construction Guidelines.

“Historical significance” means having importance in the history, architecture, archaeology, or culture of this state or any political subdivision thereof or of the United States, as determined by the state historical society.

“HS” means High School.

“K12” means Kindergarten through 12th Grade School that is under all one facility / campus.

“MS” means Middle School.

“SF” means Square Foot.

“S.T.E.M.” means Science, Technology, Engineering, & Mathematics.

Article 3 - Codes, Documents and Standards incorporated by reference

- 3.1. The following materials are incorporated by reference within the Public School Facility Construction Guidelines:
- 3.1.1. ASHRAE 90.1-2013 Energy Standard for Buildings Except Low-Rise Residential Buildings.
 - 3.1.2. ASHRAE Standard Benchmark Energy Utilization Index (October 2009).
 - 3.1.3. ASHRAE Standard 189.1 - 2011 Standard for the Design of High-Performance Green Buildings.
 - 3.1.4. ANSI/ASA S12.60-2010/ Part 1, Acoustical Performance Criteria, Design Requirements, and Guidelines for Schools, Part 1 Permanent Schools
 - 3.1.5. International Code Council’s International Plumbing Code (2015) amended by Rules and Regulations of the Colorado State Plumbing Board 3 CCR 720-1, 2016-4-1
 - 3.1.6. National Fire Protection Association (NFPA) 70: National Electrical Code (2014).
 - 3.1.7. National Fire Protection Association (NFPA) 13: Standard for the Installation of Sprinkler Systems, 2013 Edition
 - 3.1.8. National Fire Protection Association (NFPA) 72: National Fire Alarm and Signaling Code, 2013 Edition.
 - 3.1.9. National Fire Protection Association (NFPA) 80: Standard for Fire Doors and Other Opening Protectives, 2016 Edition
 - 3.1.10. ASHRAE Standard 62.1-2013 Ventilation for Acceptable Indoor Air Quality (2013).
 - 3.1.11. Colorado Department of Public Health and Environment which references Air Quality, Hazardous Waste, Public and environmental health, Radiation Control, Solid Waste and Water Quality.
 - 3.1.12. International Fire Code (IFC) – 2015 Edition, First Printing: May 2014 (Copyright 2014 by International Code Council, Inc. - Washington, D.C.), including Appendices B and C.
 - 3.1.13. International Mechanical Code - 2015 Edition, First Printing: May 2014 (Copyright 2014 by International Code Council, Inc. - Washington, D.C.)
 - 3.1.14. International Energy Conservation Code (IECC) - 2015 Edition, First Printing: May 2014 (Copyright 2014 by International Code Council, Inc. - Washington, D.C.)

- 3.1.15. International Existing Building Code – 2015 Edition, First Printing: May 2014 (Copyright 201 by International Code Council, Inc. - Washington, D.C.)
- 3.1.16. All projects shall be constructed and maintained in accordance with the codes and regulations as currently adopted by the Colorado Division of Fire Prevention & Control which incorporates current building, fire, existing building, mechanical, and energy conservation codes.
- 3.2. The Division shall maintain copies of the complete texts of the referenced incorporated materials, which are available for public inspection during regular business hours with copies available at a reasonable charge. Interested parties may inspect the referenced incorporated materials by contacting the Director of the Division of Public School Capital Construction Assistance, 1580 Logan Street, Suite 310, Denver, Colorado 80203.
- 3.3. This rule does not include later amendments or editions of the incorporated material.

Article 4 - 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:

- 4.1 Health and safety issues, including security needs and all applicable health, safety and environmental codes and standards as required by state and federal law. Public school facility accessibility.
 - 4.1.1 Sound building structures. Each building should be constructed and maintained with sound structural foundation, floor, wall and roof systems.
 - 4.1.1.1 - All building structures shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30.
 - 4.1.2 Classroom Acoustics. To address issues of reverberation time and background noise in classrooms refer to ANSI/ASA S12.60-2010/ Part 1, American National Standard Acoustical Performance Criteria, Design Requirements, and Guidelines for Schools, Part 1: Permanent Schools.
 - 4.1.3 Roofs. 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 who is 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 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).
 - 4.1.3.1 - Low slope roofing systems:
 - 4.1.3.1.1 - Built-up – minimum 4 ply, type IV fiberglass felt, asphalt BUR system. Gravel or cap sheet surfacing required.
 - 4.1.3.1.2 - Ethylene Propylene Diene Monomer - minimum 60 mil EPDM membrane, with a ballasted or adhered system.
 - 4.1.3.1.3 - Poly Vinyl Chloride - minimum 60 mil PVC membrane adhered or mechanically attached systems.
 - 4.1.3.1.4 - Thermal Polyolefin - minimum 60 mil membrane adhered or mechanically attached systems.

- 4.1.3.1.5 - Polymer-modified bitumen sheet membrane - Styrene-Butadiene-Styrene (SBS) membranes only, to be used only as a component of a built-up system noted above.
- 4.1.3.2 - Steep slope roofing systems:
 - 4.1.3.2.1 - Asphalt shingles - minimum 50 year spec asphalt shingles, UL Class A.
 - 4.1.3.2.2 - Clay tile and concrete tile - minimum 50 year spec clay or concrete tile, UL Class A.
 - 4.1.3.2.3 - Metal roof systems for steep-slope applications - minimum 24 gage prefinished steel, standing seam roof system with a minimum 1.5" seam height.
 - 4.1.3.2.4 - Slate - ¼" minimum thickness, 50 year spec. UL Class A.
 - 4.1.3.2.5 - Synthetic shingles - minimum 50 year spec, UL Class A.
- 4.1.4 Electrical Systems – Power Distribution and Utilization. Safe and secure electrical service and distribution systems shall be designed and installed to meet the National Electrical Code (NEC, NFPA 70); edition as enforced by the Colorado State Buildings Programs (SBP), unless otherwise more stringent based on local Authority Having Jurisdiction (AHJ), and ANSI/ASHRAE/IES Standard 90.1-2013 “Energy Standard for Buildings Except Low-Rise Residential Buildings”.
 - 4.1.4.1 – Energy use intensity should not exceed the U.S. Department of Energy (DOE) building benchmarks, and shall conform to ASHRAE Standard Benchmark Energy Utilization Index (October 2009).
 - 4.1.4.2 - Emergency lighting shall operate when normal lighting systems fail in locations and shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30.
- 4.1.5 Lighting Systems. Lighting systems shall be designed and installed to achieve appropriate lighting levels utilizing energy-efficient lighting fixtures and energy-saving automatic and manual control systems.
 - 4.1.5.1 - Lighting systems shall be designed and installed to meet the National Electrical Code (NEC, NFPA 70) edition as enforced by the Colorado State Buildings Programs (SBP), unless otherwise more stringent based on local Authority Having Jurisdiction (AHJ).
 - 4.1.5.2 – Illuminance levels shall meet the requirements for applicable spaces as recommended within in the Illuminating Engineering Society (IES) Handbook, and dictated by the Rules and Regulations Governing Schools in the State of Colorado 6 CCR 1010-6.
 - 4.1.5.3 – Lighting power density shall not exceed the values indicated in ANSI/ASHRAE/IES Standard 90.1-2013.
 - 4.1.5.4 - Lighting Control Systems shall be provided to comply with ANSI/ASHRAE/IES Standard 90.1-2013.
- 4.1.6 Mechanical Systems – Heating, Ventilation, and Air Conditioning (HVAC). Safe and energy efficient mechanical systems shall be designed and installed to provide proper ventilation, and maintain the building temperature and relative humidity, while achieving appropriate sound levels.

- 4.1.6.1 – Mechanical systems shall be designed and installed to meet the International Mechanical Code, International Fuel Gas Code, International Building Code, and other Codes as adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507.
- 4.1.6.2 - Healthy building indoor air quality (IAQ) shall be provided through the use of the mechanical heating, ventilation and air conditioning (HVAC) systems, or by operable windows, and by reducing air infiltration and water penetration with a tight building envelope, in compliance with the enforced International Building Code and ASHRAE Standard 62. 1- 2013.
- 4.1.6.3 - Mechanical systems shall comply with: ASHRAE Standard 62.1-2013 Ventilation for Acceptable Indoor Air Quality, ASHRAE Standard 90.1-2013 Energy Standard for Buildings Except Low-Rise Residential Buildings, and ASHRAE Standard 189.1-2014 Standard for the Design of High-Performance Green Buildings.
- 4.1.6.4 Sound levels due to mechanical equipment shall comply with Occupational Safety & Health Administration Standard 1910.95 and ANSI/ASA Standard S12.60-2010 Part 1 for acoustical considerations within school facilities.
- 4.1.7 Plumbing Systems - Waste Water, Storm water, Domestic Water and Plumbing Supporting HVAC shall be in compliance with Division of Fire Prevention and Control in 8 CCR1507 and the Colorado Department of Health & Environment regulations.
- 4.1.8 Fire Protection Systems. Building fire detection, alarm and emergency notification systems in all school facilities shall be designed in accordance with State requirements. Exceptions where code required systems are not mandatory and the occupancy classification according to the International Building Code 2015 does not warrant a system. All fire management systems shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30 and the adopted Fire Code.
 - 4.1.8.1 - Types of fire alarm notifications systems.
 - 4.1.8.1.1 – Internal audible and visual alarms.
 - 4.1.8.1.2 – External alarm monitoring and dispatch via internet / modem, telephone, radio, or cellular monitoring systems.
 - 4.1.8.2 - Automatic Sprinkler Systems in Group E Occupancy a sprinkler system shall be provided as noted in the adopted Fire Code. Refer to the adopted Fire Code for exceptions.
 - 4.1.8.2.1 All Group E fire areas greater than 12,000 square feet in area.
 - 4.1.8.2.2 Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.
 - 4.1.8.3 - Types of Fire Protection Water Supplies.
 - 4.1.8.3.1 - Fire hydrants.
 - 4.1.8.3.2 - Static fire water storage tanks.
- 4.1.9 Means of egress. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge. Reference 2015 International Building

Code, Chapter 2, Definitions. A building code analysis shall be conducted to determine all code requirements.

- 4.1.10 Facilities with safely managed hazardous materials. Potential hazardous materials in building components, which are identified in the Asbestos Hazard Emergency Response Act (AHERA) report, may include: asbestos, radon, lead, lamps and devices containing mercury. Additional hazardous materials may include: science chemicals, cleaning chemicals, blood-borne pathogens, acid neutralization tank for science departments, and bulk fuel storage (UST/AST) management that may be stored by the occupant.
 - 4.1.10.1 - Public schools shall comply with all AHERA criteria and develop, maintain, and update an asbestos management plan, to be kept on record at the school district. This should include a building survey of the exterior of the building, and identification of all friable, non-friable, and trace asbestos materials. Reference regulation Number 8, Control of Hazardous Air Pollutants, 5 CCR 1001-10.
 - 4.1.10.2 - All new facilities and additions shall conduct radon testing following completion of construction within nineteen months after occupancy as required by Colorado Department of Public Health and Environment, 6 CCR 1010-6.
 - 4.1.10.3 - Lead based paint. All schools shall conform to the regulations adopted by the Colorado Air Quality Control Commission governing the abatement of lead-based paint from target housing (constructed prior to 1978) and child-occupied facilities, reference C.R.S. 25-5-1101.
- 4.1.11 Security. The degree of resistance to, or protection from, harm. It applies to any vulnerable and valuable asset; such as a person, building or dwelling. Security provides “a form of protection where a separation is created between the assets and the threat.” These separations are generically called “controls,” and sometimes include changes to the asset or the threat. These separations and degrees of resistance can be achieved through several models and techniques.
 - 4.1.11.1 - Video Management Systems (VMS).
 - 4.1.11.1.1 - Cameras. Video cameras are typically used to implement a video management system. In new construction, these should be internet protocol (IP) cameras on Power over Ethernet (PoE) cabling infrastructure, with color CCD, day-night operation and supplemental IR illuminators and environmental accessories as required for application, Cameras should support motion activation, digital zoom and focus, and standard video compression. Fixed and pan-tilt-zoom (PTZ) cameras shall be considered to meet requirements. Consideration shall be given to cameras with integral audio microphones.
 - 4.1.11.1.2 - Monitoring & Recording Systems. - A central video management system should be capable of monitoring live feeds from multiple cameras from a central location and remote locations, recording all video, searching and reviewing recorded video, and exporting video to portable digital media. A minimum of 30 days of storage of all videos at 15fps (frames per second) is required.
 - 4.1.11.2 - Controlled Access.
 - 4.1.11.2.1 - General Requirements
 - 4.1.11.2.1.1 - The number of entryways into the building or onto the campus should be limited. New construction shall be designed to restrict normal entrance to only one or two locations, with no recessed doorways, provided that sufficient entryways are available for fire department access and shall conform to all

applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30.

4.1.11.2.1.2 - All exterior doors shall be locking and equipped with panic bars to open readily from the egress side. Panic bars should utilize flush push bar hardware to prevent chaining doors shut.

4.1.11.2.1.2.1 - Unless a door is intended for ingress, exterior doors should not have handles and locks on the outside. In all cases exposed hardware should be minimized, provided that sufficient entryways are available for fire department access and shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30.

4.1.11.2.1.3 - Doors should be constructed of steel, aluminum alloy, or solid-core hardwood. If necessary, glass doors should be fully framed and equipped with burglar-resistant tempered glass. Translucent glass should be avoided in all cases.

4.1.11.2.1.4 - Exit doors with panic push-bars should be "Access Control Doors" per the codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30, to prevent easy access by criminals and vandals, or in a lock-down / lock-out situation.

4.1.11.2.1.5 - Heavy-duty metal or solid-core wooden doors should be used at entrances in areas containing expensive items. These areas include classrooms, storerooms, and custodians' rooms. Interior doorway doors should also be heavy-duty metal or solid-core wooden doors.

4.1.11.2.1.6 - Door hinges should have non-removable pins.

4.1.11.2.1.7 - Door frames should be constructed of pry-proof material.

4.1.11.2.1.8 - Armored strike plates shall be securely fastened to the door frame in direct alignment to receive the latch easily.

4.1.11.3 - Automated Locking Mechanisms.

4.1.11.3.1.1 Use of automated locking mechanisms (electronic access control) should be considered for exterior doors identified for entry and select interior doors associated with the main entry vestibule.

4.1.11.3.1.2 Acceptable automated electronic access control systems include RF-based proximity credential readers and biometric scanning devices. If the electronic access control systems are to be utilized the following shall apply:

4.1.11.3.1.2.1 - School personnel may be issued credentials for authenticating their identity in order to maintain efficient access to school facilities.

4.1.11.3.1.2.2 Students are not necessarily expected to carry electronic access control credentials. During normal arrival times, electronic locking systems may be disengaged via a timer while entries are monitored by school personnel.

4.1.11.3.1.2.3 All exterior doors shall utilize door position switches to notify staff of open doors and eliminate “door propping”.

4.1.11.3.1.2.4 Doors utilizing electronic access controls shall “fail secure” from the unsecure side. Free egress shall not be inhibited from the secure side in any scenario.

4.1.11.4 Manual Locking Devices

4.1.11.4.1 Use of a manual locking mechanism, such as traditional cylinder and key locks, should be provided for all interior doors requiring access control.

4.1.11.4.2 Manual and Electronic access control should not be used on the same door.

4.1.11.5 Emergency Lockdown

4.1.11.5.1 All exterior doors shall be able to be quickly and automatically secured from a position of safety (Administrative desk, Principal’s office, etc) without traveling to each individual exterior door.

4.1.11.5.2 Interior doors to occupied spaces shall be capable of quickly being secured from the inside by school personnel. Locking of doors may be done via manual deadbolt or automatic locking mechanism. Locking mechanism shall not interfere with automatic closing and latching functions required by the fire code and may have door sidelights, or door vision glass that allow line of sight into the corridors during emergencies, and shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30.

4.1.11.6 Intrusion Detection

4.1.11.6.1 A system shall be put in place to identify, alarm, and notify authorities in the case of unauthorized entry.

4.1.11.7 Alarm System

Passive infrared (PIR) sensors shall be located interior to all building entries to monitor human movement.

4.1.11.7.1.1 – An alarm keypad shall be located at selected building entries to arm and disarm the intrusion detection system.

4.1.11.7.1.2 – A manual alarm device shall be located in a position of safety (Administrative desk, Principal’s office, etc.) to force intrusion detection system into alarm status.

4.1.11.7.1.3 – The intrusion detection shall notify local authorities or monitoring company upon alarm status.

4.1.11.8 Security Integration

4.1.11.8.1 The Video Management System (VMS), Access Control System, and Intrusion Detection System may be components of an integrated security solution.

- 4.1.11.9 - Main Entry Physical Security
 - 4.1.11.9.1 - Building vestibules. Where appropriate, buildings shall employ double entry door designs that provide a secured area for visitors to authenticate and gain clearance. Known as “man traps”, security vestibules solve several common security issues such as students opening doors for visitors, visitors bypassing check-in points, direct access to the interior from attackers, piggy-back entrances, and propped doors.
 - 4.1.11.9.2 - Video based entrance intercom systems. Building designs shall allow for school personnel to be able to monitor incoming visitors from a safe location out of reach, or line of sight from incoming visitors who have not yet been authenticated or cleared for entry. These entry points shall use remote video and access control technology to conduct multi-factor authentication of incoming visitors (e.g. visual verification and ID, PIN/password and ID, or biometric and other form of visual identification).
 - 4.1.11.9.2.1 - Video based entrance systems shall use IP technology to allow access control to be conducted by school personnel from multiple locations, so that multiple personnel can provide coverage for screening incoming visitors.
 - 4.1.11.9.3 - Line of sight. The front entrance should be designed to maximize the line of sight distance for school occupants to detect an intruder from each relevant perimeter (e.g. classroom to hallway, office or guard station to entryway, or entryway to exterior fence access, or exterior fence access to property perimeter).
- 4.1.11.10 - Event alerting and notification (EAN) system. An EAN system that utilizes an intercom / phone system with communication devices located in all classrooms and throughout the school to provide efficient inter-school communications, and communication with local fire, police, and medical agencies during emergency situations.
- 4.1.11.11 - Secure sites should include the following:
 - 4.1.11.11.1 - Locations to avoid.
 - 4.1.11.11.2 - Location of utilities.
 - 4.1.11.11.3 - Roof access.
 - 4.1.11.11.4 - Lighted walkways.
 - 4.1.11.11.5 - Secured playgrounds.
 - 4.1.11.11.6 - Bollards at main entrances and shop areas with overhead doors.
 - 4.1.11.11.7 - Signage.
- 4.1.12 Health code standards. Schools, including labs, shops, vocational and other areas with hazardous substances shall conform to the Department Of Public Health and Environment, Division of Environmental Health and Sustainability, 6 CCR 1010-6 Rules and Regulations Governing Schools in the State of Colorado.
- 4.1.13 Food preparation equipment and maintenance. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required

by Department Of Public Health And Environment, Division of Environmental Health and Sustainability, 6 CCR 1010-6 Rules and Regulations Governing Schools in the State of Colorado.

- 4.1.14 Health care room. A separate health care room shall be provided and shall comply with the Department Of Public Health and Environment, Division of Environmental Health and Sustainability, 6 CR 1010-6 Rules and Regulations Governing Schools in the State of Colorado.
- 4.1.15 A site that safely separates pedestrian and vehicular traffic and is laid out with the following guidelines:
- 4.1.15.1 - 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.
 - 4.1.15.2 - When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking.
 - 4.1.15.3 - 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. Students should not have to load or unload where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted.
 - 4.1.15.4 - Provide well-maintained sidewalks and a designated safe path leading to the school entrance(s).
 - 4.1.15.5 - 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.
 - 4.1.15.6 - Facilities should provide bicycle access and storage if appropriate.
 - 4.1.15.7 - Fire lanes shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30 or the local fire department. Local fire department must adhere to the codes adopted by DFPC.
 - 4.1.15.8 - Playgrounds shall comply with the ICC A117.1-2009 Accessible and Usable Buildings and Facilities and shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30.
- 4.1.16 Severe weather preparedness.
- 4.1.16.1 - Designated emergency shelters shall conform to all applicable codes adopted by the Colorado Division of Fire Prevention and Control in 8 CCR 1507-30 and ICC 500.
- 4.2 Technology, including but not limited to telecommunications and internet connectivity technology and hardware, devices or equipment necessary for individual student learning and classroom instruction, including access to electronic instructional materials, or necessary for professional use by a classroom teacher.
- 4.2.1 Educational facilities for individual student learning, classroom instruction, online instruction and associated technologies, connected to the Colorado institutions of higher education distant learning networks "Internet" and "Internet two."

- 4.2.2 Educational facilities shall be supplied with standards-based wired and wireless network connectivity.
- 4.2.3 Security and associated filtering and intrusion control for internal voice, video and data networks shall be provided.
- 4.2.4 External internet service provider (ISP) connection and internal wide area network (WAN) connections meeting or exceeding recommended guidelines of the state education technology education directors association (SETDA) broadband imperative, and devices meeting or exceeding recommended specifications according to the most current version of technology guidelines for the partnership for assessment of readiness for college and careers (PARCC) assessments.
- 4.2.5 Provide school administrative offices with web-based activity access.
- 4.2.6 Building shall be constructed with long-term sustainable technology infrastructure. Facilities should be built with sufficient data cabling and/or conduit and power infrastructure to allow for maximum flexibility as technological systems are upgraded and replaced in the future. A plan for technology lifecycle review intervals should be put in place for review at 2-4 year intervals.
- 4.2.6.1 Applicable Standards. The design and installation of technology systems shall comply with:
- 4.2.6.1.1 ANSI/TIA/EIA-568-C
 - 4.2.6.1.2 ANSI/TIA/EIA-569
 - 4.2.6.1.3 ANSI/TIA/EIA-606-B
 - 4.2.6.1.4 ANSI/TIA/EIA-607-B
 - 4.2.6.1.5 ANSI/BICSI 001-2009, Information Transport Systems Design Standard for K-12 Educational Institutions.
- 4.2.7 Telecom Equipment Rooms
- 4.2.7.1 - Uninterruptible power supplies (UPS). Telecom Rooms (TRs) and Equipment Rooms (ERs) shall be provided with UPS equipment to provide continuous clean power to communications systems for a minimum of 90 minutes.
- 4.2.7.2 - Generators. A backup generator shall be considered for providing backup power to telecommunications systems of backup power is required beyond 9 minutes, or if the generator is already located for other purposes.
- 4.2.7.3 - Heating, Ventilation and Air Conditioning (HVAC). Mechanical equipment shall be used to accommodate heating loads within TRs and ERs. Ventilation-only systems may be used in spaces with limited equipment, active cooling systems should be considered for larger rooms. Maintained space temperatures shall target 65 degrees F. peak space temperatures shall not exceed 90 degrees F.
- 4.2.7.3.1 Direct evaporative cooling systems shall not be used, due to lack of control on humidity levels.
- 4.2.7.4 - Alarms shall be provided to notify assigned school personnel if environmental conditions approach or exceed bounds of operational conditions.

4.2.8 Connectivity standards.

4.2.8.1 - Wireless. Data cabling shall be planned to support appropriately spaced multiple-antenna wireless networking infrastructure allowing for wireless access points to support expected quantity of connected devices and required bandwidth. Support for 802.11b/g/n, 802.11ac, and/or newer protocols are recommended.

4.2.8.2 - Wired.

4.2.8.2.1 - Cabling. All new runs of copper data cable should be Category 6 cable or newer standards. Any data outlet should be supplied by two cables. Unshielded twisted pair (UTP) shall be used unless local conditions warrant otherwise.

4.2.8.2.2 - Telecom Rooms (TRs) and Equipment Rooms (ERs). TRs and ERs shall be connected by conduit and a combination of copper and fiber optic cable to allow for maximum data performance and upgradeability.

4.2.8.2.3 - TR to classroom. Classrooms should have a data outlet on the wall at the front and back of the room at a minimum for network/ internet access. Additional cabling may be warranted for security, audiovisual and special systems purposes.

4.2.8.2.4 - TR to office, and library or technology/media centers. Any areas designed for independent work or study should have a dedicated data outlet with two copper cable runs each.

4.2.8.2.5 - TR to common areas, auditorium, and cafeteria. Common areas should contain data outlets located as required to support program and curriculum requirements.

4.3 Building site requirements. 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. Capacity of existing and planned public school facilities, taking into consideration potential expansion of services for the benefit of students such as full-day kindergarten and preschool- and school-based health services and programs.

4.3.1 Traditional education model, S.T.E.M. & Montessori / Expeditionary education models.

4.3.1.1 - Minimum occupancy requirements for schools:

Median Gross Square Foot (GSF) Per Pupil									
F.T.E.s	Traditional ES (K-5)		Traditional MS (6-8)		Traditional HS (9-12)		Traditional K-12		Total GSF
	GSF/Pupil	Total GSF	GSF/Pupil	Total GSF	GSF/Pupil	Total GSF	GSF/Pupil	Total GSF	
100	151	15,064	161	16,102	192	19,183	164	16,393	
200	146	29,197	159	31,813	190	38,030	161	32,298	
300	141	42,401	157	47,136	188	56,540	159	47,715	
400	137	54,674	155	62,068	187	74,713	157	62,645	
500	132	66,017	153	76,610	185	92,550	154	77,087	
600	127	76,429	151	90,763	183	110,050	152	91,041	
700	123	85,912	149	104,526	182	127,214	149	104,508	
800	118	94,464	147	117,899	180	144,041	147	117,488	
900	113	102,086	145	130,883	178	160,531	144	129,979	
1000	109	108,778	143	143,476	177	176,685	142	141,984	
1100	104	114,540	142	155,680	175	192,502	140	153,500	
1200	99	119,371	140	167,494	173	207,982	137	164,529	

Median Gross Square Foot Per Pupil - Alternate Programs (Expeditionary (Exp.), Montessori (Mtsri.), S.T.E.M.)												
F.T.E.s	Alt. ES (GSF/Pupil)			Alt. MS (GSF/Pupil)			Alt. HS (GSF/Pupil)			Alt. K12 (GSF/Pupil)		
	Exp.	Mtsri.	S.T.E.M.	Exp.	Mtsri.	S.T.E.M.	Exp.	Mtsri.	S.T.E.M.	Exp.	Mtsri.	S.T.E.M.
100	160	161	156	171	169	166	203	198	201	174	172	180
200	155	156	151	169	167	164	202	196	199	171	170	177
300	150	151	146	167	165	162	200	194	197	169	167	175
400	145	146	141	164	163	160	198	192	195	166	164	172
500	140	141	137	162	161	158	196	191	194	163	162	169
600	135	136	132	160	159	156	194	189	192	161	159	167
700	130	131	127	158	157	154	193	187	190	158	157	164
800	125	126	122	156	155	152	191	185	188	156	154	161
900	120	121	117	154	153	150	189	184	187	153	152	159
1000	115	116	113	152	151	148	187	182	185	151	149	156
1100	110	111	108	150	149	146	186	180	183	148	146	153
1200	105	106	103	148	147	144	184	179	181	145	144	151

Square Foot Values - Assembly									
F.T.E.s	ES Assembly		MS Assembly		HS Assembly		K12 Assembly		
	Cafeteria	Auditorium	Cafeteria	Auditorium	Cafeteria	Auditorium	Cafeteria	Auditorium	
100	675	1,300	675	1,500	675	1,700	675	1,700	
200	1,200	1,600	1,200	1,800	1,200	2,000	1,200	2,000	
300	1,800	1,900	1,800	2,100	1,800	2,300	1,800	2,300	
400	2,400	2,400	2,400	2,600	2,400	2,800	2,400	2,800	
500	3,000	2,700	3,000	2,900	3,000	3,100	3,000	3,100	
600	3,600	3,000	3,600	3,200	3,600	3,400	3,600	3,400	
700	4,200	3,900	4,200	3,900	4,200	3,900	4,200	3,900	
800	4,800	4,200	4,800	4,200	4,800	4,200	4,800	4,200	
900	5,400	4,500	5,400	4,500	5,400	4,500	5,400	4,500	
1000	6,000	4,800	6,000	4,800	6,000	4,800	6,000	4,800	
1100	6,600	5,100	6,600	5,100	6,600	5,100	6,600	5,100	
1200	7,200	5,400	7,200	5,400	7,200	5,400	7,200	5,400	

- Cafeteria Capacity assumes three (3) seatings without a secondary function overlay.

- Auditorium Capacity SF is sized for 1/3 of General enrollment and is inclusive of stage (size varies: 1,000 to 1,800); Basis is 9 SF per seat (1/3 FTES) plus stage at various sizes, stage includes a small amount of storage or similar support.

Square Foot (SF) Values - Core Classrooms (Minimum (Min) classroom size = 675 sf)								
F.T.E.s	ES Min (24-30 FTES)		MS Min (24-30 FTES)		HS Min (24-30 FTES)		K12 Min (24-30 FTES)	
	SF/Pupil	Total SF	SF/Pupil	Total SF	SF/Pupil	Total SF	SF/Pupil	Total SF
Kindergarten	38	1,140	-	-	-	-	38	1,140
Grade 1	32	960	-	-	-	-	32	960
Grade 2	32	960	-	-	-	-	32	960
Grade 3	32	960	-	-	-	-	32	960
Grade 4	30	900	-	-	-	-	30	900
Grade 5	30	900	-	-	-	-	30	900
Grade 6	-	-	30	900	-	-	30	900
Grade 7	-	-	28	840	-	-	28	840
Grade 8	-	-	28	840	-	-	28	840
Grade 9	-	-	-	-	28	840	28	840
Grade 10	-	-	-	-	28	840	28	840
Grade 11	-	-	-	-	28	840	28	840
Grade 12	-	-	-	-	28	840	28	840
Montessori	40	1,200	40	1,200	40	1,200	40	1,200
Expeditionary	36	1,080	36	1,080	36	1,080	36	1,080

Square Foot (SF) Values - Exploratory Spaces (minimum size = 675 sf)								
F.T.E.s	ES Min (24-30 F.T.E.s)		MS Min (24-30 F.T.E.s)		HS Min (24-30 F.T.E.s)		K12 Min (24-30 F.T.E.s)	
	SF/Pupil	Total SF	SF/Pupil	Total SF	SF/Pupil	Total SF	SF/Pupil	Total SF
Comp/Tech	30		32	-	32	-	32	
Music	35		35	-	35	-	35	
Science	38		40		44		44	
Lecture	28		28		28		28	
Art	35		40		45		45	
Gym / MP	3,000 SF (50'x60')		5,400 SF (60'x90')		7,300 SF (70'x104')		7,300 SF (70'x104')	
Special Ed	37		37		37		37	
VoAg	-	-	-	-	60	-	60	-
Media Center	1200 sf (30 occ)		2400 sf (60 occ)		3600 sf (60 occ)		3600 sf (60 occ)	
"Gymnasium"	4,400 SF (See notes)		4,400 SF (See notes)		-		-	

- ES Gymnasium basis is 50'X60' play area; Capacity Assumes (GE*.25)/7 periods (without fixed seats)
- MS Gymnasium basis is 60'X90' play area; Capacity Assumes (GE*.5)/7 periods (without fixed seats)
- HS Gymnasium basis is 70'X104' practice gym; Capacity Assumes (GE*.5)/7 periods (with limited fixed seats) Note: National Federation of State High School Association's standards outline an "ideal" court for high school age as 84'x50' (and not greater than 94'x50')
- "Gymnasium" basis is 50'x60' play area and 1000 SF platform stage with 400 SF storage

Instructor / Support Areas		
Space Type:	Square Feet	Notes:
Office - typical	120	
Office - large	150	
Work room	250	Multiple individual (or in aggregate) may be required due to scale
Team planning (conf)	240	12-16 occupants (assembly use)
Instruction - sm group	320	16 occupants (classroom use)
Storage	50	Ave per instructor
Staff toilets	50	Multiple may be required due to scale

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4.3.2 Other rooms.

4.3.2.1 - Facilities with preschools shall comply with Rules Regulating Child Care Centers (Less Than 24-Hour Care) 12 CCR 2509-8 and shall comply with the Colorado Department of Public Health and Safety's Regulations Governing Child Care, 6 CCR 1010-7.

4.3.2.2 - Special education classrooms. Special Education classrooms and facilities meeting or exceeding the accessibility and adaptive needs of the current and reasonably anticipated student population, in accordance with Section 504 and Title II of the Americans with Disabilities Act, the Exceptional Children's Educational Act, and Individuals with Disabilities Education Act.

4.4 Building performance standards and guidelines for green building and energy efficiency.

Section 24-30-1305.5 C.R.S., requires all new facilities, additions, and renovation projects funded with 25% or more of state funds to conform with the High Performance Certification Program (HPCP) policy adopted by the Office of the State Architect (OSA) if:

- The new facility, addition, or renovation project contains 5,000 or more building square feet; and
- The project includes an HVAC system; and
- If increased initial cost resulting from HPCP can be recouped by decreased operational costs within 15 years, and

- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.
- 4.4.1 High Performance Certification Programs.
- 4.4.1.1 The Department of Personnel and Administration, Office of the State Architect has determined the following three guidelines as meeting the High Performance Certification Program (HPCP) requirements per C.R.S.24-30-1305.5; the U.S. Green Building Council, Leadership in Energy and Environmental Design – New Construction (USGBC LEED™-NC) guideline with Gold as the targeted certification level; and the Green Building Initiative (GBI), Green Globes guideline with Three Globes the targeted certification level; and for the Colorado Department of Education, K-12 construction, the Collaborative for High Performance Schools (US-CHPS) is an optional guideline with Verified Leader as the targeted certification level.
- 4.4.1.2 – LEED, or Leadership in Energy and Environmental Design (for schools) is a globally recognized symbol of excellence in green building.
- 4.4.1.2.1 LEED is an internationally recognized certification system that measures a building using several metrics, including: energy savings, water efficiency, sustainable land use, improved air quality, and stewardship of natural resources.
- 4.4.1.2.2 Points are awarded on a 100-point scale, and credits are weighted to reflect their potential environmental impacts. Different levels of certification are granted based on the total number of earned points. The four progressive levels of certification from lowest to highest are: certified, silver, gold and platinum.
- 4.4.1.3 United States Collaborative for High Performance Schools (US-CHPS). US-CHPS reflects the three priority outcomes of the Core Criteria. These are, in order of importance.
- 4.4.1.3.1 Maximize the health and performance of students and staff.
- 4.4.1.3.2 Conserve energy, water and other resources in order to save precious operating dollars.
- 4.4.1.3.3 Minimize material waste, pollution and environmental degradation created by a school.
- 4.4.1.3.4 The CHPS National Technical Committee has weighted the available point totals for prerequisites and credits in seven categories to reflect these three priorities.
- 4.4.2 Renewable energy strategies.
- 4.4.2.1 - Solar Photovoltaic / Solar Thermal.
- 4.4.2.1.1 SB 20-124 Requires consultation with the incumbent electric utility regarding energy efficiency; beneficial electrification, as defined in section 40-3.2-106 (6)(a); and renewable distributed generation opportunities.
- 4.4.2.2 - Geothermal / Geo exchange.
- 4.4.2.3 - Wind.
- 4.4.2.4 - Passive Solar Design.

- 4.4.3 Energy management plan.
 - 4.4.3.1 - Energy programs assist with creating a culture of energy efficiency within a school. Reference Energy Star Guidelines for Energy Management to help develop a plan.
- 4.4.4 Other energy efficient options.
 - 4.4.4.1 - ENERGY STAR Labeled HVAC / mechanical systems.
 - 4.4.4.2 - Windows, doors, and skylights (collectively known as fenestration).
 - 4.4.4.3 - Building Envelope.
 - 4.4.4.3.1 - The interface between the interior of the building and the outdoor environment, including the walls, roof, and foundation – serves as a thermal barrier and plays an important role in determining the amount of energy necessary to maintain a comfortable indoor environment relative to the outside environment.
 - 4.4.4.3.2 - Roof. Roof design and materials can reduce the amount of air conditioning required in hot climates by increasing the amount of solar heat that is reflected, rather than absorbed, by the roof. For example, roofs that qualify for ENERGY STAR® are estimated to reduce the demand for peak cooling by 10 to 15 percent.
 - 4.4.4.3.3 - Insulation is important throughout the building envelope.
 - 4.4.4.4 - Lighting.
 - 4.4.4.4.1 - Light emitting diodes (LEDs), compact fluorescents (CFLs) and fluorescent lighting should be considered over traditional incandescent lighting.
 - 4.4.4.4.5 - Commissioning, retro commissioning and re-commissioning.
 - 4.4.4.4.5.1 - Commissioning ensures that a new building operates initially as the owner intended and that building staff are prepared to operate and maintain its systems and equipment.
 - 4.4.4.4.5.2 - Retro commissioning is the application of the commissioning process to existing buildings.
 - 4.4.4.4.5.3 - Re-commissioning is another type of commissioning that occurs when a building that has already been commissioned, undergoes another commissioning process.
 - 4.4.4.4.6 - Measurement and verification.
 - 4.4.4.4.6.1 - Measurement and verification (M&V) is the term given to the process for quantifying savings delivered by an Energy Conservation Measure (ECM), as well as the sub-sector of the energy industry involved with this practice. M & V demonstrates how much energy the ECM has avoided using, rather than the total cost saved.
 - 4.4.4.4.7 - Landscaping

4.4.4.4.7.1 Irrigation: Consider water management which could include reducing storm-water run-off, preventing erosion and decreasing the effects of soil expansion.

4.4.4.4.7.2 Plant Materials: Consider Native materials, Xeriscaping.

4.4.4.4.7.3 Grass/ Sod Areas: Consider use of grass/ sod areas, consider water use, alternate options if planting sports fields.

4.4.4.4.8 – Permitting

4.4.4.4.8.1 Application for public school construction projects permits can be made at the DFPC website, www.colorado.gov/dfpc > Sections > Fire & Life Safety > Permits and Construction > School Construction.

4.4.4.4.8.2 If a local building department has entered into a memorandum of understanding (MOU) with DFPC, that local building department is considered a Prequalified Building Department (PBD). A School District may, at its discretion, choose to apply for permit through DFPC or the PBD that has jurisdiction of construction projects for the location of the school construction project. The list of PBD's is available on the DFPC website, School Construction.

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

4.5.1 Buildings that are 50 years or older at the time of application may be subject to the State Register Act 24-80.1-101 to 108 in determining if the affected properties have historical significance.

4.5.1.1 - Historical significance means having importance in the history, architecture, archaeology, or culture of this state or any political subdivision thereof or of the United States, as determined by the state historical society.

4.5.2 When determining if a facility should be replaced, the cost to rehabilitate versus the cost to replace should be evaluated.

Editor's Notes

History

Entire rule emer. rule eff. 9/10/2008; expired 12/10/2008.

Entire rule eff. 01/30/2009.

Rules 3.10, 3.11, 4.3, 5, 6 eff. 11/30/2009.

Entire rule eff. 12/30/2011.

Rules 5.1.24.1-5.1.24.3 eff. 12/30/2012.

Entire rule eff. 01/30/2015.

Rules 3.1.4, 3.1.9-3.1.11 eff. 10/30/2015.

Articles 3, 4 eff. 11/30/2016.

Rules 3.1, 4.1.6.4, 4.1.16.1, 4.2, 4.4.2-4.4.6 eff. 03/30/2017.

Rule 4.2 eff. 12/30/2017.

Rule 4.4.2.1.1 eff. 02/14/2021.

FY 2024-2025 Application

Applicant:
Project Name:
App #: - Page #:

Request Amount: \$-
Match Amount: \$-
Total Request: \$-
Match Percentage: #%

Recusal:

Member is recused from this project

Grant Application Statutory Need

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:

Priority 1

This application addresses safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security, and projects that are designed to incorporate technology into the educational environment. See glossary for definition of "technology".

Priority 2

This application will relieve current overcrowding in public school facilities, including but not limited to allowing students to move from temporary instructional facilities into permanent facilities.

Priority 3

This application will provide career and technical education capital construction in public school facilities.

Priority 4

This application will assist in the replacement of prohibited American Indian Mascots

Priority 5

This application is for other types of capital improvements not addressed in priorities 1-4.

Division Comments:

After review of the application, the division would consider this project a priority _.

1. After Review of the Application, the Evaluator would Consider this Application a Priority:

Priority 1 Priority 2 Priority 3 Priority 4 Priority 5

Evaluator Comments & Notes:

Review each section below and provide a score for each question based on your review of the application.

Provide comment for scores of 0, 1 or 2. Comments for scores of 3, 4 or 5 are optional.

Conditions of the Entire Public School Facility

Division FCI Comments:

Division Requirement and Deficiency Comments:

Evaluator Review of Conditions of the Entire Public School Facility

2. **The proposed renovation or replacement is supported by the Facility Condition Index (FCI) from the statewide facility assessment, or an assessment provided by the applicant. (*a high FCI may indicate the need to replace an entire facility while a lower FCI may indicate the need to replace systems only)**[Facility Insight Summary]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

3. **The deficiencies presented in the application are compelling, well supported by the statewide facility assessment and/or investigations undertaken by the applicant, and necessitate capital assistance.** [Question II.D, II.E, Facility Insight]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

Evaluator Comments & Notes:

Financial Capacity

Division Comments:

Evaluator Review of Financial Capacity

4. **The applicant has illustrated concerted efforts to leverage available state and local resources or community partnerships to enhance their financial contribution to the project.** [Question III.V]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

5. The applicant has demonstrated a suitable commitment to the maintenance and renewal of this proposed project upon completion. [Question II.J]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

6. Historically the applicant has contributed a suitable amount towards the capital needs of their facilities, given available resources. [Question I.F, Question I.G.]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

Evaluator Comments & Notes:

Project Proposal

Division Comments:

Evaluator Review of Project Proposal

7. The solution presented by the applicant effectively and efficiently resolves all critical deficiencies noted within the application. [Question II.F]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

8. The scope of work proposed in the solution appears to be reasonable and well planned as a result of appropriate due diligence. [Question II.F, II.G]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

9. The project is urgent in nature. [Question II.H]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

Evaluator Comments & Notes:

Other Application Considerations

Division Comments:

Evaluator Review of Other Application Considerations

10. The project cost is appropriate and an effective use of state resources, evaluated in terms of total cost, cost per SF, cost per pupil, and/or other metrics at reviewer's discretion. [Sections II and III]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

11. The proposed project uses facility square footage efficiently for the student population and program. In the case of narrow scope renovation projects, the affected area of the project is supportable and appropriate for the proposed scope of work. [Sections II and III]

- Incomplete (0) Disagree (1) Marginal (2) Somewhat Agree (3) Agree (4) Strongly Agree (5)

12. The applicant has or is willing to pursue a fair, competitive, and transparent selection process for contractors and consultants or has identified a reasonable alternative. [Question III.U]

- No (0) Yes (5)

Supplemental Grants

13. This application is for supplemental assistance to complete a previously awarded BEST grant, due to compelling unforeseen circumstances. [Question II.A]

- No (0) Yes (2)

Evaluator Comments & Notes:

14. Evaluator Recommendation to Shortlist this Application

Yes No

If the Application is Not Recommended to the Shortlist, Please Provide the Evaluator's Justification:

Evaluator Notes Section for Information Only:

[Save & Return to Main Page](#)

Minimum Matching Calculation for BEST Grant Applicants

SCHOOL DISTRICTS

The BEST Grant requires each applicant to provide a local contribution to the project in the form of a match. To determine the financial capacity for a school district, a match percentage is calculated annually using criteria identified in 22-43.7-109(9)(a) C.R.S. The range of all school district matching percentages is normalized so the statewide average is approximately 50%. Below is a guide explaining how school district minimum match percentages are calculated. The following criteria are considered when determining the applicant's minimum matching percentage:

- Per pupil assessed valuation (PPAV);
- The district’s median household income;
- Percentage of pupils eligible for free or reduced cost lunch (FRL);
- Current total mills in dollars per capita;
- Current bond capacity remaining;
- Bond election failures and successes in the last 10 years.

The per pupil assessed valuation, district median household income, percentage of pupils eligible for free or reduced cost lunch, current total mills in dollars per capita, and current bond capacity remaining for each school district are individually sorted and assigned a rank 1-178. The number represents the school district’s rank relative to the statewide average for any given criteria. PPAV, Household Income, and Bond Capacity Remaining are ranked Low to High, while FRL and Total Mill \$/Capita are ranked High to Low.

RANKING

Example: 1

District	PPAV	Rank PPAV	Household Income	Rank Household Income	FRL	Rank FRL	Total Mills \$/Capita	Rank Total Mills \$/Capita	Bond Capacity Remaining	Rank Bond capacity Remaining
A	\$100,000	30	\$30,000	67	79%	7	\$1,642	34	\$1,000,000	92
B	\$ 79,000	11	\$40,000	172	34%	89	\$5,903	4	\$20,000	2
C	\$217,000	107	\$25,000	8	25%	114	\$1,050	80	\$12,000,000	114

After each criterion is assigned a rank, the rank is then multiplied by a normalization factor and a weighting factor to produce a matching percentage for that individual criterion.

NORMALIZED WEIGHTING BY RANK

A normalization factor is used to distribute the 178 ranks to a 100% scale, generating a statewide average of ~50%. To achieve this, 100 is divided into 178 to produce a normalization factor of .5618.

The Weighting factor is then used to assign a specific weight to each statutory criterion by rank (Rank x .5618 x Weight).

Statutory Match Criterion	Weight
Current Bond Capacity Remaining	20%
Total Mills Per Capita	20%
% of Pupils Eligible for Free/Reduced Lunch	25%
District Median Household Income	25%

Per Pupil Assessed Valuation	10%
Bond Election Failures & Success in Last 10 Years	-2% per up to -10% max

Example: 2

District	Rank PPAV	PPAV Normalized and Weighted at 10%	Rank Household Income	Household Income Normalized and Weighted at 25%	Rank FRL	FRL Normalized and Weighted at 25%	Rank Total Mills \$/Capita	Total Mills \$/Capita Normalized and Weighted at 20%	Rank Bond capacity Remaining	Bond capacity Remaining Normalized and Weighted at 20%
A	30	2%	67	9%	7	1%	34	4%	92	10%
B	11	1%	172	24%	89	13%	4	1%	2	1%
C	107	6%	8	1%	114	16%	80	9%	114	13%

All the individual criteria percentages are then combined to arrive at a minimum matching requirement for those specific criteria.

Example: 3

District	PPAV Normalized and Weighted at 10%	Household Income Normalized and Weighted at 25%	FRL Normalized and Weighted at 25%	Total Mills \$/Capita Normalized and Weighted at 20%	Bond capacity Remaining Normalized and Weighted at 20%	Subtotal of Combined Criteria Percentages
A	2%	9%	1%	4%	10%	26%
B	1%	24%	13%	1%	1%	40%
C	6%	1%	16%	9%	13%	45%

The final matching percentage takes the matching percentage listed in example 3 and subtracts 2% for each bond election failure and success during the last 10 years to arrive at the final minimum matching requirement for a school district.

FINAL ADJUSTED DISTRICT MATCH

Example: 4

District	Subtotal of Combined Criteria Percentages	Number of Bond Election Successes	Number of Bond Election Failures	Final Minimum Adjusted Match Percentage
A	26%	0	0	26%
B	40%	1	2	34%
C	45%	2	0	41%

BOCES

BOCES matching percentages are calculated by taking an average of the member districts matching percentages that comprise a particular BOCES to give that BOCES a unique matching percentage.

COLORADO SCHOOL FOR THE DEAF AND BLIND

The Colorado School for the Deaf and Blind match percentage is equivalent to the school district in which it geographically resides (Colorado Springs District 11).

CHARTER SCHOOLS

The charter school match calculation is to be utilized for charter schools who intend to apply for a BEST grant in any given grant cycle.

STARTING POINT

Starting with the authorizing district's calculated match percentage, there are three paths to calculate the charter school starting point.

- **District Authorized Charter School** occupying a district facility: **Equals** the authorizing district match
- **District Authorized Charter School** not occupying a district facility: **75%** of the authorizing district match
- **CSI Authorized Schools**: **50%** of the average match for all school districts, currently equals 25%

ADJUSTMENT FACTORS

- 1) **Bond Capacity**: Does your authorizing district have 10% or less bonding capacity remaining?
 - a. 5% decrease if Yes
 - b. No change if No or a CSI school
- 2) **Funding Attempts**: Over the last ten years, how many times has the charter school attempted or obtained funding for capital construction projects? This can include 1) Grant funding from a source other than the assistance fund or state aid, and/or 2) Financing, bond proceeds, mill levy for capital needs, etc.
 - a. -2% per attempt, up to 10% total reduction
- 3) **Enrollment**: What is the charter school enrollment as a percent of district enrollment?

Scale (% of charter students)	Match Adjustment
>15%	0%
15-7.5%	-2%
7.4-0%	-4%

- 4) **Free/Reduced Lunch**: What is the free/reduced lunch percentage in relation to the statewide average of charter school free/reduced lunch percentage?

Scale (%)	Match Adjustment
>60%	-4%
60-45%	-2%
45-30%	0%
30-15%	2%
15<=0	4%

FINAL ADJUSTED CHARTER MATCH

Calculated annually for those schools who submit the Letter of Intent each grant cycle. Take the calculated starting point and make appropriate adjustments for each factor to get the final match percentage.

Authorizing District Match Percentage: XX%		
DISTRICT CHARTER SCHOOL that is occupying a district facility and paying only the direct costs of occupancy for its facility pursuant to section 22-30.5-104 (7)(c), the match percentage equals the district charter school's authorizing district	DISTRICT CHARTER SCHOOL not included in subsection (9)(c)(I)(A) of this section, 75% of the match percentage of the district charter school's authorizing school district	CSI SCHOOL 50% of the average match percentages for all school districts in the state <i>(with current normalization, starting point is 25%)</i>
Calculated Starting Point: XX%		

FACTOR	FINAL ADJUSTMENT
Does the district have 10% or less bonding capacity remaining (CSI Schools leave blank)	5% decrease if Yes No change if No
Reduction based on attempts over the last 10 years	
Grant funding for capital needs from a source other than the assistance fund	-2% per attempt, cap at 10%
Funding, including financing, for capital construction, other than state aid pursuant to section 22-54-124 from any other source	
Adjustment Scale	
Charter school enrollment as a percent of district enrollment (CSI Schools leave blank)	Scale -4% to 0%
Free/Reduced lunch percent in relation to the statewide average charter school free/reduced lunch percent	Scale -4% to 4%

Final Adjusted Match Percentage: XX%

Board Member: _____

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. Subsections A-K to question 2 are related directly to the factors used in calculating the matching contribution; a response indicating "agreed" to a subsection indicates the applicant does not believe this factor is inaccurately or inadequately reflecting financial capacity.

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. Please ensure that responses align with the overall determination or describe why they did not align in the section for Board Member Comments.

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 contribution

N/A - The applicant indicated "agreed" to the matching factor question

Grant Applicant Name: Sample Charter School

Project Name: HS Renovation and Addition

Waiver application questions

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your charter school, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your charter.

Does this response support a reduction in the applicant's match contribution? YES or NO or N/A

2. Please describe any extenuating circumstances which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Does this response support a reduction in the applicant's match contribution? YES or NO or N/A

2a. Please identify which, if any, of the below factors you believe inaccurately or inadequately reflect your financial capacity due to unique conditions, which justify a reduction of weighted percentage used.

Does this response support a reduction in the applicant's match contribution? YES or NO or N/A

A. Authorizer Match

B. Does the authorizing district have 10% or less bonding capacity?

C. # of attempts at funding for capital construction projects

D. % of district enrollment

E. Free/reduced lunch percentage in relation to the statewide average

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? Please include all efforts, even those which may have been unsuccessful.

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

Final Determination

	Match Percentage	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost
Request with waiver	61%	\$19,500,000.00	\$31,000,000.00	\$50,500,000.00
Request without waiver	70%	\$15,000,000.00	\$35,500,000.00	\$50,500,000.00

Considering the overall application for a waiver or reduction in the matching contribution, do the circumstances demonstrated by the applicant make a waiver appropriate? YES NO

Additional Board Member Comments: If responses do not align with overall determination, please indicate why.

Adequacy Index

A metric that objectively measures the current adequacy of a school. It is based on a set of questions that measure each school's compliance with the Facility Insight standards. Each adequacy question is scored 0-5. Each question is weighted, and the overall index is expressed in the form of a 0.00-1.00 percentage range, with a 0.00 representing full adequacy, and a 1.00 representing inadequacy.

Adverse Historical Effect

CRS 24-80.1-101 requires state agencies to consult with History Colorado (HC) if they are involved with projects affecting properties determined to have historical significance by History Colorado. The Division is required to consult with History Colorado on any public school facility requesting State funds for capital improvement projects in facilities that are 50 years old or older. As part of the consultation process, HC will make a determination of effect on the proposed scope of the project if the facility is deemed historically significant, listed on a historic register, or eligible for listing on a historic register. If HC makes a determination of adverse effect the project will require further consultation, modification, or negotiation, with potential resolution from the Governor's Office. A "Yes" in the summary book means the proposed project has been deemed to have an adverse effect on a historical property. N/A indicates that staff does not yet have a response from HC.

Affected Pupils

The total number of pupils currently enrolled (as of October 1) that are affected by the proposed application.

Affected Square Feet (Sq Ft)

The total square feet affected by the proposed application.

Applicant Previous BEST Grants

The number of traditional or emergency BEST grants the applicant has previously received. The total awarded dollar amount is also provided.

Charter School Capital Construction Funding (CSCC Allocation)

The annual CSCC allocation purpose is to promote a safe and healthy learning environment for all Colorado students. Funds are distributed to qualified charter schools based on pupil count each year. This funding can be used by the school to pay for construction, renovation, financing, or the purchasing or leasing of facilities.

Certificate of Participation (COP)

A financing tool available for use by the CCAB in funding large grant projects through a Lease/Purchase agreement.

Condition Budget

Condition Budget in Facility Insight is the cost to remediate current requirement needs measured within the FCI. Requirements are assigned a Category, Priority, and System in order to categorize the cost appropriately and to assign a time frame for action.

Contingency

These costs are added for potential scope changes, unforeseen conditions, detail conflicts, and/or design changes. The contingencies assist with keeping costs within budget and managing risk. The application lists construction and owner contingencies separately.

Construction Contingency

A percentage added to the construction budget for unforeseen field conditions, estimating variables, and other non-discretionary change orders.

Owner Contingency

A percentage added to the construction budget to cover design revisions and discretionary change orders within the grant scope.

Cost Per Sq Ft

The affected square feet divided by the total project cost; can be broken up into soft and hard costs of construction:

Soft Cost per Sq Ft—Owner costs not typically included as a direct construction cost. Costs may include design consultants, testing, permitting, project management, financing and legal fees, furniture fixtures & equipment, abatement, site development and utility costs, and owner-installed items such as technology infrastructure, as well as other pre-construction and post-construction costs to a project.

Hard Cost per Sq Ft—Costs related to the actual, physical construction of the project. Costs may include: quantifiable labor and materials required to complete the project, site work, landscaping, contingencies, escalation, bonds, fees, and insurance.

Escalation %

A percent of the project hard costs are added to account for an inflationary increase in material and labor costs from the time of budget preparation to the anticipated time of bid.

Facility Condition Index (FCI)

Facility Condition Index (FCI) is an industry-standard metric that objectively measures the current condition of a facility, allowing comparison both within and among assets. To determine FCI for any given set of assets, the total cost of remedying requirements is divided by the current replacement value. Generally, the higher the FCI, the poorer the condition of the facility.

Facility Insight

The statewide assessment program established in 2016 to renew and refresh the original 2009 Parsons assessment data and create a long term, sustainable solution using in-house assessors.

Full Time Equivalent (FTE)

A way to measure a student's academic enrollment activity at an educational institution. An FTE of 1.0 means that a student is equivalent to full-time enrollment. For purposes of the BEST program, FTE is only referenced when requesting a \$/FTE budgeted for capital outlay (dollars per full-time enrolled pupil).

Gross Square Feet (GSF)

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

Gross Sq Ft Per Pupil

Gross Sq Ft of the overall affected school facility divided by the number of affected pupils.

High Performance Certification Program (HPCP)

C.R.S. 24-30-1305.5 requires all new facilities, additions, and renovation projects that meet the following criteria to follow HPCP policy adopted by the Office of the State Architect:

- The project receives 25% or more of state funds; and
- The new facility, addition, or renovation project contains 5,000 or more building square feet; and
- The building includes an HVAC system; and
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.

HPCP requires projects to receive third-party verification. HPCP stipulates that qualifying projects should obtain a minimum standard for energy efficiency. In the case of public school projects, that minimum standard is either LEED Gold, CHPS-Verified Leader, or Green Globes – Three Globes. A modification to the target certification goal may be granted. In instances where achievement of the certification goal is not feasible, an applicant may request a modification of the HPCP policy or a waiver if certain conditions exist.

Historical Register

The Division is required to consult with History Colorado on any public school facility requesting State funds for capital improvement projects in facilities that are 50 years old or older. As part of the consultation process, History Colorado will make a determination of historical significance.. A “Yes” in the summary book means the facility is listed on a historic register.

Prioritization Criteria

1. **Health, Safety & Technology:** Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security, and projects that are designed to incorporate technology into the educational environment.
2. **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.
3. **Career and Technical Education:** Projects that will provide career and technical education capital construction in public school facilities; and
4. **Prohibited American Indian Mascots:** Projects that assist public schools to replace prohibited American Indian mascots as required by 22-1-133 CRS.
5. **Other:** All other projects.

Replacement Value

Replacement Value in Facility Insight is the automatically generated total amount of expenditure required to construct a replacement facility to the current building codes, design criteria, and materials. The Replacement Value for a single asset is based on the sum of the system replacement costs.

Requirement

In the context of the statewide assessment, Facility Insight, a requirement is a facility need or a deficient condition that should be addressed. A requirement can affect an assembly, piece of equipment, or any other building system.

Requirement Cost

Requirement Cost in Facility Insight is the cost to remediate all requirements, including those requirements not measured within the FCI. See the definition of Condition Budget to understand what's measured within the FCI.

System Group

System Groups are defined based on Unifomat categories. For example, the System Group "Plumbing System" includes systems with a Unifomat category of D20. System groups most commonly referenced in Facility Insight and sample inclusions:

Electrical System - Unifomat D50; Low Tension Service, Wiring, Lighting, Communications, Security. Systems such as Main Electrical Service, Distribution Equipment, Panelboards, Lighting, Branch Wiring, Telephone, Fire Alarm, Card Access, Burglar Alarms, Security Cameras, Local Area Network, Exit Signs, Emergency Generators, Exit Signs, etc.

Equipment and Furnishings - Unifomat E; Systems such as Kitchen Equipment, Casework, Theater Seating, etc.

Exterior Enclosure - Unifomat B20 & B30; Exterior Walls, Exterior Windows, Exterior Doors, Roofing. Systems such as CMU Block Walls, Aluminum Windows, Storefront/Hollow Metal Doors, Single-Ply Membrane Roof, etc.

Fire Protection - Unifomat D40; Systems such as Wet Standpipes, Wet Sprinklers, Kitchen Hood Suppression, Fire Extinguishers, etc.

Furnishings - Unifomat E20; Systems such as Student Lockers, Bleachers, etc.

HVAC System - Unifomat D30; Gas Supply, Heat/Cooling Generating Systems, Distribution Systems, Terminal and Package Units, Controls, Dust/Fume Collectors. Systems such as Propane Tanks, Natural Gas Service, Boilers, Central Air Handling Units, Exhaust (building, kitchen, restroom, etc.), Rooftop Units, Pneumatic/Digital Controls, etc.

Interior Construction and Conveyance - Unifomat C & D10; Partitions, Interior Doors, Fittings, Finishes and Conveyance. Systems such as Gypsum Walls, Wood Doors, Toilet Partitions, Signage, Stairs, Ceiling/Wall/Floor Finishes, Elevators, etc.

Plumbing System - Unifomat D20; Plumbing Fixtures, Domestic Water and Sanitary Waste. Systems such as Restroom Fixtures, Water Heaters, Water Distribution Piping, Roof Drainage, Sanitary Waste Piping, etc.

Site - Unifomat G; All systems located on the site such as Pavement, Fencing, Lighting, Utilities, etc.

Structure - Unifomat A & B10; Substructure and Superstructure such as Foundation Walls, Footings, Single-Story Steel Framed Roof on Columns, etc.

Unifomat

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.

BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2024-25 APPLICATION SUMMARIES

LIST OF ALL APPLICATIONS SORTED BY COUNTY



CAPITAL CONSTRUCTION UNIT

MAY 2024

BEST FY2024-25 APPLICATION SUMMARIES

All Applications Sorted by County, then Applicant

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
77	Adams	Adams County 14	MS Replacement	\$43,245,018.61	\$33,978,228.91	\$77,223,247.52	\$728.52
528	Adams	Mapleton 1	Multiple School HVAC Upgrades	\$7,798,922.85	\$4,986,196.57	\$12,785,119.42	\$66.24
548	Adams	The Pinnacle Charter School	K-12 Roof, HVAC Replacement and Security Upgrades	\$12,705,518.37	\$2,242,150.30	\$14,947,668.67	\$61.14
578	Alamosa	Alamosa RE-11J	ES/MS HVAC Upgrades	\$1,361,654.99	\$834,562.74	\$2,196,217.73	\$27.45
104	Alamosa	Alamosa RE-11J	HS Renovation and Addition	\$10,080,482.66	\$6,178,360.34	\$16,258,843.00	\$125.56
124	Alamosa	San Luis Valley BOCES	School Replacement	\$6,080,152.78	\$699,678.60	\$6,779,831.38	\$379.50
600	Arapahoe	Lotus School for Excellence	HVAC Replacement	\$2,008,264.86	\$105,698.15	\$2,113,963.01	\$104.66
159	Bent	McClave Re-2	PK-12 School Replacement	\$46,584,389.18	\$5,307,466.00	\$51,891,855.18	\$741.31
621	Boulder	Boulder Valley Re 2	Boulder Prep. HS Roof Replacement, HVAC, and Security Upgrades	\$337,657.58	\$826,678.91	\$1,164,336.49	\$388.11
641	Boulder	Boulder Valley Re 2	New Vista HS Abatement and Demo	\$533,044.36	\$1,305,039.65	\$1,838,084.01	\$23.58
662	Boulder	Firestone Charter Academy	K-8 Safety and Security Upgrades	\$951,567.18	\$990,406.65	\$1,941,973.83	\$40.28
187	Crowley	Crowley County RE-1-J	Ward Intermediate Renovation and K-12 Addition	\$57,908,544.61	\$0.00	\$57,908,544.61	\$730.89
687	Delta	Delta County 50(J)	Multiple School HVAC and Security Upgrades	\$7,135,110.38	\$2,378,370.13	\$9,513,480.51	\$142.31
714	Eagle	Stone Creek School	K-8 Roof, HVAC, Safety, and Security Improvements	\$2,916,269.38	\$871,093.45	\$3,787,362.83	\$122.96

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
732	El Paso	Colorado Early Colleges Colorado Springs	K-12 Electrical, HVAC, and Security Upgrades	\$2,828,013.12	\$499,061.14	\$3,327,074.26	\$26.98
219	El Paso	Hanover 28	Prairie Heights ES Security Upgrades, Renovation, and Addition	\$7,956,059.67	\$5,304,039.78	\$13,260,099.45	\$801.21
754	El Paso	James Irwin Elementary School - Howard	Howard ES Roof and HVAC Replacement and Security Upgrades	\$615,714.07	\$251,488.84	\$867,202.91	\$26.48
777	El Paso	James Irwin School - Astrozon	Astrozon K-12 Roof and HVAC Replacement	\$4,714,337.11	\$831,941.84	\$5,546,278.95	\$24.59
1081	El Paso	Peyton 23 JT	ES Roof Replacement	\$234,185.19	\$573,349.94	\$807,535.13	\$21.37
796	El Paso	Widefield 3	Janitell Jr. HS Roof and HVAC Improvements	\$2,987,835.05	\$5,087,394.82	\$8,075,229.87	\$82.68
813	Elbert	Agate 300	Gym Roof and HVAC Improvements	\$394,063.25	\$462,595.98	\$856,659.23	\$107.08
242	Elbert	Kiowa C-2	PK-12 School Replacement	\$55,532,856.90	\$13,446,822.00	\$68,979,678.90	\$720.11
831	Garfield	Garfield 16	ES Health, Safety, and HVAC Improvements	\$4,134,034.65	\$4,134,034.64	\$8,268,069.29	\$141.50
847	Garfield	Garfield Re-2	ES Roof, Boilers, Window, and Door Replacements	\$583,086.24	\$1,239,058.27	\$1,822,144.51	\$38.00
866	Gunnison	Gunnison Watershed RE1J	DW HVAC Upgrades	\$4,120,437.04	\$6,444,786.15	\$10,565,223.19	\$28.96
892	Gunnison	Gunnison Watershed RE1J	DW Security Upgrades	\$1,171,618.91	\$1,832,532.14	\$3,004,151.05	\$8.24
918	Gunnison	Marble Charter School	HVAC and Roof Replacement and Safety Upgrades	\$1,255,175.60	\$986,209.40	\$2,241,385.00	\$194.26
273	Jackson	North Park R-1	PK-12 School Replacement	\$52,713,524.19	\$19,032,673.00	\$71,746,197.19	\$807.41
298	Jefferson	Jefferson County R-1	Fletcher Miller School Replacement	\$8,550,559.40	\$30,315,619.69	\$38,866,179.09	\$576.87

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
1096	La Plata	Ignacio 11 JT	ES Roof Replacement	\$539,149.26	\$497,676.24	\$1,036,825.50	\$23.33
320	Lake	Lake County R-1	ES Addition and Replacement	\$25,766,861.94	\$20,245,391.52	\$46,012,253.46	\$923.01
936	Larimer	Ridgeview Classical Schools	HVAC, Roof Replacement, and Security Upgrades	\$2,976,047.17	\$999,967.75	\$3,976,014.92	\$60.31
1112	Larimer	Thompson R2-J	Multiple School Partial Reroof	\$659,999.85	\$1,339,999.70	\$1,999,999.55	\$28.38
965	Las Animas	Trinidad 1	Fisher Peak ES Roof and HVAC Improvements	\$3,466,880.72	\$2,036,104.55	\$5,502,985.27	\$120.42
347	Logan	Frenchman RE-3	K-12 Major Renovation and Addition	\$25,706,677.59	\$9,282,780.60	\$34,989,458.19	\$451.37
1188	Logan	Plateau RE-5	Supplemental FY23 PK-12 Addition/Renovation	\$3,853,414.02	\$100,021.93	\$3,953,435.95	\$529.99
984	Moffat	Moffat County RE: No 1	ES and HS HVAC Upgrades	\$1,574,095.27	\$1,395,895.81	\$2,969,991.08	\$13.54
370	Montezuma	Dolores RE-4A	MS and HS Renovation and Addition	\$19,776,553.49	\$10,108,448.00	\$29,885,001.49	\$712.82
1004	Morgan	Brush RE-2(J)	Thompson Primary Health and Safety Upgrades	\$3,059,917.00	\$2,039,944.66	\$5,099,861.66	\$80.40
1208	Morgan	Fort Morgan Re-3	Supplemental FY24 DW Health and Safety Upgrades	\$704,347.74	\$599,999.92	\$1,304,347.66	\$18.38
1237	Morgan	Weldon Valley RE-20(J)	Supplemental FY24 PK-12 Addition/Renovation	\$541,143.95	\$83,542.00	\$624,685.95	\$649.14
1027	Morgan	Wiggins RE-50(J)	Wiggins Event Center HVAC	\$822,969.63	\$1,184,273.37	\$2,007,243.00	\$29.93
396	Otero	Cheraw 31	K-12 Renovation and Addition	\$29,110,965.40	\$1,714,383.60	\$30,825,349.00	\$620.42
1135	Ouray	Ridgway R-2	Secondary School Roof Replacement	\$433,950.74	\$805,908.52	\$1,239,859.26	\$27.55
420	Park	Platte Canyon 1	ES and MS Consolidation	\$4,808,219.13	\$12,999,999.87	\$17,808,219.00	\$661.11

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
443	Phillips	Haxtun RE-2J	K-12 Renovation and Addition	\$48,218,849.39	\$4,991,874.00	\$53,210,723.39	\$744.47
473	Phillips	Holyoke Re-1J	ES Replacement	\$42,030,867.84	\$14,843,006.02	\$56,873,873.86	\$943.81
1043	Prowers	Alta Vista Charter School	Elevator Renovation	\$190,071.45	\$53,609.89	\$243,681.34	\$658.60
1059	Pueblo	Pueblo County 70	Pueblo County HS Roof Replacement and Wastewater Improvements	\$3,347,165.06	\$4,090,979.52	\$7,438,144.58	\$42.09
498	San Miguel	Norwood R-2J	PK-12 School Replacement	\$64,319,668.09	\$8,640,508.01	\$72,960,176.10	\$938.82
1152	Sedgwick	Revere School District	K-12 Gym Roof Replacement	\$838,129.00	\$431,763.42	\$1,269,892.42	\$52.91
1169	Weld	University Schools	ES and HS Roof Replacement	\$1,546,258.32	\$727,650.97	\$2,273,909.29	\$21.83
			Totals:	\$631,730,300.23	\$250,359,267.90	\$882,089,568.13	

BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2024-25 APPLICATION SUMMARIES

LIST OF CHARTER SCHOOL APPLICATIONS SORTED BY COUNTY



CAPITAL CONSTRUCTION UNIT

MAY 2024

BEST FY2024-25 APPLICATION SUMMARIES

List of Charter School Applications Sorted by County

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
548	Adams	The Pinnacle Charter School	K-12 Roof, HVAC Replacement and Security Upgrades	\$12,705,518.37	\$2,242,150.30	\$14,947,668.67	\$61.14
600	Arapahoe	Lotus School for Excellence	HVAC Replacement	\$2,008,264.86	\$105,698.15	\$2,113,963.01	\$104.66
662	Boulder	Firestone Charter Academy	K-8 Safety and Security Upgrades	\$951,567.18	\$990,406.65	\$1,941,973.83	\$40.28
714	Eagle	Stone Creek School	K-8 Roof, HVAC, Safety, and Security Improvements	\$2,916,269.38	\$871,093.45	\$3,787,362.83	\$122.96
732	El Paso	Colorado Early Colleges Colorado Springs	K-12 Electrical, HVAC, and Security Upgrades	\$2,828,013.12	\$499,061.14	\$3,327,074.26	\$26.98
754	El Paso	James Irwin Elementary School - Howard	Howard ES Roof and HVAC Replacement and Security Upgrades	\$615,714.07	\$251,488.84	\$867,202.91	\$26.48
777	El Paso	James Irwin School - Astrozon	Astrozon K-12 Roof and HVAC Replacement	\$4,714,337.11	\$831,941.84	\$5,546,278.95	\$24.59
918	Gunnison	Marble Charter School	HVAC and Roof Replacement and Safety Upgrades	\$1,255,175.60	\$986,209.40	\$2,241,385.00	\$194.26
936	Larimer	Ridgeview Classical Schools	HVAC, Roof Replacement, and Security Upgrades	\$2,976,047.17	\$999,967.75	\$3,976,014.92	\$60.31
1043	Prowers	Alta Vista Charter School	Elevator Renovation	\$190,071.45	\$53,609.89	\$243,681.34	\$658.60
1169	Weld	University Schools	ES and HS Roof Replacement	\$1,546,258.32	\$727,650.97	\$2,273,909.29	\$21.83
			Totals:	\$32,707,236.63	\$8,559,278.38	\$41,266,515.01	

BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2024-25 APPLICATION SUMMARIES

**LIST OF APPLICATIONS WITH MATCHING FUNDS CONTINGENT
ON A 2024 BOND ELECTION**



CAPITAL CONSTRUCTION UNIT

MAY 2024

BEST FY2024-25 APPLICATION SUMMARIES

List of Applications with Matching Funds Contingent upon a Proposed 2024 Bond Election

Page #	County	Applicant Name	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
104	Alamosa	Alamosa RE-11J	HS Renovation and Addition	\$10,080,482.66	\$6,178,360.34	\$16,258,843.00	\$125.56
242	Elbert	Kiowa C-2	PK-12 School Replacement	\$55,532,856.90	\$13,446,822.00	\$68,979,678.90	\$720.11
273	Jackson	North Park R-1	PK-12 School Replacement	\$52,713,524.19	\$19,032,673.00	\$71,746,197.19	\$807.41
320	Lake	Lake County R-1	ES Addition and Replacement	\$25,766,861.94	\$20,245,391.52	\$46,012,253.46	\$923.01
347	Logan	Frenchman RE-3	K-12 Major Renovation and Addition	\$25,706,677.59	\$9,282,780.60	\$34,989,458.19	\$451.37
473	Phillips	Holyoke Re-1J	ES Replacement	\$42,030,867.84	\$14,843,006.02	\$56,873,873.86	\$943.81
498	San Miguel	Norwood R-2J	PK-12 School Replacement	\$64,319,668.09	\$8,640,508.01	\$72,960,176.10	\$938.82
965	Las Animas	Trinidad 1	Fisher Peak ES Roof and HVAC Improvements	\$3,466,880.72	\$2,036,104.55	\$5,502,985.27	\$120.42
Totals:				\$279,617,819.93	\$93,705,646.04	\$373,323,465.97	

BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2024-25 APPLICATION SUMMARIES

LIST OF APPLICATIONS WITH A WAIVER REQUEST



CAPITAL CONSTRUCTION UNIT

MAY 2024

BEST FY2024-25 APPLICATION SUMMARIES

List of Applications with a Waiver Request (Excluding Statutory Waivers)

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
124	Alamosa	San Luis Valley BOCES	School Replacement	\$6,080,152.78	\$699,678.60	\$6,779,831.38	\$379.50
187	Crowley	Crowley County RE-1-J	Ward Intermediate Renovation and K-12 Addition	\$57,908,544.61	\$0.00	\$57,908,544.61	\$730.89
320	Lake	Lake County R-1	ES Addition and Replacement	\$25,766,861.94	\$20,245,391.52	\$46,012,253.46	\$923.01
498	San Miguel	Norwood R-2J	PK-12 School Replacement	\$64,319,668.09	\$8,640,508.01	\$72,960,176.10	\$938.82
600	Arapahoe	Lotus School for Excellence	HVAC Replacement	\$2,008,264.86	\$105,698.15	\$2,113,963.01	\$104.66
687	Delta	Delta County 50(J)	Multiple School HVAC and Security Upgrades	\$7,135,110.38	\$2,378,370.13	\$9,513,480.51	\$142.31
936	Larimer	Ridgeview Classical Schools	HVAC, Roof Replacement, and Security Upgrades	\$2,976,047.17	\$999,967.75	\$3,976,014.92	\$60.31
			Totals:	\$166,194,649.83	\$33,069,614.16	\$199,264,263.99	

BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2024-25 APPLICATION SUMMARIES

BEST GRANT APPLICATION REVIEW ORDER



CAPITAL CONSTRUCTION UNIT

MAY 2024

BEST FY2024-25 APPLICATION SUMMARIES

BEST Grant Application Review Order

Page #	County	Applicant Name	Project Title
77	Adams	Adams County 14	MS Replacement
104	Alamosa	Alamosa RE-11J	HS Renovation and Addition
124	Alamosa	San Luis Valley BOCES	School Replacement
159	Bent	McClave Re-2	PK-12 School Replacement
187	Crowley	Crowley County RE-1-J	Ward Intermediate Renovation and K-12 Addition
219	El Paso	Hanover 28	Prairie Heights ES Security Upgrades, Renovation, and Addition
242	Elbert	Kiowa C-2	PK-12 School Replacement
273	Jackson	North Park R-1	PK-12 School Replacement
298	Jefferson	Jefferson County R-1	Fletcher Miller School Replacement
320	Lake	Lake County R-1	ES Addition and Replacement
347	Logan	Frenchman RE-3	K-12 Major Renovation and Addition
370	Montezuma	Dolores RE-4A	MS and HS Renovation and Addition
396	Otero	Cheraw 31	K-12 Renovation and Addition
420	Park	Platte Canyon 1	ES and MS Consolidation
443	Phillips	Haxtun RE-2J	K-12 Renovation and Addition
473	Phillips	Holyoke Re-1J	ES Replacement
498	San Miguel	Norwood R-2J	PK-12 School Replacement
528	Adams	Mapleton 1	Multiple School HVAC Upgrades
548	Adams	The Pinnacle Charter School	K-12 Roof, HVAC Replacement and Security Upgrades
578	Alamosa	Alamosa RE-11J	ES/MS HVAC Upgrades
600	Arapahoe	Lotus School for Excellence	HVAC Replacement
621	Boulder	Boulder Valley Re 2	Boulder Prep. HS Roof Replacement, HVAC, and Security Upgrades
641	Boulder	Boulder Valley Re 2	New Vista HS Abatement and Demo
662	Boulder	Firestone Charter Academy	K-8 Safety and Security Upgrades
687	Delta	Delta County 50(J)	Multiple School HVAC and Security Upgrades
714	Eagle	Stone Creek School	K-8 Roof, HVAC, Safety, and Security Improvements
732	El Paso	Colorado Early Colleges Colorado Springs	K-12 Electrical, HVAC, and Security Upgrades
754	El Paso	James Irwin Elementary School - Howard	Howard ES Roof and HVAC Replacement and Security Upgrades
777	El Paso	James Irwin School - Astrozon	Astrozon K-12 Roof and HVAC Replacement
796	El Paso	Widefield 3	Janitell Jr. HS Roof and HVAC Improvements
813	Elbert	Agate 300	Gym Roof and HVAC Improvements
831	Garfield	Garfield 16	ES Health, Safety, and HVAC Improvements
847	Garfield	Garfield Re-2	ES Roof, Boilers, Window, and Door Replacements
866	Gunnison	Gunnison Watershed RE1J	DW HVAC Upgrades

Page #	County	Applicant Name	Project Title
892	Gunnison	Gunnison Watershed RE1J	DW Security Upgrades
918	Gunnison	Marble Charter School	HVAC and Roof Replacement and Safety Upgrades
936	Larimer	Ridgeview Classical Schools	HVAC, Roof Replacement, and Security Upgrades
965	Las Animas	Trinidad 1	Fisher Peak ES Roof and HVAC Improvements
984	Moffat	Moffat County RE: No 1	ES and HS HVAC Upgrades
1004	Morgan	Brush RE-2(J)	Thompson Primary Health and Safety Upgrades
1027	Morgan	Wiggins RE-50(J)	Wiggins Event Center HVAC
1043	Prowers	Alta Vista Charter School	Elevator Renovation
1059	Pueblo	Pueblo County 70	Pueblo County HS Roof Replacement and Wastewater Improvements
1081	El Paso	Peyton 23 JT	ES Roof Replacement
1096	La Plata	Ignacio 11 JT	ES Roof Replacement
1112	Larimer	Thompson R2-J	Multiple School Partial Reroof
1135	Ouray	Ridgway R-2	Secondary School Roof Replacement
1152	Sedgwick	Revere School District	K-12 Gym Roof Replacement
1169	Weld	University Schools	ES and HS Roof Replacement
1188	Logan	Plateau RE-5	Supplemental FY23 PK-12 Addition/Renovation
1208	Morgan	Fort Morgan Re-3	Supplemental FY24 DW Health and Safety Upgrades
1237	Morgan	Weldon Valley RE-20(J)	Supplemental FY24 PK-12 Addition/Renovation

● **Campuses Impacted by this Grant Application** ●

Adams County 14 - MS Replacement - Adams City MS - 1959

District:	Adams 14
School Name:	Adams City MS
Address:	4451 East 72nd Avenue
City:	Commerce City
Gross Area (SF):	98,900
Number of Buildings:	1
Replacement Value:	\$43,564,274
Condition Budget:	\$28,933,392
Total FCI:	0.66
Adequacy Index:	0.26



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$9,017,005	\$5,792,202	0.64
Equipment and Furnishings	\$1,039,116	\$373,458	0.36
Exterior Enclosure	\$4,811,581	\$782,725	0.16
Fire Protection	\$17,115	\$922,672	53.91
HVAC System	\$10,703,789	\$10,576,298	0.99
Interior Construction and Conveyance	\$8,604,764	\$6,403,189	0.74
Plumbing System	\$2,105,130	\$2,556,397	1.21
Site	\$3,243,635	\$2,386,235	0.74
Structure	\$4,022,138	\$42,423	0.01
Overall - Total	\$43,564,274	\$29,835,599	0.68

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Adams City MS Site	585,000	0.74	1959	\$3,243,635	\$2,386,235
Adams City MS Main	98,900	0.66	1959	\$40,320,638	\$27,449,364
Overall - Total	683,900	0.66		\$43,564,274	\$29,835,599

● **Campuses Impacted by this Grant Application** ●

Adams County 14 - MS Replacement - Kearney MS – 1953

District:	Adams 14
School Name:	Kearney MS
Address:	6160 Kearney Street
City:	Commerce City
Gross Area (SF):	110,588
Number of Buildings:	3
Replacement Value:	\$34,411,672
Condition Budget:	\$15,895,206
Total FCI:	0.46
Adequacy Index:	0.33



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,060,851	\$3,413,027	0.67
Equipment and Furnishings	\$1,057,659	\$173,360	0.16
Exterior Enclosure	\$4,587,772	\$2,448,672	0.53
Fire Protection	\$5,034	\$1,685,125	334.75
HVAC System	\$6,900,643	\$3,088,368	0.45
Interior Construction and Conveyance	\$6,824,522	\$4,637,698	0.68
Plumbing System	\$2,053,579	\$830,932	0.40
Site	\$2,947,320	\$1,016,412	0.34
Special Construction	\$116,610	\$58,305	0.50
Structure	\$4,857,683	\$228,433	0.05
Overall - Total	\$34,411,672	\$17,580,332	0.51

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kearney MS Mod 1	1,440	0.91	1998	\$214,876	\$194,722
Kearney MS Main	107,708	0.47	1953	\$31,027,113	\$16,236,176
Kearney MS Site	552,760	0.34	1953	\$2,947,320	\$1,016,412
Kearney MS Mod 2	1,440	0.60	2008	\$222,364	\$133,022
Overall - Total	663,348	0.46		\$34,411,672	\$17,580,332

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Adams County 14

County: Adams

Project Title: MS Replacement

Current Grant Request:	\$43,245,018.61	CDE Minimum Match %:	44%
Current Applicant Match:	\$33,978,228.91	Actual Match % Provided:	44%
Current Project Request:	\$77,223,247.52	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$77,223,247.52	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$728.52	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$65.73	Affected Pupils:	800
Hard Costs Per Sq Ft:	\$662.79	Cost Per Pupil:	\$96,529
Previous BEST Grant(s):	5	Gross Sq Ft Per Pupil:	133
Previous BEST Total \$:	\$24,748,630.73		

Financial Data (School District Applicants)

District FTE Count:	5,074	Bonded Debt Approved:	
Assessed Valuation:	\$1,234,249,640	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675	Bonded Debt Failed:	\$95,700,000
PPAV:	\$244,713	Year(s) Bond Failed:	14
Statewide PPAV:	\$229,467	Outstanding Bonded Debt:	\$56,760,000
Median Household Income:	\$66,308	Total Bond Capacity:	\$248,334,998
Statewide Avg:	\$70,838	Statewide Median:	\$28,824,395
Free Reduced Lunch %:	87.00%	Bond Capacity Remaining:	\$190,089,928
Statewide District Avg:	51.87%	Statewide Median:	\$17,408,578
Total Mills \$/Capita:	\$1,115.54		
Statewide Avg:	\$1,121		

I. Facility Profile

Adams County 14 (0030) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - - New - Application Number (45)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Adams City Middle School - 0030-0020 ▼

* Facility Name & Code

Kearney Middle School - 0030-4516 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Adams City Middle School (ACMS) built in 1959 and Kearney Middle School (KMS) built in 1953 are owned and operated by Adams County School District 14 since they were constructed approximately 70 years ago. Both schools were originally intended to be a three-round Junior high (7th - 9th) and were converted to middle school (6th-8th) in the early 1980's. They were built according to the school construction standards in place at that time; however, standards have changed significantly over the intervening 65+ years. Each site falls far short of complying with the latest adopted building, mechanical, plumbing, fire, accessibility, and energy code standards. Both buildings have been used as public school buildings since the 1950's.

In the fall of 2024, all 6th grade students will remain in the elementary schools based on the enrollment and social emotional needs of our students. This will create two smaller 7th and 8th grade schools in the existing buildings. In 2025 the district will be merging into a singular 7th/8th junior high and closing one of the two current middle school sites.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Adams City Middle School is located in Adams City, which is an unincorporated community located in Adams County, Colorado. Much of it was incorporated into Commerce City in 1952. Constructed in 1959 as a Junior High neighborhood school. The layout and traffic flow were designed for a student-walker population and do not safely accommodate the school buses and parent drop-off traffic required today. Buses pull alongside sidewalks between the school

and residential houses, requiring students to walk along neighborhood streets and cross traffic to the building entrance. During inclement weather, the pathway students use can become a dangerous mix of snow and ice. With no designated drop-off area, parents line the narrow, two-way, neighborhood streets that are on the southside of the school, creating congestion during the drop-off and pick-up times. Students will often exit vehicles in the middle of the street as there is no 'hug and go lane'. There is one crosswalk that is monitored by a staff member before and after school. In 2022, a parent vehicle was totaled with student hospitalized due to a broadside collision as they exited the parking lot. There have been no capital projects at ACMS in the last 10 years.

Kearney Middle School is located in Commerce City and was constructed in 1953. A competition size gym was added in 1971 and some minor renovations occurred in 2008. The site is surrounded by residential single-family and multi-family housing. There is currently a single lane bus drop off area in the front of the school (approx. 260 feet) that is used to safely drop off and pick up students with special needs. The school is currently a student-walker population however, with the merging of the two schools, daily buses will transport students from all across the district. With the addition of daily transportation we anticipate 12 buses will be required. This would mean that students are exiting buses on already busy streets located in residential neighborhoods. No major capital projects have been undertaken within the last three years.

In 2022, Adams 14 received a SAFER grant which allowed an upgrade to the school security equipment with additional cameras and radios. Around 1999, Individual air handling units were installed in the corner of each classroom at both schools. Located behind a partition and service panel, this system not only reduced classroom area but created severe acoustic challenges for teaching, not to mention servicing the units is a class disruption.

In July 2023 (ACMS) and December of 2023 (KMS), the district had to complete an emergency repair of bathrooms that required a full tear out of the negative slope. Areas of the school had to be closed due to sewage flooding and damage to hallways and classrooms.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The district annually allocates dollars to a general fund operations/maintenance budget and to the Capital Reserve Fund. These budgets are driven by deferred maintenance assessments and master planning improvements necessary at all district school sites. With only two new schools built in the last 70 years, the majority of the budget is spent on repairs vs. replacement.

These improvements include moderate school renovations, roof replacements, bus purchases, and HVAC upgrades. Upon the completion of the replacement school, the new facility will be added to the district's master plan, repairs will be funded through the Capital Reserve Fund. Adams 14 currently meets the CCAB policy for ALSUP Elementary which was funded through a previous BEST grant by allocating 1.5% of each year's per-pupil base funding for students attending the facility to the Capital Reserve account (Fund 43).

For the 2022-23 school year, Adams 14 had an Operations and Maintenance budget (including utilities) of \$13,280,645. This is approximately \$2,505 per funded pupil.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Adams County 14 (0030) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - - New - Application Number (45)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Founded in 1946 and nestled in the historic community of Commerce City, Adams County School District 14 serves to Inspire, Educate and Empower each of our 5,484 PK-12 grade students and their families. 63% of Adams 14's students speak a language other than English, and 87% qualify for free and reduced lunch.

In 2023, Adams 14 experienced the lowest enrollment in the last 15 years. Since 2019, Adams 14 has seen a decrease of 17% or 1,126 students. It is assumed that the loss of pupils is related to declining birth rates as well as the districts fight against the CDE Accountability System. However, for the first time since 2009, Adams 14 School District moved up from the Turnaround rating to a Priority Improvement rating in 2022-2023. Adams 14 students increased the Academic Achievement's mean Scale Score (SS) in 21 out of 31 indicators, and increased the Academic Growth's median Student Growth Percentile (SGP) in 20 out of 30 indicators.

To support the turnaround work, Adams 14 staff, our partner TNTP, and community members engaged in a four month strategic planning process(12/22 - 03/23). The team identified 4 strategic goals and a North Star to guide our future work. Goal #4 states that "Adams 14 will manage resources to remain fiscally solvent, and emotionally and educationally responsive to our staff and student needs." We currently measure that goal by having "educational facilities at 70% capacity or better with fewer than 1% in disruptions due to core mechanical failures." The average school built in Adams 14 was constructed in 1956. Unfortunately, we continuously experience disruptions greater than 1% due to system failures at our sites.

While Academics are on the rise, facilities and aging systems are not. Another outcome of the strategic planning process included 'Project 5B'. This plan was initiated during the Adams 14 Board of Education's Feb. 14, 2023, regular meeting.

With the decision of the board, we will be closing one of the two middle school campuses and merging all 7th & 8th graders to a single site. In 2024, all elementary schools will become Pk-6th grade. It has been determined that there is no responsible fiscal merit to renovating or updating current failing facilities. According to the Facility Master Plan conducted by Cooperative Strategies in 2020, the cost to renovate and update either the two schools would far exceed the value of the building (approx. 47,000,000 in identified repairs). District leadership has engaged the community and overwhelmingly the preferences is for updated and new learning spaces. We intend to close both current middle school campuses and relocate all students to a singular site. We will construct a replacement school that exceeds current safety standards, includes innovates classroom spaces, and provides 21st century learning opportunities for students and staff.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Adams City Middle School was constructed in 1959 as a Junior High neighborhood school. Kearney Middle, constructed in 1953 was also built to serve as a three-round school building. Both buildings have design characteristics and deficiencies expected of those built to 1950's standards. The deficiencies at both schools present daily health, safety, and security hazards. Operating systems are well beyond life span. Temporary solutions are no longer fiscally responsible. The district is currently spending a disproportionate amount of its capital reserve budget to keep both school buildings functional. Due to aging and failing systems the district is having to spend approximately 22% annually of each students PPR to operate each school.

BUILDING + SITE SECURITY: At ACMS and KMS, the layouts present severe safety issues, including unmonitored entryways and inadequate site supervision. With 23 exterior, uncontrolled entryways at ACMS and 14 at KMS, it is difficult to supervise the various ways an intruder could enter the buildings. At both schools, there are no secure vestibules at the main entry. Main entry views are easily obscured by activity in the hallway. There is a video call system at each school, however, it does not allow for direct check-in by administrators. Office staff rely heavily on security cameras, putting the community at risk for dangerous occurrences, including child abduction, intruders and slow emergency response.

At both schools, the roof is easily accessed by trespassers as each school is single story. There have been several instances of students getting onto the roof, creating threats to safety and security as well as vandalism of air handling units.

Neither ACMS nor KMS can remotely lock down classrooms. A lock down can be called through the phone system, but there is no panic button or automatic magnetic doors to keep intruders out of the classroom wings. Neither school has an integrated access control system to notify staff if one of the exterior

doors is left open. At both schools, there is no perimeter security fence. There is an inadequate amount of site lighting combined with unsecured courtyards around both buildings, leading to an impression of the school sites being unmonitored. Neither school have the currently required fire suppression sprinkler systems.

The location of the ACMS site has become a subject of increasing concern due to the addition of the RTD light rail stop nearby (.25 miles), allowing far greater access from the metro area than before. The inability to anticipate dangerous individuals arriving near the school makes its location, which is industrial in nature, less predictable than a typical neighborhood school.

In 1979, the district received a grant from the National Park Service to develop picnic areas and sports fields that are accessible by the public 24 hours a day. This means that Kearney Middle School boundaries do not deter unknown persons from being on campus.

TRAFFIC SAFETY, ACMS: Traffic flow does not accommodate buses and cars. Buses pull along side-streets, requiring students to walk a significant distance to the entrance. During inclement weather, the student pathways become a dangerous mix of snow and ice. With no drop-off area, parents line the narrow, surrounding neighborhood streets, creating congested scenes during drop-off / pick-up. Parents often stop in the middle of the street to let students out. There is only one monitored crosswalk before and after school. In 2022, a parent vehicle was totaled due to a collision near the main parking lot. The asphalt drives and parking lots are at the end of useful life. There is no on-site queueing for pickup / drop.

TRAFFIC SAFETY, KMS: There is a single lane drop off in front of KMS used for special needs students. The school is currently a student-walker population; however, with the merging of the two schools, buses will transport students from across the district. With the addition of daily transportation, we anticipate 12 buses. Currently, there is no safe designated space for the additional buses, meaning students would be exiting buses on busy streets located in the neighborhood.

LIFE SAFETY HAZARDS: With the presence of wood structural framing, these buildings should be categorized as type VB construction. Neither school has fire walls or separations. With each at around 100,000 square feet in size, the areas far exceed safe allowable size for school buildings without fire sprinklers. Neither building has a fire suppression system, nor code-compliant fire alarm systems. Asbestos is present in both buildings with AHERA reports and plans maintained and updates per federal regulations.

HAZARDOUS MATERIALS: Assessments at both schools by RLH Engineering found asbestos in carpet, pipe fittings, pipe insulation, ceiling tiles, floor tiles, door and window caulking, and block filler. Other concerns include soffit caulking, ceiling tiles, soffit panels, and the boiler. Wood framing in concealed spaces increases the likelihood that mold may be present due to failing roof membrane and shifting foundations.

STRUCTURAL ISSUES: At ACMS, there is visible cracking on the foundation wall around the exterior of the gymnasium. At KMS, displacement/cracking of the cafeteria floor was observed in the finished floor that has caused the floor to be visibly sunken. According to an inspection completed by structural engineers from Jirsa Hedrick, displacement in the floor began 5-8 feet from the CMU walls that form the perimeter of the cafeteria. When the engineer attempted to enter the crawl space beneath the cafeteria, a caution sign was observed which stated that asbestos was present and to not disturb without proper training and equipment. Vertical cracks in the concrete foundation walls are associated with cracked/ruptured wood floor joists that sit below multiple block outs in the foundation walls, which allow pipes to run through the walls. One crack is shown to be in a foundation wall away from a block out. The relatively uniform displacement of the cafeteria floor indicates this is the result of foundation settlement beneath the cafeteria.

INADEQUATE HVAC: There have been several modifications over the years, with the most recent one in 2007. However, these modifications are not sustainable in the long term. All the air-cooled condensers have exceeded their useful life, suffering severe damage from hail, rust, multiple refrigerant leaks, and vandalism. Relief air appears to be routed to the corridor ceiling, a violation of the current code. KMS gym has four AHUs hanging inside, all of which have experienced critical failures in the pans, leading to leaks. Due to their location, proper repairs are not feasible, and the current "band-aid" fixes are temporary, prone to failure at any time. The heating piping emits a loud screeching sound during operation. Individual air handling units have been installed in the corner of each classroom in both schools. Located behind a partition and service panel, this system not only reduced classroom area but created severe acoustic challenges for teaching, not to mention servicing the units is a class disruption. At both schools, the standard efficiency boiler, in use for over 30 years, is rusting and well beyond its useful life. Building pumps and circulation pumps need updating. Exhaust fans, over 40 years old, require replacement and have suffered severe hail damage. Four RTUs at KMS also have hail and fire damage from vandalism. Kearney's crawl space is not ventilated according to code, and 50% of the heating water piping in the crawl space has damaged insulation containing Asbestos, still currently in the crawl space. For both schools, HVAC parts are becoming scarce. The maintenance staff will soon need to repair existing or fabricate new parts to keep systems running.

EXTERIOR ENVELOPE: The middle school buildings both consist of exterior brick cavity walls with CMU backup and metal panel cladding. There is likely inadequate or even no insulation within the exterior walls. Thermal bridging in the wall requires additional energy for conditioning. The wall system likely lacks a weather-resistive barrier and air infiltration will occur as the exterior metal cladding deteriorates. The exterior has some roof overhangs, where structure extends from outside back into the building causing significant thermal bridging and energy loss.

ROOF, ACMS: The building consists of a built-up roofing (BUR) membrane over rigid insulation over roof deck. There is evidence of leaks showing on the interior, as well as areas of significant cracking in the roof membrane above. The roof is at the end of its useful life, approaching 20 years in age and showing accelerated wear.

OPENINGS: Existing aluminum window frames have poor thermal performance. Many of the insulated glazing units are compromised, indicated by condensation inside the unit. Secondly, many of the windows have been vandalized, leading staff to replace them with polycarbonate infill. This repair not only provides no insulating value, but also blocks natural light and views out to the surrounding site. This causes a safety risk by having no visibility to the outside. Each classroom has only 2 windows that cannot be fully opened nor be used to monitor the surrounding courtyards.

PLUMBING, ACMS: ACMS' dated sewer system requires several lift stations to push waste up to access city sewer systems. These stations often fail due to the volume of sewage, resulting in sewage backing up into classrooms or outside play areas. Cracked sewage pipes are a common occurrence requiring extensive man hours to keep the building up and running. Carpet that has been soiled with sewage backup must be steam cleaned several times instead of replaced due to the asbestos that lays beneath the surface. The sanitary sewer system is aged beyond its expected 50-year service life.

PLUMBING, KMS: Failure of original sewer piping is occurring at numerous locations. The school has experienced bellies in sewer lines causing the school to close bathrooms and limit access to restrooms. At both schools in 2023, the district had to complete an emergency repair of bathrooms that required a full tear out of the negative slope. This led to sewage flooding and damage to hallways and classrooms.

ELECTRICAL + TECHNOLOGY: Both schools are equipped with original 65-year-old wiring that is insufficient for technology demands. Newer wiring is in exposed conduit. Haphazardly added electrical infrastructure has led to electrical panels in non-secured areas, exposed to tampering by students or

trespassers. Classrooms have few electrical outlets, and teachers use extension cords to a dangerous extent. This strain on the electrical system has been cited in fire inspection notices. It often leads to tripped breakers impeding learning. There is no dedicated technology lab at either school because of insufficient power / data infrastructure. Partitions at the schools are solid masonry, limiting Wi-Fi signals and technology upgrades.

ADA NON-COMPLIANCE: At ACMS, there is not an accessible route to an adequate public right-of way. At KMS there are second floor classrooms with no elevator. Neither ACMS nor KMS is ADA compliant. Masonry alcoves obstruct required door clearances, and door hardware is not all ADA-compliant. Casework and plumbing fixtures do not allow for ADA access. Restrooms are not compliant because they are too small and can only be retrofitted. There are obstructed paths of egress leaving students with disabilities needing a special plan in emergencies. Numerous fixtures and shelves protrude greater than 4" from the wall.

KITCHEN SYSTEMS: The kitchen equipment is outdated and unreliable, making it difficult to implement healthy food initiatives. The freezer at ACMS is at end of life and frequently needs repaired causing stored food to become unsafe and at risk for bacteria.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Hord Coplan Macht Architects and JHL Constructors completed on-site observations of both Kearney Middle and Adams City Middle in order to assess the condition of the existing facilities. Jirsa Hedrick Structural Engineers also evaluated each school separately. The site observation was directed towards the adequacy of existing physical conditions, compromised safety and security aspects, building code compliance, and general life safety and accessibility of the building. The team also observed the general educational adequacy of classrooms, amenities, and the general learning environment of the schools. The assessment team evaluated the sites, fields, buildings and systems along with the district maintenance staff. The team also reviewed and considered maintenance commentary, AHERA reports, and the CDE Facility Insight reports in order to develop the deficiencies list summarized in the above narrative.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

In 2025-2026 Adams County School District 14 will be merging all 7th and 8th grade students into one school. We evaluated the cost of renovation at both ACMS and KMS and determined both schools have more than exceeded their life span. Built 65 and 70 years ago, with minimal upgrades and renovations having been completed to keep the buildings functional. It is not fiscally responsible to continue to invest in failing structures that have more square footage than is necessary for the student population with learning environments that do not meet current 21st century standards. In addition, a renovation to the physical structure would still not address many of the deficiencies previously identified, including site safety issues, security concerns, ADA compliance, structural challenges, and presence of asbestos. After much consideration and review, the district decided a replacement building is the only fiscally and educationally sound solution to the aforementioned issues.

The new building will be constructed in the east open space adjacent to the current Kearney middle school building and will be built to the program plan of 106,000 SF on 2 stories. This will allow for students to attend school in the current building and incur minimal disruptions during the construction of the new school building. The main entry and main parking will be off of 62nd Avenue. School public areas will face the surrounding streets while classroom wings will be tucked back towards the neighborhood. A full fire access loop will double as a bus lane, largely for students traveling from the Adams City attendance boundary. The new building will accommodate Next Generation small group and intervention spaces, as well as 4 Junior High Learning Academies, which will feed into CTE and Career Academies at the high school. Both existing schools, Adams City Middle School and Kearney Middle School, will be abated and

demolished.

HEALTH AND SAFETY CONSTRUCTION STANDARDS:

The new school will be designed and built in compliance with all applicable codes as well as the State of Colorado Facility Construction Guidelines. Design choices will be made with a priority given to easy maintenance and long-term durability.

HIGH-PERFORMANCE BUILDING PROGRAM:

The new school will be designed for certification under either LEED for Schools or for CHPS program compliance. Energy-efficient systems such as heat pump-based HVAC will be considered with a priority of saving operational expenses for the district.

TECHNOLOGY:

The building design will provide adequate power, technology, communication systems, security systems and learning spaces to meet the learning and security needs of all students and staff.

EDUCATIONAL SUITABILITY: The new building will be designed to accommodate 750 students in grades 7 and 8. It will include appropriate intervention spaces and support areas that are lacking in the current building. This design will also "right-size" the classrooms, to ensure students are able to receive the best instruction in learning environments designed for their age and needs. The learning environments will provide adequate lighting, proper acoustics, thermal comfort, and security measures, all contributing to focused learning.

The following Program of spaces was established for defining the project scope and costs. (See detailed program document for more information.)

CLASSROOMS will include:

- 7th and 8th grade classrooms (16)
- Special education classrooms
- Music and Art rooms
- Science rooms / labs and Prep
- World Language rooms
- Gymnasium
- Library / Learning Commons
- Dining Commons / Performance area

CAREER ACADEMIES:

- Architecture, Construction, Engineering and Design (Lab and Classroom)
- Business, Hospitality and Tourism (Lab and Classroom)
- Digital Information Technology (Lab and Classroom)
- Health Sciences and Human Services (Classroom)

SUPPORT SPACES will include:

- Reception area
- Administrative Offices

Teacher workroom
Clinic w/restroom
Conference room
Custodial spaces
Staff restrooms
Student restrooms

The following conceptual scope was established for cost estimating purposes:

BUILDING SIZE:

- 106,000 GSF
- 2 STORIES
- 1 ELEVATOR
- 4 OPEN STAIRS

CONSTRUCTION TYPE:

- II-B, NON-RATED, NONCOMBUSTIBLE
- FULLY SPRINKLED

ASSUMED STRUCTURE:

- CONCRETE FOUNDATIONS - SPREAD FOOTINGS
- STRUCTURAL CONCRETE SLAB-ON-GRADE (ASSUME OVEREX 3FT AND STRUCTURAL FILL - BASED ON EXISTING SCHOOL CONSTRUCTION)
- STEEL FRAME WITH LATERAL BRACING
- OPEN-WEB STEEL FLOOR JOISTS, CONCRETE SLAB ON DECK
- OPEN-WEB STEEL ROOF JOISTS

ENVELOPE:

EXTERIOR WALLS:

- MASONRY VENEER WITH AIR CAVITY OVER SPRAY-APPLIED FOAM INSULATION OVER FIBERGLASS SHEATHING ON METAL STUD WALL FRAMING WITHIN STEEL SUPERSTRUCTURE
- CONTINUOUS R-19 INSULATION

ROOF:

- COMBINATION OF EPDM LOW-SLOPE MEMBRANE (85%) AND PITCHED METAL PANEL ROOF (15%)
- R-30 CONTINUOUS INSULATION OVER METAL ROOF DECK

WINDOWS:

- ALUMINUM-FRAMED WINDOWS & GLAZING ASSEMBLIES

- DUAL-PANE LOW-E & STOREFRONT
- ASSUME GLAZING ASSEMBLIES COMPRISE 20% OF EXTERIOR ENVELOPE WALL AREA
- 2 SOLATUBES PER CLASSROOM, 8 SOLATUBES AT GYMNASIUM

INTERIOR WALLS

- METAL STUDS & GYP. BD. PARTITIONS

INTERIOR FINISHES:

FLOORS:

- CARPET (40%)
- LUXURY VYNIL TILE (20%)
- POLISHED DENSIFIED CONCRETE (30%)
- PORCELAIN TILE (RR :10%)
- WOOD GYM FLOOR

CEILINGS:

LEED-LEVEL NRC .70 ACOUSTICAL CEILING TILES THROUGHOUT

ASSUMED MECHANICAL SYSTEM:

- "California Loop" Heat Pump HVAC System
- Energy Recovery Ventilator (Rooftop)
- High-Efficiency Boilers
- Digital Controls / BAS

PLUMBING:

- LOW-FLOW & AUTOMATED PLUMBING FIXTURES, all Restrooms
- 6 Sinks per Science Room (24 total)
- 1 Sink per Music Room (2 total)
- 1 Sink per Academy Classroom (4 total)
- 3 sinks per Art room (3 total)
- 1 Floor sink per Janitor Closet (6 total)

ELECTRICAL:

- CLASSROOM DIRECT-INDIRECT RECESSED LED LIGHT FIXTURES
- INTEGRATED LIGHTING CONTROLS WITH DAYLIGHT HARVESTING
- ASSUMED 1200 AMP 3-PHASE SERVICE

FIRE PROTECTION:

- Full Sprinkler System
- Fire Alarm System with Voice Evac, automatic 911 notifications,
- Full intercom / PA

BUILDING EQUIPMENT:

(CFCI)

- 16 Linear Feet of Upper and Lower Casework per Classroom, P-Lam surfaces.
- 16 linear feet of lockable storage per Prep Room, lab counter surfaces
- 24 linear feet of casework per science room, lab counter surfaces
- Interactive LCD Monitors - 1 per classroom
- Tack Boards - 1 per classroom
- Magnetic White Boards- 2 per classroom, 4' x 8' each
- Window Coverings - Mechoshades for (4) 4' x 8' windows per classroom
- Science Rooms - 2-Sided Exhaust Hood at Prep
- Emergency Eyewashes - 1 per science room, 1 per art room, 1 per construction lab
- Science Equipment Storage
- Chemical Storage Units
- Kitchen Equipment
- Stage: audio-Video Lighting and Sound- basic package
- Electric Kiln

SCHOOL SITE:

- Asphalt paved vehicular circulation, staff parking and student parking areas, Concrete curb & gutter.
- Asphalt Vehicle Drop-off Loop
- Concrete Service Loop Drive
- Irrigated Sod at Future Play Areas (15,000 sf)
- Drought-tolerant, native landscaping with water-conserving irrigation system technology, remainder of site
- Artificial Turf playing field (see site plan)
- Hard surface play court (concrete, striped) 10,000 sf
- 2 outdoor classrooms with post-mounted exterior chalkboards and outdoor student seating
- New water line (3"), fire line (4"), sewer line extended from East 62 Avenue to the new structure.
- Over excavation (2 feet) replaced with engineered soils and added soil for a raised building pad 2 feet above existing grade for drainage.
- Stormwater detention Pond at the northwest corner (low point) of the site, including associated storm drain structures as required.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The Hord Coplan Macht design team worked with numerous Adams 14 district personnel to develop and review a program of spaces that would be suitable to the middle school students of Adams 14 for years to come. The conditions of both existing middle schools were observed and reviewed by the architects and JHL Constructors, to assure that the replacement school strategy was warranted. Several design options were considered for the new school at Kearney's

neighborhood-friendly site. The district and the team decided on the best campus plan for the school, which leaves space for future flexibility, and includes the long term ability to expand the middle school or convert to a K-8 school in the future, further extending the life of the building and the validity of the solution.

A detailed list of design assumptions and outline specifications was created to help with an accurate estimate of construction and soft costs for the project and to clarify the path towards high-performance certification. A project schedule was developed in order to judge the anticipated escalation and procurement costs for the project. Conceptual floor plans, a site plan, a site master plan and 3D building massing were provided by the architect to further clarify the scope of the conceptual solution.

The district considered renovating the existing middle school but quickly recognized that the cost to renovate the outdated facility would be substantial and the existing building does not lend itself to a 21st century educational model. Due to the 50-60 year old masonry bearing-wall construction buildings are difficult and expensive to renovate. For example, failing plumbing located inside the masonry walls is impossible to replace without substantial and costly demolition and repair of the walls (see page. I-24 of Master Plan). Through our collaborative efforts on our Master Plan from 2010 on page I-27 it states as a team recommendation to build a new replacement school for to accommodate 750-800 students. Another significant reason to demolish ACMS and build a replacement school results from the new north metro RTD commuter rail line that is currently in operation approximately a 1/4 mile from the school. It has created a nuisance and an unsafe situation near the school.

Between the two middle schools there are over \$39,000,000 in identified repairs from the 2020 facility plan completed by Cooperative Strategies. If we apply a conservative escalation of 5% annually, the current estimate would be over \$47,000,000. The districts match on a BEST for repairs only would be approximately \$21,000,000.

We do not believe that to be a responsible use of funds and therefore are pursuing a replacement school to align with our strategic plan and future needs.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Adams County School District 14 cannot continue to put students and staff in 70 year old facilities that have reached " End of Life" functionality on most systems. The students and staff in our community deserve to be in educational spaces that reflect a safe environment where access to educational suitability is not hindered by the type of construction or decisions that drove instruction in the 1950's. We cannot continue to expose students to the risks of an increasingly unhealthy and unsafe learning environment. We also cannot continue to "Band-Aid" significant structural and mechanical issues as all systems are operating beyond useful life, per CDE Facility Insight and expert inspections outlined in the deficiency section. There are no temporary solutions, or quick fixes available to address the many deficiencies of this building. Our plan to merge 7th and 8th grades into one singular school site makes this all the more urgent. Thousands of elementary students will eventually attend school in our merged junior high. Our hope is that it will be in a 21st century designed learning space that is warm, safe, and dry. If we are not successful, students will remain in a building that was built in 1953 where we continue to shut down school because of an unsafe areas or failing system that interrupts learning. Our community is at risk of losing this important mechanism of the educational journey if we are unable to replace the building before the next sewer leak, HVAC issue, or security concern.

LIFE SAFETY: Although great care is put into maintaining a safe and functional building for students and staff, the condition of the building continues to

decline, rapidly in some areas. Despite frequent patching, roof leaks continue to cause problems in classrooms and hallways. A spring hail storm in 2017 shutdown school for 3 days at KMS due to leaks, electrical failures and lack of site based drainage. Trash cans collecting water on the floor and water stains on the ceiling tiles are common, if not permanent, classroom fixtures. In January of 2024, an administrator at ACMS slipped on Ice that was pooling in the staff parking lot due to downspouts that empty to impermeable parking lots with no water detention. The staff member was taken to the hospital after being knocked unconscious. Traffic and safe entry/exit at ACMS have no plausible solution. The school is surrounded by residential on three sides and county buildings on the fourth. There is also the added safety risk of the RTD Light Rail that is less than a ¼ mile from the campus.

HEALTH SAFETY: The mechanical systems at both schools are operating well beyond useful life and the structural issues are becoming of increasing concern as they are now reflected in cracked classroom walls, cafeteria flooring at KMS and water-stained ceilings. ACMS is unable to address many of the necessary system upgrades because of substandard roofing conditions and inadequate foundational materials. Without a facility rebuild, the building will continue to deteriorate to the point where the school building may become unavailable for district use due to site and safety concerns.

EDUCATIONAL SUITABILITY: Kearney's location and the plans for a merged junior high makes it a preferred and popular choice for families in the surrounding neighborhoods and other neighborhoods in the district. An improved facility is necessary for Adams 14 to continue to be responsive to enrollment and 21st academic programming. As Project 5B is fully implemented, Adams 14 cannot afford to close a school due to deteriorating conditions of the building, especially a school where the community is depending on the opportunities and academic offerings that align to career programming at Adams City High School. By exposing students to the career academies in 7th and 8th grade, they will be better prepared to enter high school and achieve success in our high school academies.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Each year, Adams 14 adopts a capital reserve budget that takes into account facility needs, and deferred maintenance costs and future projects. With 10 out of 12 school buildings built in the 1950's, the district has worked to perform preventative maintenance on as many items as possible. It is inevitable that each year, despite the best laid plans, major system failures occur. The district is currently spending approximately 22% of each students PPR annually to maintain aging and failing systems. A new school will allow the district to significantly reduce the amount of funds being spent and allocate capital to other critical systems across the district. The new building would include various system warranties that also positively impact the long and short term planning of the site.

With the current leadership, BOE and SUPT. There has been a shift to proactive building maintenance vs reactive measures to previously neglected facilities and deferred maintenance. To improve the efficiency and effectiveness of our Maintenance operations, one of the key initiatives has been a thorough review of Preventive Maintenance (PM) procedures across all departments. Facilities management has made efforts to streamline work order systems, reducing redundancy and optimizing resources. Through collaboration with district technicians they have tailored Preventive Maintenance schedules to better meet the unique needs of our buildings.

Furthermore, we've implemented structured plans for building painting and updated standards and expectations in our Maintenance, Custodial, and Grounds departments. This has fostered a more cohesive understanding across the teams, emphasizing our collective efforts toward facility maintenance. The culture shift has been the biggest challenge and while we've made progress in addressing deferred maintenance items, there's still work to be done.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

Once the replacement school is complete, the existing facility will be abated and demolished. The site master plan allocates space for junior high athletic fields to be built as well as a FUTURE expansion of a new PK-6 building. The junior high play fields will be constructed as part of this BEST application. The FUTURE PK-6 building will share various amenities (cafeteria, gym, staffing, play field) with the new junior high. This future PK-6 is separate from the current BEST application.

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

Both existing schools, Adams City Middle School and Kearney Middle School will be abated and demolished. The cost for abatement is projected around \$20/sf. Based on the AHERA reports completed in 2021. Following a preliminary site visit by SCS Construction, the estimate to Abate Kearney is \$230,000. Adams City Middle is estimated at approximately \$250,000. The district is planning for upwards of \$2.6 million dollars in abatement/demolition costs. These figures are reflected in our budget. The site at KMS will be planned for FUTURE PK-6 building. The ACMS site will be evaluated for future partnership and development TBD.

III. Detailed Project Cost Summary

Adams County 14 (0030) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS Replacement (0030-SG00001) - - New - Application Number (45)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

44.00 %

* B. Actual match on this request - Enter Actual Match Percentage

44.00

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	77,223,247.52
D. Applicant Match to this Project	\$	33,978,228.91
E. Applicant Grant Request	\$	43,245,018.61
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	77,223,247.52

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing

Other (please describe)

The district is pursuing a BOND in 2024 for a variety of school improvements and deferred maintenance. The district will not need to pass a BOND in order to have matching funds for the BEST Grant.

The district has a strong and long standing relationship with a local business partner in Commerce City.

Leadership from Adams 14 and the local partner are in final discussions on a donation to cover the match for the BEST Grant.

Adams 14 Superintendent and the leadership from the local partner have a great relationship. At the time of the application, the local partner has committed to supporting the district in our efforts and the amount of the donation will be commensurate with the districts required match.

Current District Leadership is completing their 3rd year and has demonstrated strength and stability in standing up to removal of accreditation, overcoming the order to reorganize, and historic growth on the SPF of 11/12 schools moving many of them up one accountability level.

In 2023 the Adams 14 Superintendent, Board members, parents, staff, community members and external partner TNTP worked to define the 5 year strategic plan. That plan included 5 strategic goals as well as a path toward sustainability. They also made recommendations to the BOE to address declining enrollment and aging facilities. This included the merging of two elementary schools in 23-24 (complete), relocation of alternative high school to an existing facility (complete), keeping 6th in elementary schools beginning in 2024 (August 2024), expansion of career academies at comprehensive high school (began with 9th grade in 2023 and expanding to 10th in 2024), and in 25-26 merging of two middle schools to singular junior high (in progress).

Adams 14 is currently a candidate for Accreditation from COGNIA and participated in a site-based engagement review over three days in February 2024. Also in February of 2024, the State Review Panel visited the district and will be making a report to the State board in the spring of 2024.

As the district continues to experience success, we are also working to re-engage those that have left our district as we highlight our elementary schools with comprehensive bi-lingual programming, seal of bi-literacy pathway for middle and high school students, as well as career academies that all future high school students will experience beginning in 9th grade and expanding with work based learning and real life application partnerships as the progress through their high school experience. The Master plan, strategic plan and current action steps under the board's 5B decision, will allow the district to not only grow revenue but allocate resources appropriately. We will proactively recruit and retain students and staff based on the current success of these programs.

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.



* **R. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.*



* **S. How did you arrive at the estimate for this project and who aided in the process?**

Our BEST Grant constructability budgeting support was provided by JHL Constructors, a 37 year Colorado School Builder that has supported BEST Grant submissions every year over the past 13 years. This budget was put together based off of historical cost data, as well as current market cost conditions from a

similar sized middle school currently being budgeted in the Denver Metro Market.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The on-site replacement school project will be managed by an Owner's Representative (OR). The OR will manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/alternatives to matters that may arise. The design phase will be overseen by an architect as selected by the Owner. The architect will be involved with management of project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor monthly progress billings. For construction, the school will consider the delivery methods of either hard-bidding to a General Contractor, or a competitively-selected Construction Manager-General Contractor (CMGC) approach. A CMGC would provide pre-construction services in the form of cost estimating, scheduling, and other advisory roles during the design phase of the project in cooperation with the architect. The delivery methods will be evaluated based on the scope and complexity of the project, the apparent bidding and construction cost climate, and the necessary schedule for completion.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Three separate, fully competitive public selection processes will be used to choose the Owner's Representative, the Architect and the Builder / Construction Manager / General Contractor should the grant be awarded this year.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

A local business has expressed interest in support the districts matching percentage for the the BEST grant. They have been great supporters of the Commerce City community and in 2015 fully funded a Boys and Girls club that is a staple of our students afterschool experience. They have been very forthcoming in their intent to support this project. Adams 14 has been successful recently in garnering approximately \$12 million dollars in State and Competitive funds within the past 3 years. These include American Rescue Plan Act, SAFER and EASI grants all designed to support academic programming, community support and school safety. We will seek local funds, to be approved by district voters, and BEST funds. The district has not asked voters for support since 2006 and we will ask for their help as well as local partners to support our future facility improvements. We have much greater needs and approximately \$200+ million in projects . While we will continue to pursue any grant opportunity, however small, to make up the difference, Colorado's BEST program is the community's best hope for addressing our need for updating our aging facilities.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

By merging these two schools we will see a 50% savings in the operational costs that include cleaning and regular maintenance. Additionally, we anticipate the energy consumption of a new high-performing school to be about 65%-70% less than the current energy consumption of the 2 poorly performing 1960s-era schools.

As a community that has been subject to decades of pollution and poor air quality, sustainable, clean and energy-efficient buildings are a must in our community. The Board has directed leaders to ensure that we constantly review existing and new ways to support the goals of sustainable, efficient, and best construction practices as it pertains to operating our facilities. Sustainable design offers many benefits, including the energy savings associated with efficient windows, lighting, and mechanical systems. Such energy savings are often reflected in utility costs. Using energy model data, we can assume a building designed and constructed using the Collaborative for High-Performance Schools guidelines would see at least a 35% reduction in utility costs per square foot.

● Campuses Impacted by this Grant Application ●

Alamosa RE-11J - HS Renovation and Addition - Alamosa HS – 1997

District:	Alamosa RE-11J
School Name:	Alamosa HS
Address:	805 Craft Drive
City:	Alamosa
Gross Area (SF):	133,000
Number of Buildings:	3
Replacement Value:	\$57,983,889
Condition Budget:	\$32,427,689
Total FCI:	0.56
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,246,245	\$6,700,590	1.07
Equipment and Furnishings	\$2,841,035	\$2,047,895	0.72
Exterior Enclosure	\$6,257,261	\$1,260,818	0.20
Fire Protection	\$42,851	\$1,132,387	26.43
HVAC System	\$8,105,406	\$9,986,549	1.23
Interior Construction and Conveyance	\$10,579,374	\$6,236,814	0.59
Plumbing System	\$2,882,564	\$2,152,213	0.75
Site	\$14,621,858	\$4,023,416	0.28
Structure	\$6,407,293	\$0	0.00
Overall - Total	\$57,983,889	\$33,540,682	0.58

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Alamosa HS Vocational Building	6,000	0.19	2013	\$1,816,399	\$434,497
Alamosa HS Site	1,720,620	0.28	1997	\$14,621,858	\$4,023,416
Alamosa HS Main	124,000	0.69	1997	\$40,480,128	\$28,843,694
Alamosa HS Team House	3,000	0.18	2013	\$1,065,504	\$239,075
Overall - Total	1,853,620	0.56		\$57,983,889	\$33,540,682

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Alamosa RE-11J

County: Alamosa

Project Title: HS Renovation and Addition

Current Grant Request:	\$10,080,482.66	CDE Minimum Match %:	38%
Current Applicant Match:	\$6,178,360.34	Actual Match % Provided:	38%
Current Project Request:	\$16,258,843.00	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	Yes
Previous Matches:		Historical Register?	No
Total of All Phases:	\$16,258,843.00	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$125.56	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$13.41	Affected Pupils:	570
Hard Costs Per Sq Ft:	\$112.14	Cost Per Pupil:	\$28,524
Previous BEST Grant(s):	7	Gross Sq Ft Per Pupil:	227
Previous BEST Total \$:	\$44,499,992.08		

Financial Data (School District Applicants)

District FTE Count:	2,038	Bonded Debt Approved:	
Assessed Valuation:	\$163,375,028	Year(s) Bond Approved:	
<small>Statewide Median:</small>	<small>\$143,052,675</small>	Bonded Debt Failed:	
PPAV:	\$80,126	Year(s) Bond Failed:	
<small>Statewide PPAV:</small>	<small>\$229,467</small>	Outstanding Bonded Debt:	\$7,630,000
Median Household Income:	\$51,724	Total Bond Capacity:	\$32,659,274
<small>Statewide Avg:</small>	<small>\$70,838</small>	<small>Statewide Median:</small>	<small>\$28,824,395</small>
Free Reduced Lunch %:	73.50%	Bond Capacity Remaining:	\$25,045,006
<small>Statewide District Avg:</small>	<small>51.87%</small>	<small>Statewide Median:</small>	<small>\$17,408,578</small>
Total Mills \$/Capita:	\$423.96		
<small>Statewide Avg:</small>	<small>\$1,121</small>		

I. Facility Profile

Alamosa RE-11J (0100) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation and Addition (0100-SG00001) - - New - Application Number (36)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Alamosa High School - 0100-0118

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Alamosa High School building construction was completed by the Alamosa School District in 1997. At the time of construction the building was adequate to serve the needs of the school district. The bonding capacity at the time forced some areas of the building design to be reduced, modified and/or eliminated. At the time it was constructed, it followed all current Building Codes required in 1997. Since September of 2022, Alamosa School District has been the target of four swatting security attacks. Each swatting event provided additional information for the district safety team to enhance security in the facilities. Alamosa High School has a need for a security vestibule and a secure entrance on the west side of the building where students and staff enter. Our District is very thankful for the award of 2022 and 2023 BEST Grant awards to add HVAC inclusive of air conditioning to all our regular classrooms across the entire District. Through our detailed analysis and the development of the Facilities Master Planning process, we have even more safety concerns remaining and deferred maintenance work to be completed at portions of Alamosa High School. Data throughout the pandemic as well as current data needs support the necessity of easier access to counseling and health services. The Healthy Kids Colorado surveys in 2019 and 2023 both present data purporting that student mental health needs such as suicidal ideations, suicidal planning and depression as critical areas of concern. Easier access to counselors and providing an inviting environment is critical to support students needing assistance. Additionally, student discipline data indicates an increase of student incidents occurring during the lunch time confirming a need for additional space for seating in the cafeteria. Concurrently, the open doors during the lunch hour on the west side of the building where students and staff enter and exit present a formidable safety hazard with the exclusion of a safety vestibule. Current data trends depict the student count at Alamosa High School declining over time from ninth grade to graduation. Providing a more inclusive and welcoming environment for our students needing assistance in mental health and health services can add to a sense of belongingness throughout the high

school experience and hopefully support students staying in school. Having additional space for students to feel comfortable eating in the cafeteria also supports students feeling welcome, safe and part of an inclusive community. The safety vestibule upon entering the building from the student and staff parking lot will also add to the physical and mental safety for staff and students. The additions and modifications described in the grant proposal promote a safe, supportive environment for staff and students.

Alamosa High School currently consists of 43 classrooms, the main gym, a practice gym, a wrestling room, a cafeteria, and a central office. The school is 124,000 sq.ft.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Alamosa High School (Constructed in 1997 with District Bond, BEST Grant Assistance and District Match) - Built secured visitors entrance with 2019 BEST Grant on the east side of the building.

- Complete Re-sanding and Re-painting of Main Gym Floor. 4 years ago, \$38,000, District Funds
- Installed 40 New Glass Marker Boards to replace original boards (ghosting), 3 years ago, \$20,000 District Funds
- Purchased Air Cooled Chiller and Chilled Water Coils for High School air conditioning System: 1.5 years ago, \$501,000, 2022 BEST Grant
- Connection of the Air Cooled Chiller and Chilled Water Coils for High School Air Conditioning System obtained with the 2023 BEST Supplemental Grant to be completed in the Summer of 2024 after 54 week lead time for delivery.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Alamosa School District Board of Education is aware of the conditions to receive BEST Grant funds. We understand our responsibility to set aside Capital Reserve funds for maintenance, replacement parts, or equipment renewal of this equipment when it has met its life cycle expectancy.

We are committed to the yearly Capital Renewal budget for these purposes. We will set aside 1.5% of per pupil funding during each year. The set-aside will be based on the October count every year.

The Board of Education will set aside these funds just as they have for all previously awarded BEST Grants. The following is a list of those funds kept for our previously awarded Grants to our district:

Alamosa Elementary K-2 & 3-5: 12 years, \$950,000 (Bond paid out December, 2023)

OMS and AHS Roof Grants: 6 years, \$65,000

OMS and AHS Security Grants: 5 years, \$500,000

BEST Grant - HVAC: 2 years, \$562,186.00

Our district has performed and proven our due diligence by adhering to these Capital Renewal requirements. We, therefore, will abide by these requirements

if the grant is awarded to assist us in making all our schools safe, healthy, and technologically up-to-date, and creating a code-compliant environment for our students.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Alamosa RE-11J (0100) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation and Addition (0100-SG00001) - - New - Application Number (36)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

As the largest school district within the San Luis Valley, the Alamosa School District currently serves 2,039 students in grades kindergarten through twelve. Current data shows 64% of students reporting as Hispanic or Latino, 30% reporting as White, while the other 6% of students report as representing the rest of the ethnicity groups combined. Of these students, 62.2% qualify for free or reduced lunch via documentation. Approximately 17% of the student population are English Learners (ELs). Student achievement data increased from turnaround status (red) to Accredited with an Improvement Plan (yellow) for Ortega Middle School and from Priority Improvement (orange) to Performance (green) for the Alamosa Elementary 3-5 school. Alamosa High School has remained in the performance (green) level for a decade. The Colorado Education Initiative team recently led the Alamosa community through the process of co-creating a Strategic Action Plan and a Profile of a Graduate to determine a plan of action, mission, vision, core beliefs, embedding research-based educational strategies, and defining community goals for our students and graduates.

Completing, providing and updating the air quality within the High School will enable a safe and comfortable learning environment for our students. For many of our students, our schools are a safe refuge due to documented generational abuse. Adding quality air circulation within the High School will add an additional layer of comfort and equity for all our students after completion during the summer of 2024. By further adding a safety vestibule, counseling offices and enhanced health and nurse area will continue the layer supports for creating a safe environment for our students and staff.

The Alamosa School District has excelled in taking care of our equipment. Our oldest building in the district, Ortega Middle School, until last summer and this upcoming summer, the traditional classrooms were served by 58-year-old heating-only assets that we have effectively maintained even through all the parts being discontinued. If awarded the BEST Grant, we commit ourselves to maintain the updated facilities with the same professionalism, same care, same dedication using each of our talents and strengths. State Inspectors have asked us how we have managed to make our equipment and buildings last so long and how have we continually exceeded the life cycle costs of our equipment. They recognize the diligent effort to take care of our facilities and to maintain our equipment for so long.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The deficiencies at the Alamosa High School fall into two broad categories. The first are the urgent deferred maintenance items identified in the school district's facility assessment process and the second are programmatic deficiencies that exhibit significant safety and security concerns for students and faculty.

Urgent Deferred Maintenance

This category of items include all the most urgent deficiencies that were identified in the master planning process. These include items that affect student health, safety, well-being and also are critical to the district's ability to conduct educational programs in the facility.

Life Safety Systems: Many bug eye emergency lighting systems throughout the building were found to be faulty and not operating correctly preventing emergency lighting from working during fire, power outages and other emergency events. Cross corridor doors were identified as having magnetic locks with manual overrides that could prevent egress from occurring from large portions of the building in main corridors on the second level. Folding security gates are installed in locations where egress can be hindered after hours and when the gates are deployed. Fire extinguishers and FE cabinets are in need of replacement. Electrical boxes throughout the building are in need of proper covers to prevent public access and accidental injury. Glow in the dark exit signs were utilized in the building when internally illuminated signs are required to function in emergency (such as fire) and power outage events. Receptacles installed are not the required tamper resistant devices as required in areas identified by code posing a hazard to students. Receptacles near sinks and water sources are not GFI rated and pose a shock hazard. The lugs at the main distribution panel are in need of maintenance including tightening to prevent electrical power related damage including fire and other serious damage. Safety and security camera coverage is not provided at key areas to provide student and occupant safety consisting of parking and other exterior spaces. Consistent and compliant interior signage is not provided (signage has been identified as a critical emergency responder need in school facilities). Key exterior doors are missing access control systems to help maintain continual locking of doors and prevent doors from being propped open. Door hardware within the school is not all functional per state required door locking requirements. Exterior stoops at exit doors have been found to have heaved compromising the ability for doors to exit properly in an emergency especially during inclement weather. Water fountains are in need of repair or replacement to meet state requirements for safe human consumption. And finally, the building is not provided with a water sprinkler fire protection system. While this met code when originally constructed, the lack of a fire sprinkler is both a

safety and property protection deficiency. Fire sprinklers have been shown to put out 95% of the fires in buildings where they are installed, limiting the fire area to a single sprinkler head. The effectiveness of the system saves lives, saves property and provides flexibility in the building to accommodate renovations over time.

Programmatic Deficiencies (Security and Safety):

The following are major programmatic deficiencies that are affecting student safety and security as well as general well being identified during the master planning process and with feedback from the principal and key stakeholders. This list includes only the most urgent items that are in need of immediate solutions.

Building Secure Entry: While secure entry systems were provided on the east side of the high school for the general public and visitors at the main entry (in the 2019 project), the west side of the high school is where the main parking lot is located and thus most of the daily traffic into the building occurs on that side of the building. The west side is where students and staff all park and all access the building through the west doors located adjacent to the cafeteria and gymnasium. Furthermore this is the side of the building where activities parking is located and so the public is accessing this side of the building for events. The doors on the west side have only a remote camera and electronic door release with no direct supervision of these doors. The security assessment team were able to gain access to the building from this side with minimal effort and no credential screening. In light of the current climate and recent incidents within the school district, it has become evident that this set of doors poses a security vulnerability and should be provided with a more robust system ideally including human supervision and credential screening throughout the day. Additional exterior doors on the high school building were identified as being good candidates for adding electronic locks to control locking and prevent doors from being propped open during all hours. During the past year the school has been subjected to three Swatting events during which the school was forced into lockdown, evacuated and has seen a number of emergency drills during which these doors have proven to be problematic. It is highly recommended by the security assessment team that the security at these high traffic doors be improved to prevent the unwanted access to the building by bad actors or those intending to do harm.

Counseling, Mental and general student Health: During the past three years the use of and services provided by the counseling and health services at the high school have been transformed. The advent of Covid-19 and the renewed focus on mental health has been a critical need for many students to function and maintain their enrollment in the school system. The volume of students requiring services has mushroomed putting stress on the current staff and facilities. In the 2023 Healthy Kids Colorado Survey, it was identified that 25.3% of AHS students felt an overwhelming sense of sadness or hopelessness almost everyday for a two week period during the last year. And more distressing is that a full 16.5% of AHS students seriously considered attempting suicide during the past 12 months and shockingly 7.9% of students did attempt suicide during the last year. The mental health needs of students at the school must be taken seriously and steps need to be taken to address these needs. During Covid-19 restrictions, a temporary health office was created by taking a business department office in order to provide a large enough space with access to sinks. This situation underscored the fact that the school's original health office was located in a remote corner of the building on the second floor. The location does not work for parent access and does not accommodate the space needs or supervision of students in the health office. The counseling department (also located upstairs in a remote corner) has also proven to be inadequate for student needs with too few offices, no access to daylight or views and insufficient space to operate a program capable of meeting the students needs.

Cafeteria Capacity (Safety and Security): Currently the Alamosa High School operates an open campus due to limited capacity of the cafeteria and kitchen. The current facilities do not offer the option to accommodate all students on-campus with limited seating and a kitchen too small to serve everyone even scheduled over multiple lunch periods. This open campus policy has led to the movement of many students off campus everyday. While this system has worked in the past, it introduces a disciplinary and behavioral problem that is getting worse. Some students engage in activities that they shouldn't and often don't return to school in the afternoon. There have been incidents of fights just off school grounds, including an incident involving two students and a gun that resulted in arrests. The volume of students coming and going creates another security issue at the doors and entrances. And finally, students who

depend on school lunches for meals are often put in a situation where they don't have access to the meals they need. With the advent of universal school lunches it is now preferred that the school have the option to serve all students on site and run a closed campus. Addressing this problem would reduce absenteeism, improve student health, improve school culture and remove an ongoing disciplinary problem. In addition to needing indoor cafeteria space, the high school needs adequate space for secure outdoor dining and lunch time recreation. There is currently space outside the cafeteria, but it is not secured and when the cafeteria doors are open during lunch provides a security vulnerability. Anyone who approaches the building from the west during lunch can simply walk into the building including the general public. The school lacks a secure outdoor space for students to be during lunch. The school district believes this move would be a significant benefit to the health and welfare of students at the high school giving them access to fresh air, outside dining options and recreation during the day. The concessions room supporting basketball games is also in this area of the building is undersized and can not accommodate the concessions program. Food is now prepared in the small concessions area and then placed on tables in the lobby for sales. This is not an ideal foodservice environment that lacks proper food warming and cooling abilities for public safety.

Restroom Facilities: Just as the mental health issues have become evident in the school system, it has also been identified that high school restrooms are a source of ongoing behavioral and health related issues. Restrooms have been identified as places where students do not feel safe and avoid at risk to their own health and comfort. Poor restroom conditions, poor privacy, and poor supervision are evident in the restroom facilities including a lack of provisions for students who require universal access. Furthermore, the current building lacks single occupant toilets for students with special needs. Right now there is one toilet in the counseling area serving any student in the building who is not comfortable with the group restrooms. Additional toilets are needed to address the student needs. Finally, the wrestling room utilizes a janitor's closet and sink for ad-hoc restroom needs during after hours wrestling practice. An actual restroom is needed for this area of the building to address basic health and sanitation needs.

Critical systems for Building Operations: With the design efforts associated with the previous BEST grant HVAC projects, and including the detailed building assessment that occurred during the 2023 Facilities Master Plan, a number of mechanical issues were uncovered that were not included in the previous BEST Mechanical project. Mechanical units have been identified as operating well above DBA requirements affecting student hearing and educational process. Poor air quality attributed to poor air transfer was identified in portions of the building leading to elevated CO2 levels. Numerous mechanical improvements are required including the provision of cooling units in IT closets to protect critical building equipment from failure such as PA systems and fire alarms. Transformers are in need of replacement making excessive noise and heat and posing a risk of fire and smoke. Heating and hot water piping was found to have missing insulation leading to condensation (water damage including potential for mold growth) and lost energy. A number of unit heaters have been identified for replacement or are currently not functioning. The seals at HVAC units are failing and causing air leaking reducing air quality effectiveness. The air handlers are in need of a pressure relief system to perform air changes as required for proper air quality.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In the summer of 2023, the Alamosa School District retained an owner's representative to help them define and manage accumulating district facility needs. Working with Synergy Construction Concepts, the school district retained RTA Architects through a competitive public selection process to provide facility assessment and master planning services. The Alamosa High School and all the other buildings in the district were assessed by RTA's team including a review of mechanical, electrical, structural and architectural building systems. Through the fall of 2023, the school district conducted master planning meetings(4) that included a demographic study with enrollment forecasting, a safety and security evaluation (utilizing CPTED for Schools Criteria), a survey at each school including principal's input on building programmatic deficiencies and a review of potential options to address district needs. The process identified over \$30M in deferred maintenance needs across six buildings. Furthermore, the master planning process identified capital facility needs in excess of an additional \$43M including a transportation building replacement and renovation/additions that touch every building in the district to address key and urgent facility needs.

The resulting high school addition and renovation project is a result of identification of the highest priority needs at the high school building through the master planning process. The high school building was identified as having some of the most urgent needs in the district due to ongoing safety and security

issues that have recently been under scrutiny due to recent Swatting events (false calls to the school and emergency services reporting crisis events occurring at the high school) and due to the urgent mental health needs identified by the 2023 Healthy Kids Colorado Survey results. Deferred maintenance items at the high school were collected and prioritized according to urgency using RTA's prioritization system. This system identifies issues that have safety, security, human well-being and other critical issues for school operation and prioritizes them over other less urgent issues. The proposed project includes only the most urgent items identified in the planning process. The school district is also working to address the many other deficiency items at all of their schools as money and resources are available. The proposed BEST Grant helps the district to address more deficiency items than they would be able to with their own resources as the total deficiencies far exceed district resources.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution to address the safety and security needs at the Alamosa High School include a renovation/addition project. The renovation project would be executed with an owner's representative, full design team including architect and engineers, and a general contractor who would manage the entire process. This project would include scope to address the critical deficiency items found through the master planning process and as noted above in the deficiency section. All of the identified deferred maintenance items would be addressed through repairs and replacements of the listed items through a larger construction project managed by a general contractor. Critical door issues preventing safe egress in corridors would be replaced with code compliant door systems allowing free egress at all times. Emergency lighting would be replaced where failed bug eye and glow in the dark fixtures occur. The failing transformer will be replaced to prevent excessive heat and fire hazard. The lugs on the main switch gear will be tightened and maintained to prevent electrical hazards including fire. Covers will be provided on exposed electrical boxes, GFI outlets will be provided in wet areas as required by code. Security cameras will be provided in the parking lot to provide surveillance and improve student safety. Access control systems will be provided on high volume doors to prevent doors from being propped open.

Critical mechanical issues would be addressed such as the building pressurization would be corrected by providing proper return air flow throughout the building (in many areas the return air path is blocked by walls and other barriers from the original construction outside of the 2023 HVAC project scope areas). Lab exhaust fans would be replaced to provide safe and effective removal of contaminated air in the science rooms. IT closets would be provided with split system cooling units to prevent failure of data equipment, public address, and life safety equipment. Failed unit heaters in the building will be replaced. The mechanical engineer will investigate the excessive noise from classroom HVAC units (existing old units) and design improvements to reduce noise and improve audibility that is affecting learning spaces. The gymnasium drinking fountains will be replaced to provide safe drinking water. Exterior exit door stoops will be repaired or replaced to allow proper operation of exit doors.

A fire sprinkler system would be installed in the building to address student safety, property protection, and facilitate the planned building additions that are outlined below. The addition of fire sprinklers allows the cafeteria additions to be added onto the building with open connections that facilitate the function of those spaces. It should be noted that since the original construction of the high school, code changes have increasingly required fire sprinklers due to the numerous benefits including reduced potential for fires to spread, the ability to contain fires to limited areas with reduced smoke production, the ability to extinguish fires quickly and protect the occupants.

The programmatic deficiencies would be addressed through a combination of additions and renovations as follows.

Building Safe Entry: To address the security issue at the west entry doors leading from the parking lot, the design team proposes to add a security office on the west side of the building. This security station would provide the ability to have direct supervision of this entry door and provide the ability to check credentials before admitting people into the building through a secure transaction window and remote electronic release hardware. This security office would be housed inside a larger west side addition designed to address other issues as described below.

Counseling, Mental Health and General Health Office: In order to help to address the alarming Healthy Kids Colorado Survey results for students of AHS, the school district is expanding the counseling and mental health offerings. This includes the provision for MTSS (Multi-Tiered System of Supports) staff and resources. In order to facilitate this expanded program more space and better organized facilities are needed. This larger space includes all the resources needed in one suite and would make services more visible, welcoming and available to students. On the proposed west side addition, space would be included to house the counseling department including offices and meeting space. The relocation of this department to the west side provides more access to this department, better visibility of the west entry doors with eyes that can monitor this side of the building, and more appropriate space to meet the counseling and mental health needs of students. The space could be designed so that the receptionist for counseling could check credentials for anyone entering the building on the west side. The space program for the counseling department includes: five counseling offices at 120 sf ea, one MTSS staff office at 120 sf, one meeting/conference room at 200 sf, one quiet room at 100 sf, one storage room at 100 sf, two restrooms at 80 sf ea, one reception at 200sf and one security office at 120 sf for a total of 1,600 sf of programmed spaces. Using a non-assigned space multiplier of 35% results in 2,160 sf of space needed. The space inside the building where the existing counseling department is now located (1,735 sf) would be converted to a Classroom plus a universal access restroom. This classroom would support classes that already occur inside the building in a makeshift room near the front office (there is no net increase in the number of building classrooms). This makeshift classroom would be renovated to accommodate the new health office. The health office is proposed to be 560 sf including cot space, work space and a restroom. This strategy puts the health office near the front door where parents can easily pick up students, and where the office can monitor students. The health office would be provided with a restroom, sinks, and proper space for cots and locking storage for medications (which are dropped off at the now nearby front desk by parents). The addition on the west side along with the interior renovations address all of these needs within the high school with only a small addition and better use of existing square footage in the most appropriate areas of the building.

Cafeteria/Kitchen: The proposed addition on the west side of the school would also include expanded cafeteria seating space to allow the school to accommodate all the students on site for lunch over the course of two lunch periods. The cafeteria space would be enlarged to be a total of 5,500 sf accommodating seating for 360 students. The cafeteria addition including circulation space and secure entry vestibule is 3,333 sf. This would allow the entire student body to be served in two lunch periods without leaving the campus. The kitchen would be enlarged (800 sf addition) and renovated to provide the cooking and serving capacity needed for the expanded cafeteria space and to keep up with current lunch volume demands brought about by universal free lunches. New kitchen equipment is needed including a double convection oven, a walk-in cooler freezer, a double serving line, heated cabinets, and other miscellaneous equipment to improve capacity. A secure fence/wall would be constructed outside creating a secure courtyard adjacent to the cafeteria providing secure outdoor dining space and outdoor area for lunch time recreation. This secure courtyard addresses the campus security issue and provides students with needed outdoor, fresh air opportunities critical to student health and well being. The proposed solution includes an enlarged concessions room with adequate space to both prepare and serve food in the same space all equipped with proper warming, refrigeration, warewashing and hand washing facilities.

Restrooms: To address ongoing issues with restrooms, the restroom groups are proposed for renovation including private stalls, new finishes, and enhanced supervision. Universal restroom design options will be studied to address student safety and meet basic human needs in a way that is more inclusive, more comfortable and promotes a feeling of student safety. Restrooms will be provided with vape detection and will include provisions for better supervision including an open and visible lavatory area. Both boys and girls restrooms will be addressed. A new restroom will be provided in the counseling area and also at the wrestling room (where the current janitor's closet is used as a restroom).

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The proposed solution was developed over several months during the master planning process in late 2023. The Alamosa School District Facilities Committee convened four meetings with master planning firm RTA Architects to review building deficiencies, key district data points, and review options to

address key high school issues. The proposed options were developed with input from the principal, the facilities committee and the planning consultant team. The facilities committee consisted of district leadership, facilities staff, maintenance and operations staff, district IT staff, members of the community, parents and members of the board of education.

The proposed solutions address student safety and health issues identified during the planning stages and adhere to recommendations in the CPTED for Schools Guidelines. The proposed solution adheres to the CDE Construction Standards and industry norms for the design of K-12 learning environments and are informed by the results of the 2023 Healthy Kids Colorado Survey results. RTA Architects helped formulate the concept diagrams in response to deficiencies, code requirements and security recommendations. The project budget was developed utilizing cost information from RTA, Bridgers & Paxton Engineers, HCDA Engineering and GH Phipps Construction. The total project budget was prepared with cost options from GH Phipps Construction, RTA Architects and Synergy Construction Concepts to cover the anticipated construction and owner's costs for the anticipated project schedule. The schedule was developed by RTA with input from Synergy Construction Concepts and GH Phipps Construction. All team members are currently working in the San Luis Valley and have reasonable knowledge of local conditions that would affect the execution of the proposed project.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The Alamosa High School project was submitted for a BEST grant at this time due to the fact that it has the most urgent and pressing safety and security needs in the district. With the recent Swatting events that have adversely affected the High School due to unfounded threats on multiple occasions, it has created a situation where addressing security and mental health needs amount to the most pressing issues facing the school district today. An erratic person entered the west doors of the high school yelling and threatening students and staff. Even with administrators and teachers on duty, the person was able to get through the outside doors before an adult could intervene. Additionally, the 2019 and 2023 Healthy Kids Colorado Survey results have highlighted the critical mental health needs of students which need to be addressed. With critical remaining safety needs present, the time to act is now before there is a real incident at the school. An inviting environment for the students to access the counseling team is critical in making the first step to receive help and assistance. Adequate space for the counseling team to work with students is paramount in providing appropriate and meaningful services to the students in need.

With a successful BEST grant application, the Alamosa School district would pursue a bond in the fall of 2024 to provide matching funds and also address other issues across the district. With the award of this BEST grant and the successful bond the district would be able to address critical needs across the district and do more than they could do with bond funds alone. With a bonding capacity of about \$30M, the district can not fund all their current needs without assistance. Furthermore, the award of a BEST grant makes the passage of the Bond much more appealing to voters and helps assure the projects can become reality.

As the district grapples with funding deferred maintenance, and seeks to address other critical capital facility needs they are looking for ways to stretch their resources to accommodate the students needs in the district.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Our district's facilities team is led by Charlie Jackson, who has over 33 years of experience working for our District. Charlie takes pride in teaching his team of five maintenance staff how to take care of their equipment properly. This is proven by the fact that the 1964 equipment at the middle school was still able to provide heating to all the classrooms until replaced in 2022 (38 years past the industry's anticipated life cycle!).

It was important during the development phase to ensure energy-efficient systems were chosen while being sensitive to first cost and ongoing maintenance. All components of the increase in space can be maintained by our in-house maintenance staff.

The cost of additional square footage is a cost that our district will carry in our maintenance budget as this is a small cost to pay to ensure our facility is a safe environment and our students and staff are protected.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Alamosa RE-11J (0100) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HS Renovation and Addition (0100-SG00001) - - New - Application Number (36)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

38.00 %

* B. Actual match on this request - Enter Actual Match Percentage

38.00

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	16,258,843.00
D. Applicant Match to this Project	\$	6,178,360.34
E. Applicant Grant Request	\$	10,080,482.66
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	16,258,843.00

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

01/02/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/07/2026 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The overall project schedule was developed working with RTA Architects in tandem with Synergy Construction Concepts. The schedule does require the passage of a Bond measure in November of 2024. Design would begin soon after the successful passage of the bond and once funds are available. Input on construction durations was provided by GH Phipps Construction who also provided cost estimating services in preparation for this grant application.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The Alamosa School district will be retaining an owner's representative to manage this project for the district. The school district has a facilities committee that will procure the services of and interface with the owner's representative. Both the district superintendent and the district facilities manager will participate in this committee and help provide guidance and direction to the owner's representative team.

The selection of the owner's representative will be through a competitive publicly advertised process conforming to the BEST requirements. The district is currently working with Synergy Construction Concepts owner's representative for the preparation of this grant application; however, the services of that firm are set to conclude prior to the execution of this project.

The owner's representative will manage the procurement of design, construction, testing, furniture, and other services necessary for the execution of the complete project. The owner's representative will communicate with and keep the CDE project coordinator informed as to the status of the project.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The school district will follow the CDE Consultant/Vendor Selection Guidelines for the procurement of owner's rep, design, and construction services. The district will advertise for proposals and conduct an open process involving a solicitation for proposals, a review of qualifications, and interviews with a short list of candidates. It is anticipated that the owner will procure a CMGC for construction services to assist with costs through the design process and aid in the procurement of long lead items. Qualifications-based selection processes will be utilized to provide best value to the district.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this**

project, directly or indirectly.

Alamosa School District has been blessed with a very supportive community that understands the importance of funding our schools. We have been blessed with the passage of bond issues to build each one of our schools. As the school leadership, we want to show our community and give them the assurance we are using our funding wisely to help make each school a safe environment.

The global pandemic was something our district did not anticipate, and we are extremely grateful for the funding available through the American Rescue Plan - Elementary and Secondary School Emergency Relief (ESSER III) Fund. The heart of this funding was to help address learning loss, invest in educational technology, and make school environments safer for students, teachers, and staff. It has been proven by industry experts that upgrading a building's HVAC system to the ASHRAE recommendations will make buildings safer for all occupants.

Under the new leadership of our superintendent, bond refinancing occurred to take advantage of historic low interest rates and has reduced our interest rate from 4.135204% to 1.771972% producing a savings of \$75,081.26 annually in avoided interest payments. This interest savings is allowing us to build our capital reserves for future projects. Due to the urgency of our life safety project, we believe in utilizing a variety of funding sources to fund this Priority One Project.

The 2022 and 2023 BEST Grant set aside funds, capital reserve funds, and potential bond funds will all contribute towards the implementation of this project. We are proud of the multiple funding streams we have established through a concerted effort to help us maximize the BEST Grant match. This combination of funding will be utilized in the most responsible and impactful way to make an equitable investment in our schools that will help each one of our students, teachers, and staff members feel safer and more comfortable coming to school.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

W/S/T- \$163,299 Natural Gas-\$69,691 Electricity- \$126,444

We understand that by adding additional square footage to these remaining classroom areas in the Alamosa High School, there will be an increase in our electricity bill and ongoing costs that will need to be budgeted for on an annual basis. However, we believe the safety, security and mental health of our students and staff far outweigh the additional costs of the utilities.

Our team has gone through our due diligence process to ensure the best choices were made about every aspect of this critical project.

● **Campuses Impacted by this Grant Application** ●

San Luis Valley BOCES - School Replacement - San Luis Valley BOCES Admin – 1973

District:	San Luis Valley BOCES
School Name:	San Luis Valley BOCES Admin
Address:	2261 Enterprise Drive
City:	Alamosa
Gross Area (SF):	12,600
Number of Buildings:	1
Replacement Value:	\$3,011,352
Condition Budget:	\$1,858,523
Total FCI:	0.62
Adequacy Index:	0.53



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$354,605	\$444,848	1.25
Equipment and Furnishings	\$33,545	\$26,007	0.78
Exterior Enclosure	\$679,655	\$248,737	0.37
Fire Protection	\$591	\$171,670	290.31
HVAC System	\$216,423	\$269,836	1.25
Interior Construction and Conveyance	\$740,554	\$497,108	0.67
Plumbing System	\$175,195	\$140,432	0.80
Site	\$260,963	\$231,557	0.89
Structure	\$549,823	\$0	0.00
Overall - Total	\$3,011,352	\$2,030,195	0.67

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
San Luis Valley BOCES Admin Site	29,250	0.89	1973	\$260,963	\$231,557
San Luis Valley BOCES Admin Main	12,600	0.59	1973	\$2,750,390	\$1,798,638
Overall - Total	41,850	0.62		\$3,011,352	\$2,030,195

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: San Luis Valley BOCES

County: Alamosa

Project Title: School Replacement

Current Grant Request:	\$6,080,152.78	CDE Minimum Match %:	32%
Current Applicant Match:	\$699,678.60	Actual Match % Provided:	10.32%
Current Project Request:	\$6,779,831.38	Is a Waiver Letter Required?	Yes
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$6,779,831.38	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$379.50	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$85.57	Affected Pupils:	15
Hard Costs Per Sq Ft:	\$294.12	Cost Per Pupil:	\$451,989
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	1,191
Previous BEST Total \$:	\$0.00		

Financial Data (School District Applicants)

District FTE Count:	6,840	Bonded Debt Approved:	
Assessed Valuation:		Year(s) Bond Approved:	NA
Statewide Median: \$143,052,675		Bonded Debt Failed:	
PPAV:	\$202,625	Year(s) Bond Failed:	NA
Statewide PPAV: \$229,467		Outstanding Bonded Debt:	\$5,356,026
Median Household Income:	\$50,883	Total Bond Capacity:	\$12,157,344
Statewide Avg: \$70,838		Statewide Median: \$28,824,395	
Free Reduced Lunch %:	70.16%	Bond Capacity Remaining:	
Statewide District Avg: 51.87%		Statewide Median: \$17,408,578	
Total Mills \$/Capita:	\$1,000.01		
Statewide Avg: \$1,121			

I. Facility Profile

San Luis Valley BOCES (9055) Board of Cooperative Educational Services - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - School Replacement (9055-SG00001) - - New - Application Number (30)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

San Luis Valley BOCES - 9055 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Under Colorado law, every school district must operate under or form an administrative unit for special education. In the highly unlikely event the SLV BOCES were to dissolve or the administrative unit were reauthorized, the San Luis Valley BOCES member school districts would retain ownership of the property.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The San Luis Valley BOCES office building that houses the SLV Foundations Academy is located on Enterprise Drive, the BOCES also operates the Transitions Program out of a rented house in Alamosa. The building housing the SLV Foundations Academy was constructed in 1973, replacing the BOCES' previous and first location, a rented house across from Adams State University on Richardson Street in Alamosa beginning in 1966.

The facility was constructed to serve as the central office location for the San Luis Valley BOCES and was not intended to be a school site. When significant and severe-needs programming was developed to serve students across the 14 school-district region beginning in the 1980's, the classroom settings were housed in school districts. At the time it was constructed, the BOCES sub-leased part of the structure that served as a correctional facility. The rationale for purchasing the property at the time was to house SLV BOCES staff and serve as a regional hub for meetings, conferences, and professional development for staff. The Alamosa office has since served as the headquarters of the BOCES. Over time, capital improvements, though slight, were made to the existing structure as described in item F.

The Transitions Program serves students with disabilities ages 18-21 in a residence that is leased on a yearly basis. The building is in fair condition but lacks many components that would enhance the education of our students.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Historically this building was not originally intended to serve students, as a result there have been no substantial capital improvements done to make this facility suitable for students.

Since its erection in 1973, the SLV BOCES facility has undergone minimal capital improvements in its 50+ year history. As described in Item E, the original intent of the facility was to serve as the headquarters of the San Luis Valley BOCES. Since 2020, there have been no capital improvement projects done to this building at all. The efforts of the SLV BOCES have been primarily focused on maintaining the operational needs of the building.

The information below outlines the capital projects the facility has undergone over the past 25+ years:

1999: Gas Furnaces (HVAC), interior casework

2004: 25x30 steel building addition, interior lighting, equipment in kitchenette

2006: 30x30 steel building addition, interior doors, partition walls, acoustic ceilings, restroom fixtures

2009: 22x30 steel building addition, exhaust fan for kitchenette

2014: Exterior storefront doors, interior doors, partition walls, carpeting, acoustic ceilings, restrooms flooring and fixtures, domestic water heater, CCTV security system, IT upgrades.

2017: The roof was replaced in select areas of the building.

2020: Domestic water heater

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The San Luis Valley BOCES has historically budgeted \$10,000 annually in the local budget for building maintenance. These funds are derived from district assessments and/or indirect costs. Past facility upgrades have been completed through donations from private donors or partner organizations such as La Gente. Additional maintenance that was not budgeted was paid through local funding sources.

BOCES are unique in the fact that they are cooperatives and are unable to bond to raise money like a typical school district. Due to this restriction, all capital improvements and/or facility upgrades must come directly from the cooperative's local budget or supplemental funding sources. Because the local budget is largely funded by school district assessments (fees and membership dues), and in an effort to keep district assessment fees low, the budgeted maintenance fund has not increased over time. That being the case, as implied by the former narrative, minimal facilities and capital improvement projects have been completed over time.

Plans to increase the budget for facilities maintenance are being developed and are reflected in the narrative in Item J.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

San Luis Valley BOCES (9055) Board of Cooperative Educational Services - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - School Replacement (9055-SG00001) - - New - Application Number (30)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input checked="" type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The San Luis Valley Board of Cooperative Education Services (SLV BOCES), founded in 1966, was the first BOCES in the state of Colorado. Presently headquartered in Alamosa, the SLV BOCES serves as the representative body for fourteen school districts across 6,100 square miles within the San Luis Valley. Notably, the SLV BOCES stands as one of the largest employers in the San Luis Valley, boasting a staff of approx. 100 special service providers, special education teachers, paraprofessionals, and support personnel.

The SLV BOCES represents the cooperative educational needs of its 14-member school districts serving approx. 7,500 students across the region. The SLV BOCES serves as the administrative unit for special education for its members, as well as providing centralized services for professional learning, alternative teacher licensure and induction, program development and implementation, and grants procurement and management. In Colorado, each school district is legally required to be a member of an administrative unit for special education. The administrative unit is the legal authority for the 1,200 students on Individual Education Plans (IEPs) across the SLV BOCES service region. Special education services provided to these students include a variety of therapies and psychological supports including:

-Therapies provided on-site at our member schools to over 1,000 students.

-The Severe and Significant Needs Program supports students with severe developmental, cognitive and/or medical needs; located throughout 9 classrooms across the valley; currently serving 70+ students.

-School to Work Alliance (SWAP) assists young adults with mild to moderate employment barriers to secure full-time work. Staff works with students on job search, interviewing and employee behavior skills; currently serving 115+ students.

-The Transitions Program is in a leased home in Alamosa, supports students with disabilities ages 18-21 in developing life and adult skills; currently serving 8 students.

- The San Luis Valley Foundations Academy supports students with pronounced mental and behavioral health needs, empowering them to overcome challenges and reach their full potential through transformative education. This program currently exists in conference rooms repurposed as makeshift classrooms at the SLV BOCES site in Alamosa. The program currently serves 7 students (3-elem and 2-mid school) with 12+ on a waiting list.

Despite years of planning, we are continually challenged in allocating large capital investments to improve our facility. The current building's condition with its glaring deficiencies makes it nearly impossible for us to provide a safe and adequate learning environment for students enrolled in the SLV Foundations

Academy. Unlike Colorado's 178 school districts, BOCES lack funding options like Bonds or Mill Levy Overrides. Capital projects must rely on assessments from member districts, which are hampered by years of limited funding.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

SLV FOUNDATIONS ACADEMY FACILITY:

The SLV BOCES facility is a metal building constructed in the early 1970's that was never intended to house students. The building is not unlike what a barn or storage unit would be constructed from, and it has undergone only minimal upgrades over its fifty-year history. In extremely poor condition, this building presents many pronounced health, safety, and security concerns. These concerns are further escalated due to the needs of the students that we serve at this site through the SLV Foundations Academy. These students are especially challenged with mental and behavioral health needs that are not able to be adequately addressed in a general education setting. Many of our students have experienced a range of trauma including homelessness and extreme poverty to witnessing the death of immediate family members. They require more direct supervision, as some are prone to self-harm or exhibit extreme behaviors. They require more personal space and access to multiple therapists and mental health professionals each day - all of which are readily available at the BOCES site because of its function as a centralized hub for providers - an environment our school districts are unable to provide.

The deficiencies at the SLV Foundations Academy are so severe that if we are not successful with our grant, we may be faced with the suspension of this programming if an alternative site is not secured. This program is critical to our fourteen member school districts and the program simply cannot successfully operate much longer in this facility with its many challenges, especially in regard to safety and security for students and staff alike.

UNSAFE BUILDING AND SITE CONDITIONS

This construction type is very atypical for a school and provides numerous challenges, making the building inadequate to serve students. Although the roof was replaced in 2017, there are ongoing challenges with keeping snow and wind-blown rain from pouring into the building through cracks in the facade with evidence of this present throughout the building. There is exposed insulation and many water-damaged ceiling tiles throughout the building. Recently, an entire section of the ceiling collapsed under the weight of water-soaked insulation. Staff are concerned that the amount of water that has entered the building over time has certainly increased the likelihood of mold. Another factor associated with existing cracks and crevices lends itself to the vulnerability of snakes, mice, and rat infestations. Despite numerous efforts with exterminators, there are continued problems with rodents.

The classrooms, covered with 1970 paneling, are converted office and conference space and have no modern teaching and learning components. The classrooms offer minimal natural light and minimal space, currently placing students in close proximity to one another. Students' mental illness and behavioral difficulties are often heightened by a lack of personal space and room to move around. All classrooms are uncomfortable because of the inability to reliably heat the spaces. In some rooms, holes in the walls have been only covered by picture frames and have never been repaired. Many rooms are supplemented with electric space heaters as the primary heat source inconsistently heats the building. The space heaters present a fire hazard and student safety concern. Additionally, there is no cooling system present in the building.

Inadequate parking further strains the functionality of the facility. Informal agreements with neighbors for staff and parent parking create an unsafe environment for students. There is currently no designated parent drop-off or bus loop present, and due to physical space constraints, providing either of these would not be possible. During heavy rain or snowmelt, the parking area experiences water ponding and winter ice, which causes not only a hindrance to parking, but also fall and slip hazards. Exacerbating the situation, the neighboring properties pump water off of their sites and the discharge flows onto the BOCES property.

ADEQUACY CONCERNS

Again, the facility was not originally designed as an educational space or school. In evaluating the adequacy of the San Luis Valley BOCES facility, our consultants were clear that this building presents challenges most significantly impacting health, safety, and security.

The inadequacies impact various aspects that are crucial for a safe and effective learning environment. The current facility is not a secure site. The site lacks a secure vestibule and there is no means by which to separate student and staff-facing portions of the building. The staff use actual physical keys to access the property, and there is no ability to monitor or control entrance into the building in the absence of a secure vestibule and only a partially-functioning surveillance system. The ability to contact law enforcement in an emergency also exists as there is not a working radio system in the facility. Due to the SLV BOCES location in the city of Alamosa, the previously mentioned safety concerns are especially disconcerting. The building is located in an industrial zone amidst busy shipping warehouses, a scrap yard, a methadone clinic, an alcohol treatment facility, and a large homeless encampment in close proximity. It is worthy to note that the Alamosa Police Department forbids vendors from entering the homeless camp without police escort. It is not hard to imagine the

despair these students and families feel as they drive to this "last chance" facility.

Additionally, the spaces currently being utilized as classrooms are merely re-purposed conference rooms constructed in the 1970's with dated interiors, and minimal space. There is a severe equity concern, as some of our most severely challenged students are receiving their instruction in the most inadequate physical spaces observed in the state. There is minimal natural light or space designed for actual instruction. Building layout limitations constrain egress pathways, which is particularly concerning for younger children. This past Fall, we were verbally informed by the Fire Marshall that we would be unable to occupy our largest instructional space with elementary aged students due to lack of appropriate egress. This facility is also not ADA compliant.

Currently, there are no appropriate spaces inside or outdoors for physical education or play. Holding physical education classes in a building with no gym and no grass field is challenging. Our students do all physical activities (physical education and recess) on a rough gravel- embedded asphalt slab or in the staff parking lot. This means games of all types (soccer, kickball, football, basketball, etc.) are done on this surface. When students fall, injuries occur varying from moderate to significant road rashes and cuts.

The described building and site conditions coupled with the glaring adequacy concerns have led our consultants to the conclusion that this is one of the most challenged academic sites they have encountered in their long history of supporting educational capital improvement projects.

SLV TRANSITIONS PROGRAM FACILITY

The Transitions program is currently located in a rented residential home located in Alamosa. The building being constructed as a residential home, and having no major upgrades to make it suitable for an educational facility, lacks even the most basic components that educational facilities should possess.

BUILDING DEFICIENCIES AND ADEQUACY CONCERNS

The building is a small, double-wide modular home sitting on a foundation elevated about 3 feet above grade without a ramp. The building in its current state lacks ADA accessibility. Interior door hardware is residential grade, and is not supportive of students with disabilities. Restrooms are not ADA compliant.

Interior finishes are in poor condition, there are holes in walls and missing trim pieces that take away from the aesthetic appeal. Throughout the facility there is poor lighting, making it difficult for students to see and learn important life skills. Windows are in poor condition making the facility drafty.

There is no controlled access to the building, any connection to district or law-enforcement is through reliance on staff cell phones.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The SLV BOCES has completed a comprehensive evaluation of building deficiencies and overall safety and quality of the learning environment guided by the CDE's Facility Assessment. Throughout this process, we have employed various measures to assess building conditions and it has become increasingly evident that our challenges are escalating as the building ages. Additionally, third-party engineering assessments were conducted by our consultants during master planning. Also important to note, because the programs for the SLV Foundations Academy and SLV Transitions Program are focused on children with significant mental and behavioral needs, the specific educational suitability issues may be different and possibly more significant than the State findings suggest. To thoroughly understand the extent and magnitude of our deficiencies and their impacts on our students, we engaged the services of architectural and engineering consultants with expertise in school facility assessments.

Our consultants facilitated meetings with the SLV BOCES and organization leaders to discuss how the building contributes or hinders a healthy and conducive learning environment. These sessions allowed us to articulate health and safety concerns within the building and overall site. After information pertaining to the facility condition and educational adequacy was gathered by our team and our third-party team members, the findings were presented to the SLV BOCES Board of Directors, and Superintendent Advisory Council at two separate meetings. Both groups assisted the team in vetting the challenges that exist and were vocal in the belief that challenges shall be addressed in a holistic manner. The results of these due diligence investigations validate the growing significance of our health and safety concerns, which are comprehensively detailed in the deficiencies section.

The process to investigate the stated deficiencies has been comprehensive, but it is clearly evident upon entering the facility that unsafe conditions exist, and student health and safety concerns are evident throughout the property.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

RECOMMENDED SOLUTION

Our solution is to purchase and renovate a building, relocate the SLV Transitions and SLV Foundations Academy programs and all necessary staff to support both programs.

In response to the pressing challenges faced by the San Luis Valley BOCES facility, a strategic renovation proposal is presented. The focal point is the purchase and transformation of the existing 1803 Hwy 160 building into a safe, modern, and efficient space that caters specifically to the unique requirements of students with severe needs. In assessing if the current facility is adequate, a working knowledge of the student's behaviors is necessary and why certain spaces, space sizes and various staff resources are needed. This proposal aligns with the mission to create an equitable, secure, and healthy learning environment for this high-risk population of students in a way that is most fiscally responsible.

The chosen approach involves leveraging the existing building layout to minimize structural alterations. This minimizes rework, eliminating the need to touch structural walls. The renovation plan aims to repurpose the facility while ensuring it meets all educational, safety and accessibility standards. Specific modifications include building new secure vestibules, converting existing bathrooms to be ADA compliant, and enhancing security features, such as controlled entry points. The layout also allows SLV BOCES staff and special service providers to be on-site in secure spaces to plan instruction, support professional learning, and be readily available to provide therapies to students, as well as conference with parents, other professionals, and community organizations in order to better support students.

EDUCATIONAL SPACES

Addressing the inadequacies in current classroom sizes, the proposal introduces four classrooms with sizes tailored to different age groups. This includes classrooms for kindergarten through 2nd grade, 3rd-5th grade, 6th-8th grade, 9th-12th grade, and one 18-21-year-old Transitions classroom. The redesigned classrooms prioritize natural light, providing a more engaging and stimulating learning environment. Additionally, provisions for new technology infrastructure are incorporated to align with 21st-century teaching methods.

A multi-use space will serve as an indoor play space that can double as a convening space for professional learning, benefiting teachers and leaders employed by the fourteen member districts and over 100 employees of the SLV BOCES itself. The need to support professional learning is critical to meet our goal of pairing the most highly qualified and specially trained staff to students with the highest needs, addressing the current imbalance of paraprofessionals and unlicensed teachers.

Additionally, the Transition Program, currently conducted in a rented home, will find a purpose-built space in the renovated facility, allowing the SLV BOCES to operate more responsibly from both fiscal and systems perspectives. Because the building layout features a space that is apartment-like, minimal upgrades are needed to transform this space to assist students in transitioning to independent lives as adults.

The proposed solution aligns with our goal of providing a safe and secure learning environment. A building that meets ADA accessibility and basic safety requirements will allow teachers and therapists to focus more time and effort on student education, as well as allow them to coordinate, plan, and conference on-site.

To meet the heating, cooling, and ventilation requirements of the building. The existing building's dated 30+ year old gas-fired furnace system will be replaced with a modern HVAC system consisting of VAV indoor air handling units with split DX cooling, and gas fired heat. The new HVAC system will have the ability to control temperature in multiple zones, provide adequate outdoor air for the students and staff, and be energy efficient and requiring minimal maintenance.

SECURITY AND SITE UPGRADES

Prioritizing the safety of students and staff, the renovation includes substantial security enhancements. Key card access for staff replaces the outdated lock and key system utilized by the existing facilities, and surveillance systems are implemented for both interior and exterior spaces. Compartmentalization with fire-resistant doors, smoke barriers, and radio repeaters for emergency responders contribute to a secure learning environment. A new fire alarm system further enhances safety measures. A secure vestibule will allow the control and monitoring of individuals entering and exiting the building, which is particularly important as some students come from homes where violence can be prevalent.

This plan also provides an optimal parking solution, providing proper queuing for parent drop-offs, an established bus loop, and enhanced overall aesthetics with low-maintenance landscaping. Also included is a new, appropriate playground for elementary-aged students and a hard surface play area for middle and high school students, as well as a new monument sign for improved visibility and identity.

COST EFFECTIVE, PURPOSEFUL PLANNING

A comprehensive budgeting approach involved engaging two separate general contracting companies to provide estimates. This ensures a more accurate assessment of costs associated with site work improvements, play areas, classroom modifications, electrical system, HVAC system replacement, parking and drop-off enhancements, specialized staff office areas, and private conference spaces. The goal is to balance fiscal responsibility with delivering an effective and sustainable solution.

In conclusion, the renovation proposal for the 1803 Hwy 160 building is a solution that not only addresses the immediate building deficiencies and adequacy issues, but also lays the foundation for a transformative learning environment. Through very purposeful planning, engagement with stakeholders, and

leveraging existing resources, this proposal seeks to create a model facility that caters to the diverse needs of students while promoting safety, accessibility, and educational excellence in a fiscally responsible manner.

IMPLEMENTATION SCHEDULE

The 1803 Hwy 160 property is currently under contract, contingent on the BEST Grant being awarded in June 2024. Over the following two months, a design firm, owner's representative, and general contractor will be carefully selected. The permitting process, involving reviews from the DFPC and local fire authorities is expected to take approximately 14 weeks. Following this, a feasible 12-month construction schedule will be outlined by contractors. A crucial step follows with a bidding process to secure sub-contractors after the design phase. This streamlined timeline encompasses property acquisition, design, permitting, contractor selection, and construction, ensuring a swift and efficient renovation for the San Luis Valley BOCES Foundations Academy and Transitions that is an urgent, critical need.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Following the initial planning phase, the SLV BOCES Executive Director convened two distinct groups of stakeholders to identify deficiencies and propose solutions. The first group comprised the superintendents; advisory council and key director-level staff, while the second included the 14 San Luis Valley BOCES board members, representing all member school districts. The groups focused on three crucial areas for the San Luis Valley Foundations Academy: determining the optimal location, assessing the feasibility of a new build in Alamosa or Monte Vista, and exploring the possibility of repurposing an existing facility in either community. An additional site consideration was the facility's proximity to transportation routes and the SLV BOCES fourteen member school districts.

After extensive deliberation, the consensus was to first pursue an existing facility that could be renovated to meet the needs of students and staff. Two realtors, both regionally located, were enlisted to find a centralized property that would meet the criteria for the program. We were informed by the local realtors that available commercial properties in the San Luis Valley that could potentially meet the needs of the SLV BOCES were scarce. We knew it would be to our advantage through the lens of urgency and cost effectiveness, to pursue the plan of renovating an existing property.

Fortunately, after an exhaustive search of all available properties, a vacant building in Monte Vista was identified. Previously housing the Rio Grande National Forest Service office, the building located at 1803 Hwy 160 was identified as the only property within the selected area that could serve as a possible solution. The executive director and key staff, along with engineering and architectural consultants, toured the facility twice. Following the consultants' walkthrough, a detailed analysis of the mechanical systems was conducted. There were also conversations with former tenants of the property to further understand any concerns associated with the property, as it has been vacant for three years. After those conversations, we were confident we should pursue the property. At that time, a conceptual design was created to ensure proper adjacencies, and the building's security features were evaluated for accommodating the proposed educational programs. The architects and engineers determined that, with minor modifications, the building due to its size, could be repurposed to fully meet the needs of both the San Luis Valley Foundations Academy and the Transitions Program.

A commercial appraiser (attached) was hired to assess the value of both the vacant National Forest Service property and the existing BOCES facility in Alamosa's industrial section. The appraisals played a crucial role in determining that remodeling the vacant building was more economically viable than purchasing a new property and building new.

From all assessments described above, it was determined this was our most financially sound and responsible path forward, as this property requires

relatively minimal upgrades and renovations to accommodate both programs.

Emphasizing the significance of due diligence, the acceptance and support of the two stakeholder groups was unanimously obtained. The superintendents' advisory council and Board of Directors agreed to increase local assessments, a contribution from scarce general fund dollars, to fully fund the purchase of the property. This highlights the critical need and commitment to addressing the challenges faced by the most at-risk children in the San Luis Valley. This comprehensive process, from identifying deficiencies to developing an efficient and economical solution, underscores the urgency of supporting these vulnerable children.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The timeframe for which these deficiencies must be resolved is immediate. Our priority and legal obligation has been to serve the needs of the students in the San Luis Valley and due to the need for the San Luis Valley Foundation Programming, we have had no choice but to initiate this program in the current BOCES facility. We have been extremely resourceful with limited funding and assets that we have available. The educational experience that we have been able to provide through the SLV Foundations Academy been a tremendous help to our member districts as it has proven to alleviate member districts' capacity for addressing increasingly common incidents involving threats and violence, and a high degree of staff turnover due to disruptive student behavior, in addition to providing the significant support that the students require. The current BOCES facility utilizes make-shift educational spaces that are maximized in terms of capacity and corrective measures to the facility need to be taken immediately to address glaring safety, security, and health concerns for both staff and students.

If the project is not awarded, the SLV Foundations program is at risk of being suspended until an alternative location is secured. The Alamosa Fire Department has afforded us only a temporary lifeline, allowing the program to continue at this location contingent upon our plan to relocate our facility. After a rigorous planning process, all viable options for the program to continue involve a substantial investment that must be derived from grant funding or other alternative funding streams due to the way BOCES are funded, no matter our decision is to relocate or build new.

If we are unsuccessful in keeping our facilities open, and the programming were to be suspended, the vulnerable students receiving support through both the San Luis Valley Foundations Academy and SLV Transitions would see changes. Our students in the SLV Foundations academy potentially face significant difficulties in accessing the general education environment, and may ultimately be recommended for placement in residential facilities outside of the Valley. Unfortunately, there are no other alternative placement options available in the Valley and must be accessed out of state or on the Front Range. That option is cost prohibitive and a significant financial burden to school districts. and an extreme hardship for families. Students in SLV Transitions would be relegated to a facility that is not ideal as an educational setting.

We are seeking this BEST grant as we know this work is just as connected to our hearts as it is our profession. We take seriously our commitment to our students, as well as our legal and moral obligation to provide a safe, secure, and healthy learning environment for all students.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The proposed SLV Foundations Academy renovation will be warranted by the general contractor. Newly installed equipment is provided with a warranty covering both parts and labor. The SLV BOCES annually allocates dollars to a general fund operations/maintenance budget. The increase in revenue from students enrolled in the SLV Foundations Academy will supplement the BOCES' annual maintenance budget, a minimum of \$200 per student, along with a plan to grow the general fund as the BOCES expands programming and resources under new leadership.

To acquire the proposed property for renovation, an increased assessment to districts is necessary. The increased flat fee districts incur for buy-in will be used to increase our budget for building maintenance and operations. With increased revenue from grants and supplemental funding streams, indirect costs will be allocated to the general fund, which can be used for facilities maintenance and planning. The Increased operations/maintenance budget will provide for regular maintenance expenses, annual deep cleaning, and repairs/replacement of smaller items that have shorter lifespans. This project will be the only facilities upgrade the SLV BOCES has experienced in fifty years. We are aware that every facility requires routine and regular maintenance and every effort will be made to keep it serviceable.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

If the BEST Grant is successful, the plan is to sell the existing facility once the new facility is operational.

III. Detailed Project Cost Summary

San Luis Valley BOCES (9055) Board of Cooperative Educational Services - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - School Replacement (9055-SG00001) - - New - Application Number (30)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

32.00 %

* B. Actual match on this request - Enter Actual Match Percentage

10.32

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	6,779,831.38
D. Applicant Match to this Project	\$	699,678.60
E. Applicant Grant Request	\$	6,080,152.78
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	6,779,831.38

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe) District Assessments (fees and membership dues)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet

% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


*** Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/21/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

07/11/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The estimate was compiled in a partnership with the BOCES, and Wold Architects and Engineers. This budget has been informed by independent estimates completed by FCI Constructors and Nunn Construction.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The SLV BOCES does not have employed staff to oversee extensive renovation and construction projects. SLV BOCES will procure an Owner's Representative consultant using an open procurement process. The qualifications and responsibilities will include: ability to oversee the project, provide general management of invoice submittals and owner's budget, participation in weekly project team meetings, and other management responsibilities to be determined.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The SLV BOCES will follow the CDE and CCAB's recommended guidelines for the procurement process of primary consultants, vendors, and contractors for this project.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

As discussed throughout this application, the San Luis Valley BOCES has encountered challenges in budgeting for major capital improvement projects. The BOCES' legal inability to bond creates a unique challenge in facilities planning and/or maintenance. When we implement new programs or plan facility improvements, we do our best to leverage general fund dollars, however, it is important to keep in mind the SLV BOCES total budget is primarily grant-funded. Without raising district assessments, the BOCES relies on supplemental funding sources for programming and infrastructure/facility needs.

For the purpose of this BEST project, our member districts and the SLV BOCES have committed to raising local assessments for the 2024-2025 school year to provide \$700,000 in total matching funds.

The SLV BOCES is also committed to pursuing additional funding whenever possible that aligns to program and facilities needs, as well as advocating for additional school funding. Currently, the SLV BOCES is pursuing funding to offset costs related to safety and security and infrastructure/technological upgrades. With this supplemental funding, the SLV BOCES can offset security and technological infrastructure costs. The SLV BOCES is also a recipient of several other grants that support a variety of other academic programs throughout the SLV BOCES region including Rural Coaction, EARRS, and Stronger Connections, to name a few.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A



District or BOCES Name: San Luis Valley BOCES

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

Boards of Cooperative Educational Services (BOCES) are regional entities created by school districts to provide shared educational services and programs. In Colorado, the BOCES do not have the ability to bond or secure mill levy overrides, therefore limiting their local capacity to fund facilities expansion or capital projects without assessing their member school districts. In a time where school district budgets are extremely limited, allocating large amounts of funding to increased assessments presents a financial hardship. The reduction of the matching contribution would allow the BOCES to obtain a facility that is desperately needed to service the most high risk students across the SLV BOCES' 14 member school districts. Even with an extremely conservative approach to this capitol project, the BOCES is unable to comply with the required matching contribution.

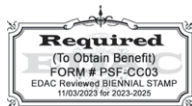
The SLV BOCES and its member districts will contribute \$700,000 of local funds (comprised of BOCES funds and higher district assessed fees for the 2024-2025 school year) to this project.

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

As listed above, BOCES in Colorado are unable to legally raise local monies through bonds or mill levy overrides. Due to this legal limitation, an unusual and significant financial burden is placed on the SLV BOCES when planning for capital projects. Historically the SLV BOCES has been able to provide programming for special education and severely impacted students throughout its member district school sites. However, as described in the narrative, the dramatic increase in students needing support beyond the traditional classroom setting has spurred the immediate need for an alternative placement program that cannot exist in the current SLV BOCES facility. The approval of the waiver and/or the reduction in the matching funds is the only way this renovation can be completed.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

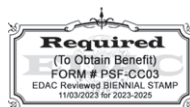
**The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

Match Factor (To be Completed by CDE)	Figure Used in Match Calculation	Weighted %	Out of Weighted Max%
Per Pupil Assessed Value	\$202,624.74	3.74	10% max
Median Household Income	\$50,883	5.25%	25% max
Free and Reduced Lunch %	70.16%	5.51%	25% max
Bond Elections in the last 10 years	average	-1%	-2% per/max -10
Total Mills \$/Capita	\$1000	12.63%	20% max
Remaining Bond Capacity	\$6,801,318.16	5.42%	20% max
	Total CDE Minimum Match	32%	100%

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

The above match factors inadequately reflect our financial capacity for many reasons, but primarily because under current Colorado statute, BOCES does not have the ability to Bond or use Milly Levy override funds independently of a school district. This factor significantly hinders our ability to finance our own capital improvement projects. No matter the calculations used, the minimum match would be difficult to obtain due to limited local funds and the BOCES inability to raise money locally in the ways that school districts do.

(3000 characters max)





3. What efforts have been 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? Please include all efforts, even those which may have been unsuccessful.

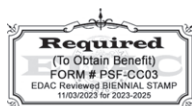
Every effort has been explored by the SLV BOCES to coordinate this effort with local government agencies, community organizations, member school districts and/or other available grants. There are no available properties or lease options in the region that can effectively meet our needs at this time. The SLV BOCES plans to effectively leverage other available funds and will submit an application to the USDA Rural Development Telemedicine and Distance Learning program, an eligibility-based grant that can provide new upgraded technological infrastructure for the proposed facility.

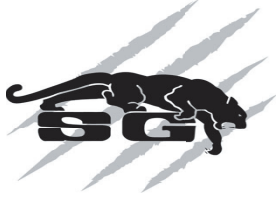
(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	32
Match Percentage Requested	10.32
Amount of requested reduction from CDE Minimum	21.68

Is a Statutory Limit Waiver also being submitted? Y N





Sierra Grande School District
17523 Hwy 160
Blanca, Co 81123

January 21, 2024

BEST Review Committee
Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E Colfax
Denver, CO, 80203

Subject: Letter of Support for San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

I am writing on behalf of Sierra Grande School District to express our enthusiastic support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing quality education and support to all students, including those with unique needs. We are in desperate need of this facility.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative student placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

One of the key aspects of the proposed project that resonates with our district's goals is the focus on alternative student placement. Providing appropriate and effective alternatives for students facing challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success.

The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of

students but also contributes to a positive atmosphere that fosters learning. We recognize the importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES' vision for facility improvements.

Furthermore, the commitment to increasing access to equitable programming for high-risk addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project aligns with our district's dedication to promoting inclusivity and providing resources that address the diverse needs of our student population regardless of zip code.

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. The positive outcomes anticipated from this initiative align seamlessly with our district's mission, and we are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project.

If you require any additional information or have questions regarding our endorsement, please feel free to contact Kevin Jones (719-580-5580) Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,

Kevin Jones
Superintendent of Schools
Sierra Grande
kjones@sierragrandeschool.org
719-379-3257



ALAMOSA
SCHOOL DISTRICT

209 VICTORIA AVE ALAMOSA, CO 81101
(719) 587-1600 www.alamosa.k12.co.us

Date: January 29, 2024

BEST Review Committee
Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E Colfax
Denver, CO, 80203

Subject: Letter of Support for San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

I am writing on behalf of the Alamosa School District to express our support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing quality education and support to all students, including those with unique needs. Even though the Alamosa School District is also submitting BEST Grant proposals, I believe that it is important to also express support for the BOCES project.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative student placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

One of the key aspects of the proposed project that resonates with our district's goals is the focus on alternative student placement. Providing appropriate and effective alternatives for students facing challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success. The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of students but also contributes to a positive atmosphere that fosters learning. We recognize the importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES' vision for facility improvements. Furthermore, the commitment to increasing access to equitable programming for high-risk

addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project aligns with our district's dedication to promoting inclusivity and providing resources that address the diverse needs of our student population regardless of zip code.

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. The positive outcomes anticipated from this initiative align seamlessly with our district's mission, and we are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project.

If you require any additional information or have questions regarding our endorsement, please feel free to contact me via the contact information below. Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,

Dr. Diana Jones, Superintendent
Alamosa School District
djones@alamosaschools.org
719-587-1700 (office)
719-937-3112 (cell)

Upper Rio Grande

School



District C-7

950 French Street (mailing) ▪ Del Norte, Colorado

81132-0159 ▪ (719) 657-4020 ▪ Fax (719)657-9087

Upper Rio Grande School District
950 French Street
Del Norte, CO 81154

January 16, 2024

BEST Review Committee
Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E Colfax
Denver, CO, 80203

Subject: Letter of Support for San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

I am writing on behalf of The Upper Rio Grande School District to express our enthusiastic support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing quality education and support to all students, including those with unique needs.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative student placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

One of the key aspects of the proposed project that resonates with our district's goals is the focus on alternative student placement. Providing appropriate and effective alternatives for students facing challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success.

The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of students but also contributes to a positive atmosphere that fosters learning. We recognize the importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES' vision for facility improvements.

Furthermore, the commitment to increasing access to equitable programming for high-risk addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project aligns with our district's dedication to promoting inclusivity and providing resources that address the diverse needs of our student population regardless of zip code.

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. The positive outcomes anticipated from this initiative align seamlessly with our district's mission, and we are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project.

If you require any additional information or have questions regarding our endorsement, please feel free to contact Aaron Horrocks at (719) 657 - 4040 ext 4001 or at ahorrocks@urtigers.co. Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,



Aaron Horrocks
Superintendent of Schools
Upper Rio Grande School District
(719) 657 - 4040 ext 4001
ahorrocks@urtigers.co

Centennial School District R-1

14644 Highway 159, PO Box 350, San Luis, CO 81152
(719) 672-3322



Superintendent:

Mr. Toby Melster

Prek-12 Principal:

Mrs. Kimba Rael

Board of Education:

Ms. Elizabeth Gettel, President; Mr. Lucas Casias, Vice President; Mr. Gilbert Apodaca, Treasurer;

Ms. Rebecca Romero, Secretary; Ms. Pamela Vigil, Member

Centennial School District R-1

14644 Highway 159

San Luis, CO 81152

January 27, 2024

BEST Review Committee

Building Excellent Schools Today (BEST) Program

Colorado Department of Education

201 E Colfax

Denver, CO 80203

Subject: Letter of Support for the San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

I am writing on behalf of Centennial School District R-1 to express our enthusiastic support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing education and support to all students, including those with unique needs.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

One of the key aspects of the proposed project that resonates with our district's goals is the focus on alternative student placement. Providing appropriate and effective alternatives for students facing challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success.

The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of students but also contributes to a positive atmosphere that fosters learning. We recognize the importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES' vision for facility improvements.

Furthermore, the commitment to increasing access to equitable programming for high-risk addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project

At Centennial School District R-1 our Mission is to provide the best education for all students utilizing a variety of research-based curricula and cultural resources; effective communication among parents, community and staff; and collaboration to create a safe learning environment that provides opportunities to our students for success in a global society.

aligns with our district's dedication to promoting inclusivity and providing resources that addresses the diverse needs of our student population regardless of zip code.

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. The positive outcomes anticipated from this initiative align seamlessly with our district's mission, and we are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project.

If you require any additional information or have questions regarding our endorsement, please feel free to contact me by email at toby.melster@centennial.k12.co.us or by phone 719-672-3403. Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,



Toby Melster

Superintendent

Centennial School District R-1

toby.melster@centennial.k12.co.us

(719) 672-3403

At Centennial School District our Mission is to provide the best education for all students utilizing a variety of research-based curricula and cultural resources; effective communication among parents, community and staff; and collaboration to create a safe learning environment that provides opportunities to our students for success in a global society.



North Conejos School District RE 1-J



P.O. Box 72
La Jara, CO 81140
www.northconejos.com

Office of the Superintendent

Phone (719)274-5174
Fax (719-274-5621

Date: January 27, 2024

BEST Review Committee
Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E Colfax
Denver, CO, 80203

Subject: Letter of Support for San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

I am writing on behalf of North Conejos School District RE 1-J to express our enthusiastic support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing quality education and support to all students, including those with unique needs.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative student placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

One of the key aspects of the proposed project that resonates with our district's goals is the focus on alternative student placement. Providing appropriate and effective alternatives for students facing challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success.

The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of students but also contributes to a positive atmosphere that fosters learning. We recognize the importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES' vision for facility improvements.

Furthermore, the commitment to increasing access to equitable programming for high-risk addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project aligns with our district's dedication to promoting inclusivity and providing resources that address the diverse needs of our student population regardless of zip code.



North Conejos School District RE 1-J



P.O. Box 72
La Jara, CO 81140
www.northconejos.com

Office of the Superintendent

Phone (719)274-5174
Fax (719-274-5621

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. The positive outcomes anticipated from this initiative align seamlessly with our district's mission, and we are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project.

If you require any additional information or have questions regarding our endorsement, please feel free to contact Darren Edgar, Superintendent of Schools. Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,

Darren Edgar
Superintendent of Schools
North Conejos School District RE 1-J
dedgar@northconejos.com

Sanford School District 6J

PO Box 39 · Sanford · CO 81151
www.sanfordschools.org
(719) 274-5167

Sanford School District
755 2nd St
Sanford CO, 81151

1/30/24

BEST Review Committee
Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E Colfax
Denver, CO, 80203

Subject: Letter of Support for San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

I am writing on behalf of Sanford School District to express our enthusiastic support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing quality education and support to all students, including those with unique needs.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative student placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

One of the key aspects of the proposed project that resonates with our district's goals is the focus on alternative student placement. Providing appropriate and effective alternatives for students facing challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success.

The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of students but also contributes to a positive atmosphere that fosters learning. We recognize the importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES' vision for facility improvements.

Furthermore, the commitment to increasing access to equitable programming for high-risk addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project aligns with our district's dedication to promoting inclusivity and providing resources that address the diverse needs of our student population regardless of zip code.

Sanford School District 6J

PO Box 39 · Sanford · CO 81151
www.sanfordschools.org
(719) 274-5167

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. The positive outcomes anticipated from this initiative align seamlessly with our district's mission, and we are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project.

If you require any additional information or have questions regarding our endorsement, please feel free to contact me. Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,

Jared Morgan
Superintendent
Sanford School District
719-274-5167



501 Garfield Ave
PO Box 428
Moffat, CO 81143

Reaching and Achieving

January 26, 2024

Moffat Consolidated School District 2
501 Garfield Ave.
Moffat, CO, 81143

BEST Review Committee
Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E Colfax
Denver, CO, 80203

Subject: Letter of Support for San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

I am writing on behalf of Moffat Consolidated School District 2 to express our enthusiastic support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing quality education and support to all students, including those with unique needs.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative student placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

One of the key aspects of the proposed project that resonates with our district's goals is the focus on alternative student placement. Providing appropriate and effective alternatives for students facing challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success.

The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of students but also contributes to a positive atmosphere that fosters learning. We recognize the

DISTRICT MISSION

Moffat Consolidated School District #2 exists so that our students have a safe learning environment with unique learning opportunities that prepare them for their future.



501 Garfield Ave
PO Box 428
Moffat, CO 81143

Reaching and Achieving

importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES vision for facility improvements. Furthermore, the commitment to increasing access to equitable programming for high-risk addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project aligns with our district's dedication to promoting inclusivity and providing resources that address the diverse needs of our student population regardless of zip code. Additionally, if our small, rural, remote district alone had to face the challenges of providing these services for identified students, we would not have the funding, staff resources, facilities, nor expertise to do it. But, together as the San Luis Valley BOCES with the right resources and facility, we can deliver on the promise of a high quality educational experience for all students.

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. The positive outcomes anticipated from this initiative align seamlessly with our district's mission, and we are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project. If you require any additional information or have questions regarding our endorsement, please feel free to contact me at any time. Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,

Joe Torrez
Superintendent
Moffat Consolidated School District 2
(719) 745-0500
jtorrez@moffatschools.org

DISTRICT MISSION

Moffat Consolidated School District #2 exists so that our students have a safe learning environment with unique learning opportunities that prepare them for their future.

MONTE VISTA SCHOOL DISTRICT

Inspiring the Pursuit of Excellence, *One Student at a Time!*

Monte Vista School District
59 North Broadway
Monte Vista, CO 81144

January 16, 2024

BEST Review Committee
Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E Colfax
Denver, CO, 80203

Subject: Letter of Support for San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

I am writing on behalf of Monte Vista School District C-8 to express our enthusiastic support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing quality education and support to all students, including those with unique needs.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative student placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

One of the key aspects of the proposed project that resonates with our district goals is the focus on alternative student placement. Providing appropriate and effective alternatives for students facing challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success.

The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of students but also contributes to a positive atmosphere that fosters learning. We recognize the importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES vision for facility improvements.

Furthermore, the commitment to increasing access to equitable programming for high-risk addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project aligns with our district dedication to promoting inclusivity and providing resources that address the diverse needs of our student population regardless of zip code.

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. The positive outcomes anticipated from this initiative align seamlessly with our district mission, and we are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project.

If you require any additional information or have questions regarding our endorsement, please feel free to contact Scott Wiedeman, Superintendent, Monte Vista School District C-8. Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,



Scott Wiedeman
Superintendent
Monte Vista School District C-8
719-852-5996

Scott Wiedeman
Superintendent

59 North Broadway
Monte Vista
Colorado 81144
U.S.A

PHONE 719.852.5996
FAX 719.852.6184
E-MAIL scottw@monte.k12.co.us
WEB SITE <http://www.monte.k12.co.us>

Phone Number:
719-378-2310

Sangre de Cristo School District

Mr. David Crews, Superintendent
8751 Lane 7 North
Mosca, CO 81146

Mr. John Stephens, Principal

Mr. Dave Meijia - AD

January 16, 2024

BEST Review Committee

Building Excellent Schools Today (BEST) Program
Colorado Department of Education
201 E Colfax
Denver, CO, 80203

Subject: Letter of Support for San Luis Valley BOCES BEST Grant Application

Dear Members of the BEST Grant Review Committee,

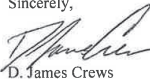
I am writing on behalf of Sangre De Cristo School District to express our ardent support for the BEST grant application submitted by the San Luis Valley BOCES. We believe that the proposed project aligns with our BOCES' collective commitment to providing quality education and support to all students, including those with unique needs.

The San Luis Valley BOCES has outlined a comprehensive plan that addresses critical elements such as alternative student placement, facility upgrades, and increased access to equitable programming for high-risk students. We firmly believe that the successful implementation of this project will have a profound and positive impact on the educational experience of students in our district.

Providing appropriate and effective alternatives for students facing behavioral challenges is essential for their academic and personal growth. The San Luis Valley BOCES has demonstrated a deep understanding of the needs of high-risk students and is committed to creating a supportive environment that facilitates their success. The proposed facility upgrades are equally crucial in ensuring a conducive learning environment. An upgraded facility not only enhances the overall safety and well-being of students but also contributes to a positive atmosphere that fosters learning. We recognize the importance of modern and well-maintained facilities in supporting effective educational practices, and we fully endorse the San Luis Valley BOCES' vision for facility improvements. Furthermore, the commitment to increasing access to equitable programming for high-risk addresses is of utmost importance. We believe that every student deserves equal opportunities to succeed, and the proposed project aligns with our district's dedication to promoting inclusivity and providing resources that address the diverse needs of our student population regardless of zip code.

In conclusion, we wholeheartedly support the San Luis Valley BOCES in their pursuit of the BEST grant for this vital project. We are confident that the San Luis Valley BOCES has the expertise and dedication to successfully implement and manage this project. If you require any additional information or have questions regarding our endorsement, please feel free to contact myself at 719-420-1422. Thank you for considering our letter of support, and we look forward to the potential positive impact of this grant-funded project on our most vulnerable student population.

Sincerely,



D. James Crews

Board of Education: Travis Beiriger, Lance Curtis, Stacey Eskew, Jess Freel, Brandi Slane



January 28, 2024

To whom it may concern:

I hope this letter finds you well. I am writing to bring attention to the pressing issue our students enrolled in the *San Luis Valley Foundations Academy* and faculty are facing due to the inadequate condition of our current building. The structural problems, including deteriorating ceilings, holes in walls, and an inefficient heating/cooling system, have created an environment that is no longer conducive to effective teaching and learning.

The deteriorating infrastructure not only compromises the safety of our students but also hampers their ability to focus and engage in the educational process. As we prioritize the well-being and academic success of our students, it is imperative that we address these issues promptly. Our school districts count on us to provide a safe alternative placement for students in need of additional supports.

In light of these challenges, I kindly request your support in securing a new building that can meet the needs of our student population. A facility with modern amenities and a stable infrastructure will undoubtedly enhance the overall educational experience for both students and educators and provide equity in accessing a quality education.

Thank you for your time.

Sincerely,

Stevie Schuster

Coordinator

San Luis Valley Foundations Academy

**San Luis Valley
Board of Cooperative Educational Services**

A Regional Education Agency

2261 Enterprise Drive ♦ Alamosa, Colorado 81101 ♦ (719) 589-5851 ♦ www.slvboces.org

1/22/24

To Whom It May Concern,

I am writing to address urgent concerns regarding the condition of the SLV BOCES building located at 2261 Enterprise Drive, Alamosa, Colorado. As an employee of SLV BOCES for over 15 years, I have witnessed the deteriorating state of our workplace, which now demands immediate attention.

The back-storage rooms of the building are particularly troubling. They are not properly sealed, allowing rodents easy access. This has resulted in the frequent discovery of droppings among stored items, raising significant health concerns. Additionally, the lack of heating in these areas causes uncomfortable drafts throughout the building.

Our building's roof appears to be compromised, evidenced by multiple leakages. After storms, it is common to find dripping areas, and ceiling tiles are noticeably warped and discolored. This not only poses a risk to the building's integrity but also to the safety and comfort of the staff. The heating system in the building is inadequate and inconsistent. It fails to evenly distribute heat, resulting in certain offices being excessively cold or uncomfortably warm during winter. This issue significantly affects the work environment and employee well-being.

Another major concern is the building's electrical system. Lights throughout the building flicker and dim constantly, creating a challenging work environment. More distressingly, power outages are frequent and sudden, causing disruptions in work and the loss of unsaved data, alongside the inconvenience of rebooting systems.

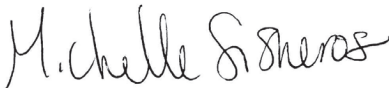
Security and accessibility are also major issues. The building lacks a secure environment and does not provide a functioning handicap entrance, which is crucial for inclusivity and safety. Additionally, the kitchen appliances are outdated and function poorly, affecting the staff's ability to use these facilities adequately.

The condition of the bathrooms is also substandard. Toilets often require extended flushing, and many faucets are old, failing to seal correctly and providing only cold water. One bathroom even houses the water heater, which is an unusual and potentially unsafe arrangement.

These conditions are not only inconvenient but also pose health, safety, and security risks to everyone working in the building. These issues must be addressed promptly to ensure a safe and comfortable working environment.

Sincerely,

Michelle Sisneros



MEMBER SCHOOL DISTRICTS: Alamosa RE-1J • Sangre de Cristo RE-22J • North Conejos RE-1J • South Conejos RE-10 • Sanford • Centennial R-1 • Sierra Grande R-30 • Creede No. 1 • Del Norte C-7 • Monte Vista C-8 • Sargent RE-33J • Center 26J • Mountain Valley RE-1 • Mottat No. 2 • Adams State University • Trinidad State Junior College, Valley Campus



Dear BEST Grant Program,

I am writing on behalf of the SLV BOCES Foundations Academy to explain why our current facility is inadequate for properly serving our students and to request funding support through the BEST Grant program for a new facility.

Our current building has several critical deficiencies that make it challenging to provide a safe, nurturing, and productive learning environment for students. Most urgently, our building has a heating system that does not properly heat the building and is constantly having issues providing adequate heat. Colorado winters can be extremely cold, with temperatures far below freezing. Having an unreliable heating system puts our students' and staff's health at risk and makes it difficult for students to concentrate and learn.

In addition to the unreliable heating, our current building lacks the necessary space for our academic program and our Child Find Evaluations. We currently need at least 1 room for special education evaluations and a minimum of 3 classrooms for our special education students, but the building cannot adequately accommodate them. This overcrowding is a safety issue and inhibits our ability to tailor instruction and complete our evaluations appropriately. A new, larger facility would enable us to meet the projected needs of our class sizes and evaluations to better meet individual student needs.

Our facility also currently lacks essential security measures like a locked entry and security cameras. This puts staff and students at constant risk. A new building with proper security precautions is vital for maintaining student safety.

Moreover, our current building has no wheelchair access at all. This excludes students with mobility impairments. A new facility that complies with ADA accessibility standards would allow us to serve all students.

We also currently lack basics like a library, gym, playground, proper restrooms and kitchen. This inhibits our capacity to provide well-rounded instruction, enrichment activities, nutrition and student necessities.

In short, our current facility is entirely inadequate and prevents us from properly serving the special education students we aim to support. We serve an at-risk population that needs extra support and stable resources. A new facility that includes reliable heating, adequate security, accessibility accommodations and all the standard school amenities would vastly improve educational outcomes for these students. We urgently need support through the BEST Grant program to make this vision a reality. Please give full and fair consideration to providing the critical funds for building a facility that allows our dedicated staff to teach and students to learn.

Sincerely,

Tara Marquez
San Luis Valley BOCES
Early Childhood Special Education Coordinator
Child Find Coordinator
email: tmarquez@slvboces.org
office: 719-587-5438
cell: 719-298-0614

2261 Enterprise Dr ♦ Alamosa CO ♦ 81101 ♦ (719) 589-5851 ♦ slvboces.org



Jan 25, 2024

Dear BEST Board Review Committee:

I serve as a Special Education Coordinator at the San Luis Valley BOCES. My role here is to assist and oversee our School Psychologists and Mental Health Team. This team is responsible for initial evaluations, three-year re-evaluations, functional behavior assessments (FBAs), behavior plans (BIPs), and services for seriously emotionally disabled students in the San Luis Valley across our 14 member school districts. In our department specifically, the need for evaluations has doubled in recent years.

In 2020-2021, our team was responsible for approximately 670 IEPs (9% of the student population) across our 14 school districts. For the 2023-2024 school year, our team is responsible for approximately 1,242 IEPs (17% of the student population) across the same 14 school districts.

During the 2022-2023 school year, our team wrote 17 functional behavior assessments (FBAs) with behavior plans (BIPs) to support district teams with extreme student behavior. As of the end of January of the 2023-2024 school year, we have already completed 31 FBAs and BIPs. I expect that we will end the school year with 50 FBAs/BIPs completed.

As stated previously, our numbers of students needing very targeted support has doubled. Our current facility is unable to meet the needs of students and districts by providing an additional continuum of special education services for our most severe behavior and serious emotionally disabled students.

I have documented some concerns regarding our building inadequacies as follows:

Parking Lot:

- Oftentimes, we have large semi-trucks with trailers scattered around our entranceway. This is typically when the business next to us is sending and receiving product shipments.
- The handicapped parking spot is as far away from the main entrance as possible. There is only one handicapped parking spot.
- Our other neighbor has a junkyard. There are many trashed, non-working cars at the other end of our parking lot.
- The water gutter drains directly onto the concrete of the parking lot. This ices over in the winter.

Doors into the building:

- Both entrances have multiple doors to open and go through. These doors require quick, 90-degree turns, which aren't very wheelchair accessible.
- Neither door has automatic openers for those unable to open the door themselves.
- Neither door is very secure.

Psych and Counseling offices:

- One of our offices has a big leak from the ceiling. When it rains, we use an empty trash can to collect the water that falls through the ceiling. Due to this, many tiles and other structures that make up the roof are damaged or ruined.
- Excessive heat or extreme cold temperatures in different offices.
- Some offices do not have their own lighting in them or are all controlled by one switch not near the offices.
- Most offices only have one outlet. Some have no outlets, and we run extension cords to them.
- Some team members share offices.

Back rooms and conference room/classrooms:

- The back rooms are not insulated. They are about 30 degrees during Winter months (inside).
- Conference/Classrooms are a shared space. They have to be torn down and rebuilt when we have meetings in them.
- Conference/Classrooms have a hole in the wall, leading to the non-insulated back rooms.

Across the building:

- There are odd smells and rodents.
- Damaged tiles and roof.
- The bathroom needs to be redone. One bathroom has piping left where a urinal was removed. The piping is capped off but exposed.
- Extreme hot or cold, depending on the office.

Please consider funding this critical request.

Sincerely,

David Atencio

David Atencio
Special Education Coordinator
San Luis Valley BOCES

● **Campuses Impacted by this Grant Application** ●

McClave Re-2 - PK-12 School Replacement - McClave K-12 – 1962

District:	McClave RE-2
School Name:	McClave K-12
Address:	308 Lincoln Street
City:	McClave
Gross Area (SF):	89,265
Number of Buildings:	1
Replacement Value:	\$30,307,549
Condition Budget:	\$16,542,762
Total FCI:	0.55
Adequacy Index:	0.34



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,297,613	\$3,052,997	0.93
Equipment and Furnishings	\$1,333,611	\$796,480	0.60
Exterior Enclosure	\$3,041,663	\$1,326,161	0.44
Fire Protection	\$16,680	\$1,307,911	78.41
HVAC System	\$2,039,314	\$1,984,551	0.97
Interior Construction and Conveyance	\$6,130,573	\$4,741,497	0.77
Plumbing System	\$1,547,780	\$1,086,054	0.70
Site	\$4,329,943	\$3,516,430	0.81
Structure	\$8,570,373	\$22,982	0.00
Overall - Total	\$30,307,549	\$17,835,063	0.59

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
McClave K-12 Site	845,237	0.81	1962	\$4,329,943	\$3,516,430
McClave K-12 Main	89,265	0.50	1962	\$25,977,606	\$14,318,633
Overall - Total	934,502	0.55		\$30,307,549	\$17,835,063

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: McClave Re-2

County: Bent

Project Title: PK-12 School Replacement

Current Grant Request:	\$46,584,389.18	CDE Minimum Match %:	32%
Current Applicant Match:	\$5,307,466.00	Actual Match % Provided:	10.22793651%
Current Project Request:	\$51,891,855.18	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:		Contingent on a 2024 Bond?	
Previous Matches:		Historical Register?	No
Total of All Phases:	\$51,891,855.18	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$741.31	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$93.00	Affected Pupils:	258
Hard Costs Per Sq Ft:	\$648.31	Cost Per Pupil:	\$201,131
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	271
Previous BEST Total \$:	\$211,365.00		

Financial Data (School District Applicants)

District FTE Count:	227	Bonded Debt Approved:	\$5,900,000
Assessed Valuation:	\$26,537,330	Year(s) Bond Approved:	22
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$115,825	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$5,900,000
Median Household Income:	\$52,396	Total Bond Capacity:	\$5,258,476
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	45.40%	Bond Capacity Remaining:	(\$592,534)
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$1,069.25		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

McClave Re-2 (0310) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0310-SG00002) - - New - Application Number (43)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

McClave Elementary School - 0310-5666 ▼

* Facility Name & Code

McClave Undivided High School - 0310-5670 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Local tax-payers have funded all facility projects since 1962 and all facilities are owned by the School District. McClave School is currently facing what other eastern plains schools faced years ago. Multiple additions with dissimilar construction, a constrained site and pervasive facility health and safety issues are driving this funding request for a school replacement just like other neighboring schools that already replaced their failing facilities.

The current McClave School is a collection of buildings from 1962, 1974, 1996, 2003 and 2008. As it is common in small rural communities with limited bonding capacity, the school facility has grown organically, with site constraints and limited to the resources available at the time. The 1996 addition was built with a very limited budget and that is noticeable in that multiple building systems are now failing. The newer additions are also prefabricated construction non-compliant with the CDE Construction Guidelines.

All existing buildings were built following the applicable codes at the time of construction, but it has been difficult to keep up with newer construction regulations. One major concern is that the building campus does not meet current allowable areas for schools and is not protected with the required firewalls or a sprinkler system.

With four different additions, the square block in the town of McClave where the school sits quickly became cluttered. The problems arising from health/safety issues described below and the constrained site conditions are the main reason for this grant request.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The School District has been taking care of their school building needs since 1962. Besides constructing the multiple additions to address increased capacity over the years, the district continues to address aging system deficiencies as soon as they become aware of the problem. Recently, most of the capital improvements have been focused on a hand-full of specific issues: power distribution, water and sewer systems, kitchen and roofing.

In FY 2022-2023 the district spent \$163,084 and in FY 2021-2022 the district spent \$137,185 in facility repairs. In FY 2020-2021 the district spent \$135,138 and in FY 2019-2020 the district spent \$203,428. This does not include insurance claims related to some of the major repairs that continue to occur every year and the capital expenses mostly cover the necessary costs to keep the facility functional.

In December of 2021 a storm damaged 23,100 sf of an old membrane roof in the 1962 building. CDSIP determined the roof to be totaled and is currently processing the claim to repair this roof. The estimated cost for this repair is \$581,979 and it is now, finally underway. According to CDSIP, this large claim is expected to increase insurance rates 25-30% next year.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The school Superintendent is responsible for budgeting. Currently, the capital outlay budget is derived from two main indicators: previous expenses and known upcoming facility needs.

Historically, the district has looked at previous years' audited numbers (in expenses) as well as long term facility plans in order to meet capital improvement needs. For example, the district was in need of a complete refinish of the gym floor. It has reached its maximum number of sealant finishes. Therefore, \$35,000 was budgeted into the school year beforehand knowing that this would be a large expense.

From their experience every year with unexpected expenses, the district also includes a contingency in their budget. Due to their aging facility and unexpected expenses the capital outlay in the last five years has ranged widely between \$130,000 and \$350,000.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

McClave Re-2 (0310) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0310-SG00002) - - New - Application Number (43)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input checked="" type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

The program will carry on with the existing CTE programs to include Business and Vocational Agriculture.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

No stated reason. Assume lack of funding.

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Our mission: McClave is dedicated to fostering the individual student's intellectual and emotional needs by developing self-esteem and self-awareness in a welcoming environment that is safe and secure.

The original McClave school was constructed in 1962 to serve the local community with classrooms, administration, a library and our original "Red Gym". Being an agricultural community, in 1974 a metal building was erected as the Vo Ag shop. A new stand-alone 4- classroom primary building was also constructed to the west of the existing school.

In 1996, the first addition to the school was built, connecting the original school with the Vo-Ag shop and providing a new cafeteria and kitchen area. In 2003, the elementary school building was expanded with an additional 6-classrooms directly adjacent to the 1974 building.

Finally, in 2008, the "White Gym" was built between the elementary and the original building. After nearly 50 years, the entire school was finally all connected. The district has now a letter of support from the County to purchase this part of the building once the school's replacement facility is built.

Within our school, there are four core values that define the McClave School District - Excellence, Honesty, Integrity, and Respect.

Our school has had a history of academic excellence, including awards: Accredited with Distinction Award (2017), Governor's Distinguished Improvement Award (2018), the National ESEA Distinguished School Award (2021) and Accredited with Distinction (2022 and 2023). We also have top-notch inter/extracurricular programs.

Our FFA Chapter has been named #1 Chapter in the State on several occasions and our FBLA McClave's athletic programs have had numerous state championships and state qualifiers, including: five state championships in basketball, three second place finishes in volleyball, and the longest standing winning record in any classification in girls basketball (78-0). We are looking for a facility that will match the brand of educational excellence we have at McClave.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The consulting assessment team found pervasive deficiencies and a rapidly aging school facility presenting multiple health and safety concerns. Varied solutions were closely studied with a community-led planning group. Finding a fiscally prudent solution was very important for the very conservative McClave community so, when a full replacement was proposed it was only after repairs and remodels had been studied and determined to not be fiscally prudent. This was recognized by tax-payers with the historic passage of a bond election that maximized the available bonding capacity.

It is important to mention that the school has very recently experienced forced evacuations due to the gas company detecting what was suspected to be an underground gas leak. After a week of no school and further investigation, it was determined that considerable methane off-gassing was coming from one of many leach fields. The sewer set-up is one of the main barriers that prevents a partial replacement and any potential solution on the same site.

An on-going roofing insurance claim will likely put an additional financial burden on the district from insurance rates increasing 25-30% next year due to this claim and what are very obvious deficient facility conditions.

Facility deficiencies, described in reference to the CCAB Construction Guidelines are as follows:

4.1.1 Sound Building Structures - McClave School is a collection of buildings from the 1960's to the 2000's. About 50% of the school was built between 1962-1974. The buildings from 1962 present signs of settlement (cracked walls and floors) that upon a structural review were deemed of moderate concern. The roof structure is not accessible and drawings non existent. It is assumed that the roof in the 1962 buildings is steel joist. Due to numerous persistent roof leaks originating from the multitude of adjacent buildings, it is inferred that water intrusion has corroded sections of the steel roof deck and joists but this

cannot be confirmed by the structural engineer due to a hard-ceiling requiring destructive demolition but it is apparent in the rust color present in multiple areas of the ceilings. The roof in the 1962 building is totaled by insurance and being replaced. There is a section of roof from 1974 adjacent to a newer higher building where it is unclear if snow-drift was considered as an additional load on the older roof. Addressing these deficiencies in a comprehensive manner through a renovation would be very difficult, disruptive and costly.

4.1.3 Roofs - There are 8 different roofing systems. Strong winds from a storm in mid-December (2022) caused significant damage to the roof over the older buildings. The district is working with CDSIP on the complete replacement of the 1962 building roof. Before this storm, the aggregate collection of buildings was evident in many reported and observed roof leaks that continue to deteriorate the interior of the building. The leaks are persistent and cannot be dealt with effectively. Due to as-built conditions, it is impossible for district staff to locate the source of water infiltration. From assessment observations, roofing systems are mismatched and differential movement between materials and inadequate construction is likely the cause of these leaks. Roofing systems in prefabricated buildings are not to the desired quality for school facilities. Exposed fasteners were utilized and the insulation in these areas is not compliant with current energy codes.

4.1.4 Electrical Systems - The condition of the older and overloaded electrical systems poses a great SAFETY concern. Because of the organic facility growth and first cost convenience, the school ended up with 2 different electrical services. Older buildings (more than 70% of the school) footprint present very concerning electrical deficiencies as it pertains to power distribution. Multiple panels are maxed out and noticeably hot to the touch to the point that the school's electrical contractor refuses to maintain. Addressing the need for code compliant power distribution throughout the old classrooms would be very difficult without providing a completely new electrical system.

4.1.5 Lighting Systems - Fluorescent light fixtures T8s and T12s are in fair to poor condition. Bulbs and ballasts need constant maintenance and replacement. Emergency lighting coverage is not code compliant and exit sign coverage is also not compliant. They are past-due for testing. Light levels are poor throughout the school for what is required in a learning environment. Exterior LED lighting is insufficient for site safety and wall-packs in the old buildings are in poor condition.

4.1.6 Mechanical Systems - Heating, Ventilation, and Air Conditioning (HVAC) - Despite many investments over the years, the HVAC systems are not code compliant for school occupancy. There is also a wide array of HVAC installations throughout the school but it was calculated that 70% of the Rooftop Units will be past their life expectancy in 2023. Proper ventilation, air distribution and student comfort are system deficiencies that greatly impact the learning environment every year.

Concerning readings above 1,000ppm of CO₂ were recorded in Classrooms (See Master Plan) and the school reports increased illness during winter months. Addressing this problem is difficult due to the old building's structure being unable to take on additional loads from compliant heavier mechanical equipment. Addressing this in a comprehensive manner through a renovation would be difficult, disruptive and costly as it would need to include a consolidation of the multiple gas services, increase unit ventilation capacity and major structural work to support the new units to meet current codes.

4.1.7 Plumbing Systems - McClave School has 3 water taps and 4 sewer outflows with 5 leach fields. This doesn't comply with the CDPHE regulations and will need to be addressed with any project. The condition of these systems presents a major health and safety concern for the district. Roughly 75% of the plumbing systems (domestic water and sewer) are old and due for replacement. The school reports recurring plumbing and sewer related problems with sewer smells and back-ups, with repairs being very challenging. The repair company has stated they believe current leach fields are at capacity. The school

reports incidents where kids have been exposed to sewer due to the constrained site and school closed for a week this year due to methane off-gassing.

Addressing this deficiency will ideally require consolidation of plumbing systems. A renovation to replace and consolidate sewer lines and to consolidate domestic water would be very invasive and costly. Entertaining any on-site additions or replacements of old buildings didn't make sense financially or from a phasing perspective because multiple sewer systems would be required to be permanently removed for long periods of time.

As more studies have gone into the sewer problem, it is now understood that the McClave School will be required to consolidate the system and provide a treatment facility to comply with the Department of Public Health and Environment. This would be nearly impossible to do on the same site due to the many directions and gravity outflows that exist.

4.1.8 Fire Protection Systems - There is no sprinkler system in the buildings. A fire alarm was installed in 2008 but does not meet current electrical code. In addition, the building exceeds the allowable area by code and does not have any fire-walls. This is a major health and safety deficiency for a school building.

4.1.9 Means of Egress - School-wide egress deficiencies include non-compliant hardware, non-compliant slopes on ramps, and insufficient exit signs.

4.1.10 Hazardous Materials - Asbestos Containing Materials are present in the 1962 and 1974 buildings. Most asbestos is non-friable and in good condition, according to the AHERA report, updated in 2022. However, there are significant quantities of materials throughout the buildings, mostly located on walls, floors and ceiling materials. Friable asbestos is present in the old main office complex on drywall texturing with observable minor damage according to the latest report.

4.1.11 Security - There are multiple entry points and exterior doors throughout the building. The organic development of the McClave campus presents a wayfinding and monitoring challenge that adds to the security system concerns. It is common that visitors enter the building from alternate doors that are not monitored or supervised. The main entrance is hidden and doesn't have a secure vestibule. The main entry sequence is inadequate and unsafe because visitors are let in directly into one of the school main hallways rather than into the office. In addition, there aren't any emergency lockdown possibilities as outlined in the Construction Guidelines.

Cameras and electronic access control systems are very limited. The paging system is average and there isn't PA broadcast to the exterior of the building to cover play areas. An intrusion detection system is also not present. Site security is deficient. Lighted sidewalks are limited to wall-packs and play areas are not secured.

4.1.12 Health Room - Located in an old classroom, a dedicated health room that meets the State of Colorado requirements is not provided. The school needs a dedicated room that complies with ventilation requirements and other health requirements.

4.1.13 Site Pedestrian and Vehicular Traffic - The site's FCI in 2019 was 70%. Most site features are old and due for replacement. Sidewalks and other paved areas are cracked and in disrepair. The school district continues to try to improve site traffic for drop-off and pick-up. They close the road to the south in order to try to maintain a pick-up lane, but this continues to be a safety problem because the space allocated for queuing is not sufficient for the number of vehicles. Parents park wherever they can so there is substantial crossing of students and vehicular traffic. Another constraint comes from the proximity to the Highway. Site constraints are the reason for the vehicular and pedestrian traffic concerns.

The other major issue as it pertains to pedestrian and vehicular traffic is the student crossing of Highway 196 to access the athletic complex. The school reports close calls as transport vehicles drive over the speed limit as they cross the town. This presents a major site safety issue impossible to address without relocating the school.

Technology - The school provides internet primarily through a wireless network installed at some point in the early 2000's. Only a few data drops are present. This set-up is not reliable and the school reports that connectivity to the internet is poor. This is an instructional deficiency that the district would like to address as soon as funding is available. The phone system is an aged system and due for replacement. A phone was not observed in every classroom, so phone coverage is deficient and needs to be expanded. Classroom technology has been updated over the years but it is inconsistent. Smartboards and screens connect locally in classrooms via HDMI. Amplification of cellular or public safety radios is not existent.

Educational Adequacy - Numerous adequacy deficiencies were observed and reported. Besides the building system deficiencies that impact education described above, the circuitous circulation and spread-out, building layout does not provide an adequate environment for a modern educational program that requires a focus on collaboration. The classrooms are placed mainly in the 1960's and 1970's buildings and are inequitable. Circulation is inadequate as far as internal student traffic is concerned. Elementary school kids must travel through the secondary wing to get to classroom electives like art and music.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

As part of the master planning process, Wold Architects and Engineers conducted a comprehensive assessment of the buildings. In addition to the observations, the assessment team interviewed the school staff responsible for maintenance and operations to identify deficiencies first-hand.

The assessment included all architectural, mechanical and electrical items assessed by CDE and expanded on areas of concern like air quality and visible cracks on brittle materials. Due to observed structural concerns, Martin & Martin conducted a structural observation, and their report is also included in the master plan documentation.

Martin & Martin also provided further diligence with the sewer treatment requirements to comply with CDPHE regulations.

To address the air quality concerns of the district, Wold engineers set-up CO2 monitors throughout the school and obtained readings over a period of three days. Initial readings indicated poor ventilation with some readings during high occupancy during the day well exceeding 1,000 ppm. Upon these readings, Wold conducted another round of CO2 readings and confirmed that the classroom CO2 levels during the day reaches unhealthy levels of CO2 concentration. This indicated that although some of the Roof Top Units are somewhat newer, the levels of ventilation were not originally designed or installed to meet current school codes.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

A full replacement of the school facility is what has been determined to be the efficient and effective solution that is also the most fiscally responsive path to address the deficiencies listed above. McClave had never in its history been able to pass a bond election but in November of 2022 the school district taxpayers recognized the health and safety conditions of their aging school and passed a bond election that maximized their financial capacity.

The school district, together with community stakeholders seriously considered a proposal to partially replace and renovate the existing space but after careful consideration, decided to continue to pursue a full replacement due to the following:

- A partial replacement is only possible to the west of the existing school but would imply removing 3 existing leech fields to allow for construction. A temporary sewer collection solution would be needed during construction and a permanent treatment facility will be needed to comply with CDPHE regulations. This final solution will require removal and replacement of all sewer lines, a very messy, complicated and costly operation.
- A partial addition would extend the construction phase one more year. This will be unnecessarily costly and will lack concrete value.
- An alternative to house the school in temporary modular buildings for two years was considered a major waste of funds.
- The site would still present safety issues from tight circulation around a small town block.
- The school layout would still be compromised.
- According to builders, a partial replacement and remodel on the same site will likely be more expensive than building new.

The proposed solution recommended by the community-led planning committee and adopted by the school board is to replace the current McClave school with a new school building located on the school property where the athletic complex is located.

Since last year's application the planning committee has met a couple of times to further define the school and site layout. The new building is being proposed to get closer to the highway in an effort to minimize the cost of utility extensions, roadways and site work associated with the new facility.

The new school is programmed to be 70,000 square feet in size. This is roughly 20,000 square feet less than the existing footprint of the current school layout. To ensure site safety, separate bus zones are planned to keep the bus traffic separate from general traffic. The site work also considers adequate parking, play areas for elementary and secondary school students, replacement of the baseball field displaced by the new building, and all required on-site storm-water management features.

Previous applications also included a new bus barn/transportation facility. In an effort to minimize our ask, the bus barn has been removed from the grant request. Also since last year's application, the district has now entered into a Memorandum of Understanding with Bent County to potentially purchase the new gymnasium and classroom wing. The demolition costs for this portion of the building have been removed from the request.

The new building will replace the existing program and will provide an adequate layout for a PK-12 school. Administration will be located at the front of the school with a clear view from and to the parking lot. The building core will include a cafeteria, a kitchen, the athletic spaces and all shared instructional space including Career and Technical Education (CTE - Vo Ag). Two distinct separate classroom wings will help separate the elementary and PreK from the secondary school as it is very important for the community to maintain this separation.

The proposed project will resolve the major deficiencies as follows:

- 4.1.3 Sound Building Structures -A consolidated building footprint would allow for adequate structural design that meets all current building codes, including snowdrift loads and area separations. This would also allow for an integrated geometry that effectively seals the building and insulates the structural members from water intrusion.
- 4.1.4 Roofs - A consolidated building would provide one roofing system and eliminate the existing condition with 8 incompatible systems. The persistent leaks will be eliminated and a warranty of 30 years will be pursued.
- 4.1.5 Electrical Systems - One electrical system will be installed. Appropriate power distribution for instruction is being considered with enough capacity for device charging requirements as required by modern instruction.
- 4.1.6 Lighting Systems - LED low-maintenance lighting is included in the project for both interior and exterior lighting. Appropriate levels of illumination for instruction will be provided.
- 4.1.7 Mechanical Systems - A consolidated and efficient heating and cooling system will be provided. With a new building it will be possible to design the code-required ventilation for classrooms to eliminate the health concerns associated with poor ventilation.
- 4.1.8 Plumbing Systems - A sewer system meeting CDPHE regulations will be installed. Consolidating these systems will provide ease of maintenance and eliminate the recurrent repairs that continue to drain the school budget. Moreover, students will attend school in a healthy environment.
- 4.1.9 Fire Protection Systems - A fire sprinkler system will be provided as required by code for new schools. A modern fire alarm system with voice evacuation will also be installed in order to safeguard students and staff. In addition, all required firewalls or other code requirements will be met in the development of the new school.
- 4.1.10 Means of Egress - All required travel distances and unencumbered means of egress will be provided to meet current codes. Adequate egress will be carefully designed together with security systems.
- 4.1.11 Hazardous Materials - A new school would eliminate all hazardous materials from the building. Low VOC materials will be considered to further enhance the quality of the interior environment.
- 4.1.12 Security - The new consolidated school will integrate all school functions into an easy to navigate layout with a clear main entrance. Exterior doors will be limited to the minimum required for school operations and electronic card access and security systems will be installed. Site security will also be fully compliant in the new school with careful planning of play areas and other student areas being easy to supervise and monitor.
- 4.1.13 Health Room - A dedicated health room that complies with all State of Colorado requirements including adequate ventilation will be provided.
- 4.1.14 Site Pedestrian and Vehicular Traffic - The new site provides ample room for an adequately designed and safe school site. Separate parent pick-up and

drop-off lane, bus loop and parking are being considered in the new layout. The new school project will eliminate the need for students to cross the Highway to access the athletic fields. All pedestrian/vehicular conflicts will be eliminated.

Technology - A new school will provide the ultimate opportunity to make sure internet access is equitable and reliable. Besides the appropriate technology infrastructure, modern instructional technology is also included in the grant.

Educational Adequacy - The school district is very excited about the possibility of an integrated building layout. A new school building will provide the opportunity to design a school that is conducive for 21st Century learning. Flexible learning space and more project-based spaces are opportunities that McClave wants to incorporate in a new school. Equity in the classroom is also something important that can only be achieved with a new, consolidated footprint. The CTE Vo. Ag. program will be sized correctly and appropriately outfitted in the new school.

The current site and buildings have provided a good home for over 60 years. After a difficult but successful bond election in November of 2022, it is clear that the McClave taxpayer community has had enough with band-aids and is ready to maximize their taxes in order to do what is right for the future of McClave.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

McClave School District hired Wold Architects in June of 2021 to facilitate a Master Planning process. The Planning Committee reflected on their values and developed a list of guiding principles to help guide their decision making process. The guiding principles are as follows:

Community:

- Excellence - Honesty - Integrity - Respect.
- School should continue to be a center for the community.
- District will maintain its student population through an educational excellence focus.
- School should continue to be a source of pride for students, staff, and community.
- Investments should be long-term, smart, sustainable and proactive.
- Continue to be a safe home for everyone where everyone is able to excel.
- Continue to be a place where the community wants to invest their time and money.

Education/Program:

- Plan should support personalized learning and strive to prepare well-rounded students.
- Remain flexible and design for the future of education. It's not just about today.
- School to consider STEM/STEAM, PBL, CTE and Business focus.

Facilities:

- Facilities that match McClave's excellence and values. Honor our tradition.
- Strive for cohesive and integrated facilities.
- Prioritize SAFETY.
- Address layout (Cafeteria, Media Center, Circulation, Wayfinding, Main Entrance, Security, etc).

- At minimum, address failing systems (ie - Power, Sewer, etc).
- Keep what works but only if it makes sense.

The planning group wanted to consider multiple options. Over the course of several meetings the team assessed options from fixing only the most pressing issues to replacing the school. The options were assessed against the guiding principles and the team provided diagrams and cost estimates for every possible solution that was being considered (See Master Plan).

A partial replacement to maintain the newer buildings was seriously considered but with the site being constrained to the town's grid and the existence of four leech fields in the area where the new construction would be placed, this phased approach was logistically too complex and included major expenses that were seen as a waste of resources. These costs were also tied to a longer construction duration (10mo of additional general conditions), temporary provisions for sewer to achieve occupancy and modular classrooms for a great portion of the student body.

After a lengthy discussion over a few meetings to consider the different options, the planning group decided that replacing the school through a local bond and to ask for CDE assistance was the right solution.

The master planning team of architects and engineers developed the necessary diagrams and documentation to provide building partners enough pre-design information to define an accurate cost estimate. Wold Architects and Engineers is very familiar with the CCAB Construction Guidelines as it has been working as CDE partner for over 10 years. Wold, founded in 1968 is one of the top 10 K-12 AE firms in the Country.

An important step in this process was to determine the overall size of the new school. This was developed together with Wold and discussed with the Board, the Superintendent, and the Principal over the course of four meetings. It was determined that the new consolidated school could be roughly 20,000 sf smaller than the existing building and maintain the essential instructional spaces without sacrificing function and character.

Two reputable contractors (Fransen Pittman and Nunn) assisted with construction cost estimating. Both have built and are currently building schools in the area. As part of the planning team, Artaic Group also assisted with the development of the detailed cost estimate and project schedule as they have vast experience with school construction on the eastern plains. From their traditional role as project managers, they also understand what is to be expected for soft costs in a project of this nature.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The health and safety deficiencies need to be resolved as soon as financial assistance is available. Spending bond funds to only address a few of the deficiencies doesn't make sense.

The sewer problem is a persistent and concerning health issue. The system has already failed and caused a school closure for an entire week. Lack of a dependable and compliant sewer system is a significant State code violation. The district has looked into consolidating the 5 different leach fields but this would be a very invasive project. This is seen as a bad investment due to the age of the buildings.

Power capacity is capped, and distribution is minimal. Electrical panels overheat easily, and the fire risk is high. Classroom requirements for power continue to rise and this is putting the school in a situation where there isn't an option for repair. A complete overhaul of the power systems is the only acceptable solution and needs to occur soon.

Due to its age and the way it was built, the roofing system in the 1962 building sustained major damage from a storm and the district is currently in the process of replacing this roof. This would only be a partial solution and other roof problems are likely to follow. It is unknown how long it would take before the water intrusion damages the structure to the point of failure. Signs of rust are already visible.

In summary, McClave school is a collection of buildings that have served the community for over 60 years. If this grant is not awarded the district will continue to do everything in their power to provide an excellent education to McClave students despite the worsening building systems, disruptions to instruction and health and safety problems that plague the school.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

A Capital Renewal Reserve account will be established. The district will contribute the recommended allocation of 1.5%, and hopes to increase this up to 3%, of their per pupil base funding per year to this account. From current enrollment, the district expects the annual allocation will be somewhere between \$45,000 and \$90,000.

From BOE member/local civil engineer:

"I've attached a map that I just made that shows our school's three major septic systems and the portion of the school that each services.

The septic system that is shown in green is the one we discussed in our meeting on Friday that we are currently having trouble with. This system services roughly 80% of the school, including the kitchen, so it would be a major issue if it fails. This system has a concrete grease trap that feeds into two 3,000-gallon concrete septic tanks that then feed into a wet well. There is a lift pump in the wet well that pumps the liquid sewage up and into the leach field. All three of these concrete tanks are under our preschool playground. One of the 3k gallon tank lids became too thin due to corrosion and collapsed in August of 2019, two weeks before school started. We replaced both concrete lids at that time, but you'll see in the photos that their concrete walls were crumbling

then as well and are no doubt worse now.

The most pressing issue today is that the leach field appears to be saturated when you look into the clean-out risers. This appears to be a contributing factor to our lift pump failing and having to be replaced last week. I have attached a folder with photos of this septic system. And here is a link to a video we took today showing the very poor condition of the concrete in our wet well. In the video, we easily carve off chunks of the wall with a screwdriver. Remember that this is located under our preschool playground.

The septic system shown in light blue services our elementary school. These are the leach fields are located under our elementary playground. In May of 2019, we had sewage water surface and pond because of an overloaded leach field and kids were playing it before staff noticed and taped it off. As a result, we added an additional leach field in July of 2019.

The septic system shown in yellow services our white gym's locker rooms. This is the sewer that triggered Atmos Energy's gas leak meters that caused an emergency closure of our school in October of 2022.

You'll notice that we are land-locked and don't have adequate land to locate a new septic system in a new location. And to replace our existing system would be a very expensive investment to service a school that is mostly circa 1961."

McClave School District takes pride in the maintenance and upkeep of the learning environment. Despite the challenges an aging building presents, the district has demonstrated the ability to maintain a functional, and dignified learning environment for its students. This has been costly but necessary for continuity of operations.

Fiscal responsibility is a hallmark of the district and their approach to prudent budgets and upkeep will continue with the new building. Once the new school is built, the district expects the maintenance demands and unexpected building expenses to slightly decrease but is aware of the responsibility a new school building represents. The district plans to continue the same high level of maintenance services in order to help maximize the life of the new school and to continue to support community pride.

The School District has a facilities manager and custodian who works tirelessly to keep the buildings functioning and comfortable for students, teachers and staff. The staff has developed an annual maintenance plan which addresses critical repairs, on-going maintenance requirements and long-term replacement and repair. Although our facilities are considered deficient when it comes to health and safety standards due to their age and the various eras of construction and

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The plan is to demolish the old parts of the existing building. The district has a letter of support from the County to take over the newer gymnasium and classroom wing built in 2008 to be used as a Community Center.

Given that Asbestos Containing Materials are present in the old buildings, abatement of these materials will be something that will need to occur before demolition. The district's asbestos management consultant was contacted and provided the most recent AHERA report as well as additional visual observation information to a local abatement contractor. Based on the report and quantity estimates, a rough order of magnitude pricing for potential abatement costs was developed at \$400,000.

III. Detailed Project Cost Summary

McClave Re-2 (0310) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0310-SG00002) - - New - Application Number (43)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

32.00 %

* B. Actual match on this request - Enter Actual Match Percentage

10.22793651

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	51,891,855.18
D. Applicant Match to this Project	\$	5,307,466.00
E. Applicant Grant Request	\$	46,584,389.18
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	51,891,855.18

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2022	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

06/01/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

Fransen Pittman Construction and Nunn Construction assisted with the hard costs. Wold Architects and Engineers and Artaic Group helped develop the Detailed Project Budget. Note that all related design fees, including Civil engineering, are included in the project costs (per the CCA Detailed Project Budget). The A/E Design fees include all necessary consultants for this project.

Costs compared to last year's application have increased by approximately 8% due to market costs escalation. We have done our absolute best to keep this increase to a minimum.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Brianne Howe, School Superintendent will manage the project on behalf of the School District. She will be involved in all design and construction meetings and will be responsible for day-to-day decision making and will communicate with school staff and board when necessary. We expect that major milestones on the project to be approved by the Board of Education.

The School District will also procure the services of a 3rd-Party Owner's Representative to assist Brianne in managing the daily project activities and reporting to the board.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The School District follows a competitive selection process for all vendors per McClave School District procurement policies.

The School District followed a competitive procurement process for master planning services. Upon approval of grant funding and passage of our local bond election, the School District will either continue working with the professional consultant team already in place as allowed by law but reserves the right to go through another round of procurement for professional services if deemed beneficial to the project.

Construction services will also be procured competitively as dictated by law and School District policy. The McClave School District will adhere to their BOE policy. A copy of the adopted policy has been uploaded.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The School District is maximizing its bonding capacity to make this project a reality. In addition to the funding from the bond, the School District is committing \$120,000 from their capital reserves.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The current utility expenditures are between \$120,000 and \$140,000. The School District does not expect a significant reduction in utility costs in a new building. Current energy consumption is low due to low levels of ventilation and non-compliant heating and cooling systems. It is expected that increased ventilation will balance out with the energy efficiency improvements from modern mechanical systems.



Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 * C from grant application cost summary)	<u>\$16,605,393</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$26,537,330</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$5,307,466</u>
D. Current outstanding bonded indebtedness:	\$0
E. Total available bonded indebtedness (Line C-D).	\$5,307,466
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E, unless additional matching funds are voluntarily offered)	\$5,307,466

School District: McClave School District RE2
Project: PK-12 School Replacement
Date: February 5, 2024

Signed by Superintendent: *Brianne Howe*

Printed Name: Brianne Howe

Signed by School Board Officer: *Teale Hemphill*

Printed Name: Teale Hemphill

Title: Board of Education President

**DUSTIN & STACI DEWITT
DEWITT EXCAVATING, INC.**

7395 US Highway 50 - Lamar CO 81052

(719) 336-4455 Fax 336-8150 Cell 931-4640

Date: January 18, 2024

Page: 1 of 1

To Whom It May Concern:

Re: McClave School District RE-2
McClave CO

From October of 2015 to September of 2021 DeWitt Excavating, Inc. has repaired and/or replaced and done maintenance work on all 5 of the septic system and grinder pump systems around the McClave School. We have attached the invoices to show the dates, and total amount of repairs. The repairs we have completed are only a band aid as the problem is on going to the present. Because of the fact that the town of McClave does not have a sewer system the sewer from the school and multiple residences has completely saturated the ground. This problem is compounded by agricultural irrigation. There is also virtually no room to expand or replace existing leach fields or septic systems. As you can see they are in need of the BEST Grant.

Respectfully,



DUSTIN DEWITT, PRESIDENT OF CORPORATION



Lora Cline
33111 State Hwy 196
Wiley, CO 81092-9403
719.688.2749

clineherefordfarms@gmail.com

January 15, 2024

Dear BEST Grant Committee,

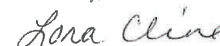
I want to inform you about our need for a new school facility in McClave, Colorado. This project would be a new building and grounds just west of the existing facility on Highway 196. Currently, the school is on the east side of the highway, the ballfields, track, and football fields are on the west side of the highway.

My family has four generations that have graduated from the McClave School System. I, too, taught in McClave while our girls were in school. My main concern when this project started was the problem with our current school location. Last October, I witnessed two high school boys running to football practice across highway 196. The lead boy raced through the crosswalk without looking or slowing down; the second boy ran into the intersection, grabbed him by the shirt, and pulled him back to the sidewalk. Yes, there is a painted crosswalk, and yes, there is a flashing light on the side of the highway. This is the potential tragedy waiting for our community. One additional piece often omitted is that our main business in McClave is an Alfalfa Mill where alfalfa is ground into pellets to feed cattle. This mill has semi-trucks in and out of McClave year-round. These trucks are looking for their destination, not kids crossing the highway. Another safety issue is that the elementary playground fence borders Highway 196. Naturally, kids' balls get thrown over the fence onto the highway. The correct procedure is to ask the adult on duty to get the ball. Elementary kids playing are impulsive and impatient. There are times they would run and get the balls without permission. I know you have the information about our current school:

- Does not meet the current safety and ADA requirements to meet the needs of current and future staff, students, and community members.
- Does not have the electrical capacity to support the needs of current students for the existing IT systems or future IT possibilities.
- The sewage system is and has always been an issue.

The McClave School has been and continues to be the central hub in our small community. We value children as our most valuable asset and resource. Our current school facility has been well used and maintained for as long as feasible. Our community carefully considered the options, and the time has come for a new building and grounds. Your decision is key to solving the current safety issues. I ask you to seriously consider our Best grant application for the safety issue alone.

Sincerely,



Lora Cline

Sergeant J. W. Bronniman
310 E. Washington
Lamar, CO 81052
January 22, 2024

Colorado Dept. of Education
BEST Grant Committee
201 East Colfax Ave.
Denver, CO 80203
Phone: 303-866-6600

Dear Sir/Madam,

I am currently a Sergeant with the Colorado State Patrol, and I have been in law enforcement for over 19 years. The Colorado State Patrol's main focus is to save lives, which we primary do through traffic safety. I am writing this letter of recommendation for the McClave School District. I believe updated school facilities would truly benefit the overall safety of the students and staff.

My family and I have been involved in the McClave School District since 2008, as my children have attended the school since that time. I have noticed several safety concerns that need to be addressed.

Focusing on traffic safety, there are several reasons why the location of the school is of concern. The McClave School District is located on Colorado Highway 196 in rural Southeast Colorado. Colorado Highway 196 connects Colorado Highway 50 to Colorado Highway 287, which are both major highways in our area. Secondly, this area is a large agriculture community, and farming equipment is often moved on the highway to get to different fields. I have observed implements of husbandry traveling at various times of the day. There is also a large agriculture grinding mill in the town of McClave. The mill is located on the highway, just south of the McClave school. Commercial motor vehicles will make deliveries to and from the mill on a daily basis. I have personally investigated a crash that occurred at that location, involving a semi-truck and a pickup that was transporting students to a school activity.

Thirdly, the school does not have a safe area designated for student drop off and pickup. The school had to close a street south of the school building with temporary barriers to minimize traffic for the student's safety. Finally, all outdoor sporting facilities are located on the other side of the highway, requiring students, staff and parents to cross the highway to access the football and baseball fields.

In addition to traffic safety, the facilities also have major concerns. The school building is not equipped with a fire suppression system. The Hasty-McClave Fire Department is the closest fire department, but is located 6 miles away and may have a lengthy response time. My last concern is the number of doors that are unsecured. Multiple doors are not equipped with cameras or open-door alarms. Thank you for your consideration.

Sincerely,



J. W. Bronniman

Warman Electric



1710 South 7th Street - Lamar, CO 81052
Phone 719-336-2762 / Email warmjack@yahoo.com

McCLAVE SCHOOLS
ATTN: LEON MARKS
P.O. BOX 1
McCLAVE, CO 81057

JANUARY 18, 2024

=====

To whom it may concern:

After inspecting the electrical in the old sections of the school I feel they are in desperate need of upgrading. The electrical panels have no additional spaces available for new installations and circuits have already been doubled up.

**Thank you,
Terry Warman
Warman Electric**

Adams & Sons Inc

3503 First St South
Lamar Co, 81052
719-688-3841

Date: February 2, 2024

Re: McClave School District RE-2
McClave Co

To whom it may concern,

My name is John Adams and I have done maintenance and repair work on the HVAC and refrigeration systems at the McClave School for close to 20 years now. It is a good school. They do an excellent job of educating the young people that attend classes there and participate in the other activities offered with the facilities that they have at their disposal. The school is an older building that has been added on too many times. That in itself creates issues because there are always compromises that have to be made versus what would be done with a new building. The newest equipment is about 16 years old with the remainder being a decade plus older and more depending on which part of the building you are discussing. Obviously equipment of that age is not nearly as efficient as the equipment available now. The oldest machines really do need to be replaced and the "newer" ones are becoming costly to maintain in good repair. I will continue to do my best to keep their equipment operating as efficiently as possible but I would like to point out that I believe any monies awarded to the McClave School through the BEST grant for the purpose of building a new school would be put to good use.

Thank you for your time and consideration,
John G Adams, Adams & Sons Inc

Beth McElroy
McClave Elementary
McClave, CO 81057

January 28, 2024

Dear Best Grant Committee,

I am writing this letter to strongly encourage you to support the McClave School District BEST Grant application. I have taught at McClave School for 14 years. I am also a parent of two students who have attended McClave School since preschool. McClave is a very small town located in rural Southeast Colorado. The current school facility houses grades preschool through twelfth grade in one building. There are multiple reasons why McClave School District would greatly benefit from new school facilities.

There are several safety issues at the current school that are concerning as both a teacher and as a parent. The first safety concern is that there is a highway splitting our campus. Students of all grades must cross this highway to access our athletics fields for PE, sports practice, and other activities. The playground for the elementary students is also right next to this highway. While there is a fence around the playground, sometimes students playing with a playground ball have the ball go over the fence. Students are supposed to ask the adult on duty to get the ball, but sometimes they forget and just run after the ball. Usually when this happens the children are in such a hurry to get the ball that they forget to look for traffic. A different facilities configuration could help alleviate the risk of the school's proximity to the highway.

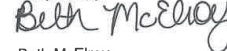
The current classroom building has been expanded over the years, with additions and multiple buildings connected to form the present configuration. This has inadvertently created another safety concern, because there are numerous entrances to our building, and it is difficult to secure all of them all of the time. Some of the entrances are old and cannot be secured very easily. This is very concerning as both a parent and a teacher given all of the school shootings that occur with disturbing frequency in our nation. My fear is that it could be very easy for an intruder to enter through one of our many entrances. Given our school's relative remoteness and the resulting response time from law enforcement agencies, valuable lives could be lost if such a tragedy were to occur.

The electrical system in older parts of the school is also of concern. The age and condition of the wiring in the school is both an impediment to delivering instruction using modern technology and is also a safety concern. I only have four outlets in my current classroom. While perhaps reasonable when that part of the school was constructed, it is simply no longer adequate. As we have deployed additional technology for use by both teacher and students in the classroom the lack of outlets is a frustrating constraint. We sometimes resort to using extension cords, which is less than ideal, and increases the risk of electrical hazard.

Another issue the current school has is that the current sewage infrastructure is old and is failing. During original construction, the student enrollment and staff numbers were lower than we currently have. While the system has been expanded over the years, the system is overwhelmed. The sewer system does not meet the demands of our current enrollment, and we experience plumbing issues as a result throughout the school. The restrooms by my classroom are old and squeal when the toilets are flushed. The squeal can be heard in the nearby classrooms. It's not uncommon to experience sewage smells in the building at times throughout the year.

McClave School District has won numerous academic, athletic, and other extracurricular awards, giving it the reputation as one of the highest quality schools in the area. Modernized facilities will contribute to a positive and safe learning environment, fostering a greater sense of pride and community among students, teachers, and parents. I am sincerely grateful for your consideration of McClave's BEST grant application. Your support will make a lasting difference in the lives of those that we serve as public educators.

Respectfully,



Beth McElroy

To whom it may concern,

As a student who has attended McClave for my entire life, I have had many experiences that I am extremely thankful for, one of them being that I have never had to change buildings between my preschool through 12th grade education. This has been a blessing, allowing me to interact with kids from all age groups throughout my life. I love my school, but as I have gotten older I have seen the toll that my school has taken over the years. The McClave School building has served its students well for many years, with the oldest parts of the school being built in the 1940's. And although the school still stands strong, its age can be seen if you look closely. This makes me sad to see, since I have spent my entire school life in this building, but I know that the future generations of Cardinals deserve to learn in a school that is not beginning to wither with age.

I also believe that safety should be a top priority for the kids that will come to McClave in the future. There are many small issues with the way our school was originally built that create large safety issues for modern times. The main two include the location of the sports fields compared to that of the school and the sewer system. The football and baseball fields, as well as the track, are all across the highway from the main school building. This was not a problem when they were built, but now that the road is busier this is a danger for not only the athletes that must cross the road daily for practice, but also all of the kids that cross to watch football and baseball games. There are many dangers for kids crossing roads, and constantly having kids be in that danger creates more safety issues as cars become more and more of a necessity. Building a new school on the same side of the road as our pre-existing fields would remove this danger completely. The other major danger of our school is the current sewage system. The tanks in the school were not built for the modern age and often overflow into the elementary playground, causing a hazard for the young students trying to enjoy their recess.

These small issues were things that I never gave a second thought to when I was in elementary and even middle school, but now as I am about to graduate I can see all of the potential dangers that could come from the current set up of the school that I have lived in for many years. I am proud of where I have gotten my education and have many great memories in the building I go to school in, but I know that safety should always be the number one priority, and that the best way to ensure safety for the next wave of McClave students is with a new school building.

Sincerely,
Holly Morgan, McClave Senior

● Campuses Impacted by this Grant Application ●

Crowley County RE-1-J - Ward Intermediate Renovation and K-12 Addition - Crowley County Jr./Sr. HS - 1919

District:	Crowley County RE-1J
School Name:	Crowley County Jr./Sr. HS
Address:	602 Main Street
City:	Ordway
Gross Area (SF):	52,729
Number of Buildings:	2
Replacement Value:	\$19,134,395
Condition Budget:	\$10,709,145
Total FCI:	0.56
Adequacy Index:	0.41



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,379,695	\$2,838,728	1.19
Equipment and Furnishings	\$521,011	\$91,016	0.17
Exterior Enclosure	\$3,484,607	\$584,709	0.17
Fire Protection	\$2,473	\$561,937	227.19
HVAC System	\$3,747,679	\$1,573,660	0.42
Interior Construction and Conveyance	\$3,488,591	\$3,122,895	0.90
Plumbing System	\$1,117,301	\$934,691	0.84
Site	\$2,128,811	\$1,471,294	0.69
Structure	\$2,264,227	\$111,091	0.05
Overall - Total	\$19,134,395	\$11,290,021	0.59

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Crowley County Jr./Sr. HS Vo-Ag	8,550	0.52	1963	\$1,844,644	\$1,084,551
Crowley County Jr./Sr. HS Main	44,179	0.55	1919	\$15,160,940	\$8,734,176
Crowley County Jr./Sr. HS Site	485,650	0.69	1919	\$2,128,811	\$1,471,294
Overall - Total	538,379	0.56		\$19,134,395	\$11,290,021

● **Campuses Impacted by this Grant Application** ●

Crowley County RE-1-J - Ward Intermediate Renovation and K-12 Addition - Crowley County Primary - 1954

District:	Crowley County RE-1J
School Name:	Crowley County Primary School
Address:	630 Main Street
City:	Ordway
Gross Area (SF):	40,698
Number of Buildings:	1
Replacement Value:	\$12,481,038
Condition Budget:	\$8,099,149
Total FCI:	0.65
Adequacy Index:	0.29



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,001,941	\$2,395,042	1.20
Equipment and Furnishings	\$601,643	\$310,841	0.52
Exterior Enclosure	\$1,927,995	\$1,139,951	0.59
Fire Protection	\$14,401	\$435,365	30.23
HVAC System	\$981,595	\$1,124,719	1.15
Interior Construction and Conveyance	\$3,446,217	\$1,915,918	0.56
Plumbing System	\$722,999	\$693,292	0.96
Site	\$890,164	\$390,121	0.44
Structure	\$1,894,082	\$113,645	0.06
Overall - Total	\$12,481,038	\$8,518,894	0.68

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Crowley County Primary Site	94,740	0.44	1919	\$890,164	\$390,121
Crowley County Primary Main	40,698	0.67	1954	\$11,590,874	\$8,128,773
Overall - Total	135,438	0.65		\$12,481,038	\$8,518,894

● **Campuses Impacted by this Grant Application** ●

Crowley County RE-1-J - Ward Intermediate Renovation and K-12 Addition - Ward Intermediate – 1997

District:	Crowley County RE-1J
School Name:	Crowley County Ward Intermediate
Address:	1001 Main Street
City:	Ordway
Gross Area (SF):	32,692
Number of Buildings:	2
Replacement Value:	\$12,328,492
Condition Budget:	\$5,899,910
Total FCI:	0.48
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,684,681	\$1,733,764	1.03
Equipment and Furnishings	\$338,545	\$108,031	0.32
Exterior Enclosure	\$2,178,241	\$292,186	0.13
Fire Protection	\$1,534	\$390,537	254.67
HVAC System	\$1,279,519	\$1,589,683	1.24
Interior Construction and Conveyance	\$1,684,153	\$1,049,404	0.62
Plumbing System	\$551,304	\$319,566	0.58
Site	\$3,240,813	\$807,273	0.25
Structure	\$1,369,703	\$0	0.00
Overall - Total	\$12,328,492	\$6,290,444	0.51

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Crowley County Ward Intermediate Site	2,678,739	0.25	1997	\$3,240,813	\$807,273
Crowley County Ward Intermediate Main	22,692	0.57	1997	\$7,031,557	\$4,253,962
Crowley County Ward Intermediate Library	10,000	0.53	2004	\$2,056,121	\$1,229,209
Overall - Total	2,711,431	0.48		\$12,328,492	\$6,290,444

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Crowley County RE-1-J

County: Crowley

Project Title: Ward Intermediate Renovation and K-12 Addition

Current Grant Request:	\$57,908,544.61	CDE Minimum Match %:	35%
Current Applicant Match:	\$0.00	Actual Match % Provided:	0%
Current Project Request:	\$57,908,544.61	Is a Waiver Letter Required?	Yes
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$57,908,544.61	Adverse Historical Effect?	Yes
Cost Per Sq Ft:	\$730.89	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$77.13	Affected Pupils:	343
Hard Costs Per Sq Ft:	\$653.76	Cost Per Pupil:	\$168,830
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	231
Previous BEST Total \$:	\$947,516.48		

Financial Data (School District Applicants)

District FTE Count:	347	Bonded Debt Approved:	
Assessed Valuation:	\$57,646,688	Year(s) Bond Approved:	
Statewide Median: \$143,052,675			
PPAV:	\$164,774	Bonded Debt Failed:	\$17,480,000
Statewide PPAV: \$229,467			
Median Household Income:	\$39,350	Year(s) Bond Failed:	16,23
Statewide Avg: \$70,838			
Free Reduced Lunch %:	66.90%	Outstanding Bonded Debt:	\$0
Statewide District Avg: 51.87%			
Total Mills \$/Capita:	\$247.51	Total Bond Capacity:	\$11,435,318
Statewide Avg: \$1,121		Statewide Median: \$28,824,395	
		Bond Capacity Remaining:	\$11,529,338
		Statewide Median: \$17,408,578	

I. Facility Profile

Crowley County RE-1-J (0770) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ward Renovation and Addition K-12 (0770-SG00001) - - New - Application Number (56)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Crowley County RE-1-J - 0770 ▼

*** Facility Name & Code**

Crowley County Elementary K-6 - 0770-2054 ▼

*** Facility Name & Code**

Crowley County Junior and Senior High School - 0770-2058 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Gymnasium
		Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

At the time of their construction and acquisition, all the public school buildings were deemed adequate to meet the educational needs and standards of their respective eras. The Junior/Senior High (Jr./Sr. High) building, dating back to 1919, and the Primary school, built in 1954 with subsequent expansions in 1974 and 1992, were constructed to accommodate the educational demands and student populations of their times. The metal VoAG building, erected in 1963, and the Ward building completed in 1997 (for \$1.2 million, and roughly 40% funded by a donation from a local estate), were designed to fulfill specific educational requirements, contributing to the comprehensive facilities of the school district. However, as time has passed, the infrastructure of these buildings has aged, leading to a misalignment with modern educational needs and safety standards. Wear and tear, technological advancements, and evolving pedagogical approaches have rendered the original structures inadequate for the contemporary demands of education, health, safety and security.

Notably, financial constraints during construction necessitated cost-cutting measures, resulting in a myriad of structural challenges. The presence of asbestos, a common building material at the time, has posed health risks and necessitated costly removal procedures. Furthermore, foundational ailments exacerbated by severe climate changes have led to significant settlement issues, compromising the stability of the buildings. Additionally, the decision to place the structures directly on grade, even lower than the adjacent street level, has exacerbated drainage problems, perpetuating ongoing water infiltration and flooding issues. These compounded structural deficiencies underscore the urgent need for comprehensive renovations and remediation efforts to ensure the

safety and integrity of the school buildings.

Recognizing the necessity to provide students with safe, conducive, and technologically equipped learning environments, the decision to address the aging infrastructure through renovations, upgrades, and possibly new construction was made. Despite the initial adequacy of the buildings, the imperative to ensure the quality of education and the well-being of students and staff has necessitated investments in revitalizing the school facilities. This demonstrates a commitment to maintaining high educational standards and providing optimal learning experiences for the community's youth, even as the physical structures themselves have aged.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The district has demonstrated a commitment to enhancing the facility to better serve the needs of its students through various capital improvement projects over the years. Here is the general history of capital improvements and a list of projects undertaken in the affected facility within the last three years:

General History of Capital Improvements:

The district has consistently invested in upgrading and modernizing its facilities to ensure a conducive learning environment for students. These improvements have encompassed a wide range of areas including infrastructure, safety, security, and equipment such as:

July 2015: Upgrading of the sound system in the High School Gym with a grant from USDA - \$21,610

April 2016: Metasys Software Upgrade to monitor HVAC - \$45,986

2015 to 2016: Security Upgrade with BEST Grant - \$541,998

September 2017: Ward Bathroom Replacement of Floors - \$5,160

March 2018: Completion of LED Outdoor Lighting Upgrades throughout the District - \$27,454

September 2017: High School Gym walls painted and Sound panels - \$6,880

May 2019: Convection Oven (USDA Grant) - \$29,913

Additionally, the district has addressed various issues with the assistance of insurance:

October 2017: Roof issues due to damaging winds - \$297,860

October 2015: High School Auditorium Ceiling Repair - \$99,916

December 2019: Ball field Pump House and Fence due to snow and wind - \$125,390

List of Capital Projects Undertaken in the Last Three Years:

March 2021: Purchase of a Freezer and Cooler combo with USDA Grant - \$57,730

April 2021: Security Cameras throughout the District - \$38,907

August 2021: Phone System Upgrade - \$43,673

August 2021: Converting water fountains per COVID with Bottle Filling Stations - \$8,901

Spring 2022: Tuckpoint of Secondary School - estimated total of \$400,000

Summer 2023: Renovation of restrooms of Junior/Senior High and Primary schools, renovation to classrooms, and Junior/Senior High common area - \$40,000

Summer 2023: Improvements to exterior doors and security systems - \$70,000

Fall 2023: HVAC upgrades and improvements - \$

Additionally, the district has addressed various issues with the assistance of insurance:

November 2021: Main Pump house for irrigation - \$35,443

Fall 2023-current: Roof improvements due to inclement weather - \$700,000

These capital improvement projects and insurance-supported resolutions underscore the district's dedication to maintaining and enhancing the quality and safety of its educational facilities.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Historically, our district has approached budgeting to address capital outlay needs with a forward-looking perspective, recognizing the importance of maintaining and improving our facilities over time. We have implemented several strategies to ensure adequate funding for capital projects while managing spending and addressing the specific needs of our aging buildings.

Each year, as part of our budgeting process, we allocate a portion of funds specifically earmarked for capital outlay. These funds are designated to purchase fixed building assets, extend the useful life of existing facilities, and undertake necessary renovations or improvements. Projects such as tuckpointing, HVAC upgrades, roof repairs, and safety enhancements receive careful consideration and budget allocation based on their urgency, impact on student safety and learning environment, and long-term cost-effectiveness.

We also attempt to allot money to a dedicated fund aimed at covering capital expenses and addressing facility needs. This reserve fund serves as a financial necessity to address unexpected repairs, upgrades, and renovations. Moreover, we engage in long-term strategic planning to anticipate and address future facility needs. By proactively identifying areas requiring maintenance, repair, or renovation, we can allocate resources more efficiently and effectively within the district's current budget.

Our budgeting approach attempts for flexibility to respond to unforeseen circumstances or emergent needs. We aim to maintain a contingency fund to address unexpected expenses and adapt our spending priorities as necessary to ensure the continued functionality and safety of our facilities. In recognition of the financial challenges associated with maintaining aging buildings, we actively seek additional funding sources, such as grants, bonds, or community partnerships, to supplement our capital budget. These additional funds would enable us to undertake larger-scale projects and address critical infrastructure needs more comprehensively.

In summary, our district's approach to budgeting for capital outlay reflects a commitment to responsible stewardship of our facilities, proactive maintenance planning, and strategic allocation of resources to ensure the longevity and functionality of our buildings. We recognize the importance of investing in our infrastructure to create safe, conducive learning environments for our students and staff.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Crowley County RE-1-J (0770) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ward Renovation and Addition K-12 (0770-SG00001) - - New - Application Number (56)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

In a community deeply rooted in agriculture, the construction of facilities for career and technical education (CTE) programs presents a significant opportunity to tailor educational spaces to the specific needs of agricultural education.

In such projects, architects and designers collaborate closely with educators and industry experts to create functional and innovative spaces. These professionals consider factors such as classroom layout, laboratory design, and equipment storage to optimize the learning environment for programs like AgMech, Animal Science, and FFA.

Construction managers play a pivotal role in overseeing the entire construction process. They ensure that timelines are met, materials are procured efficiently, and workmanship meets quality standards. Coordination with contractors and subcontractors is essential to bring the architectural vision to fruition.

Engineers contribute by designing the structural, mechanical, and electrical systems of the facility. For agricultural programs, they may design specialized systems such as ventilation for animal housing, irrigation systems for agricultural plots, or equipment handling infrastructure for AgMech workshops. Educators and curriculum developers work hand in hand with industry professionals to design curriculum pathways that align with the needs of the local agricultural sector. They integrate hands-on experiences, industry certifications, and real-world projects into the curriculum to prepare students effectively. Vocational trainers ensure that instructors possess the necessary qualifications and certifications to teach specialized agricultural courses. They also provide professional development opportunities to keep instructors updated on industry trends and best practices. Technology experts and equipment suppliers furnish the facility with the necessary tools, machinery, and technology infrastructure. This includes everything from farm equipment and laboratory instruments to computer systems and software for data analysis. Safety specialists ensure that the facility meets all safety regulations and standards, particularly in environments where students work with machinery, animals, or hazardous materials. They conduct safety audits, develop safety protocols, and provide training on safe practices.

Collaboration with local agricultural businesses, farms, and industry associations is vital for informing curriculum development, providing internships and work-study opportunities, and securing funding or in-kind donations for the facility. Advisory boards consisting of industry professionals offer insights into emerging trends and skill requirements in the agricultural sector. By leveraging the expertise of these diverse professional fields, educational institutions can create state-of-the-art CTE facilities that not only support academic learning but also foster hands-on skills development and industry readiness in agriculture-related fields.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

- Yes
 No

If "yes" what was the stated reason for the non-award?

Denial by BEST committee

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Crowley County School District (CCSD) is dedicated to serving the communities of Sugar City, Ordway, Crowley, and Olney Springs. These towns collectively contribute to a population of 5,614, with approximately half of this population residing within the two prisons in Crowley County. The school district holds a central and esteemed position within this community, enjoying strong support from its residents. The community is characterized by its independence, conservatism, strong work ethic, and a collective pride in its heritage.

District Demographics:

The district's enrollment has begun to see a steady decline in its student population, just as many other districts within the state have. As of the October Count in 2023, the total enrollment for K-12 students was approximately 350. Notably, roughly 70% of students qualify for free or reduced lunch, indicating a commitment to addressing economic challenges within the community. The district employs around 60 staff members, which includes full-time, part-time, and seasonal employees.

Educational Programming:

CCSD operates on a four-day school week, from Tuesdays through Fridays. The district boasts an exceptional graduation rate exceeding 97%. The educational experience is enriched with a range of extracurricular activities, including Band, VoAg, Art, various concurrent credit options, and sports. Impressively, over 55% of high school students actively participate in extracurricular activities sponsored by the schools. Furthermore, CCSD takes pride in the accomplishments of its students, with numerous individuals over the past four years receiving Daniels Scholarships.

The commitment to a well-rounded educational experience, high graduation rates, and the success of students in obtaining prestigious scholarships showcase CCSD's dedication to academic excellence and the overall development of its students. The district's educational programming reflects a robust offering of activities designed to engage and inspire students, contributing to a positive and enriching learning environment.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The proposed project's existing conditions, deficiencies, or issues that have prompted the pursuit of a BEST Grant are detailed, taking into account the statutory priorities of the BEST grant stated above.

Systemic Health and Safety Concerns: Identified by the Owner's Representative, Engineers, and Architect to MPAT, the project faces systemic health and safety concerns across all buildings and sites. High Facility Condition Index (FCI) scores and deficiencies highlight significant challenges, particularly at specific sites due to limited property size, building finished floor elevations, and location constraints.

Building and Site Safety: The lack of secure entries and unsafe vehicular and pedestrian circulation pose immediate risks to students and staff. Congestion and safety incidents, such as vehicles trapping buses and delivery trucks, underscore the urgent need for improved traffic management and site layout.

Unsafe Traveling Between Buildings: Students and staff face safety hazards when traveling between buildings, especially when elementary students must venture outside to reach the Junior/Senior High School for shared facilities like the library.

Proximity to Courthouse and Jail: The proximity of the Crowley County Courthouse and Jail poses a safety concern for students and staff, particularly during trials and transportation of prisoners, which brings potentially risky individuals into close proximity to the school community.

Ventilation and Filtration Concerns: COVID-related concerns regarding ventilation and filtration systems are highlighted, including inadequate CO2 levels and ventilation at various locations. Aging HVAC systems and the inability to meet recommended filtration levels exacerbate health risks.

Building Envelope and Site Drainage: Issues with site drainage, water infiltration, and structural integrity compromise building envelopes, leading to water damage, mold growth, and safety hazards.

Severe Plumbing Issues: Severe plumbing issues, including clogs, sewage smells, and failed sewer lines, affect all buildings, disrupting operations and posing health risks to occupants.

Major Adequacy Issues: Inadequate facilities for interventionists and special education services, lack of ADA-compliant restrooms, and deficiencies in key areas such as art rooms, libraries, and parking lots further exacerbate the deficiencies.

Overall, the proposed project seeks to address a wide range of deficiencies and safety concerns, prioritizing the health, safety, security, and well-being of students, staff, and visitors across all facilities and sites within the district.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The investigation and diligence undertaken to identify the stated deficiencies have been thorough and comprehensive, aimed at assessing building deficiencies and ensuring the safety, security, and quality of the learning environment. Throughout the year, extensive efforts have been made to understand the evolving challenges associated with aging buildings.

Actions taken to gather deficiency information include:

COE Assessment Reports: Initial assessments were conducted, and reports were reviewed and updated by the planning team. Walkthroughs were conducted with COE assessors, and insights were incorporated into the COE Facilities Insights Report.

Third-Party Engineering Assessments: Engaged third-party engineering assessments were conducted during master planning. The assessments involved collaboration with NV5 (owner's representative) and Wold Architects and Engineers to evaluate the structural and mechanical systems of the buildings.

Sewer Investigations: Information was gathered from local plumbers who regularly deal with sewer issues in the buildings, providing insights into the extent of plumbing deficiencies.

CO2 Monitoring: Monitoring of CO2 levels was conducted by the Wold Mechanical Engineering Team to assess ventilation and indoor air quality.

Second Third-Party Engineer Report: An additional third-party engineer report was commissioned to evaluate systems from the perspective of ventilation and COVID-19 implications.

These investigations were guided by the Colorado Department of Education's Facility Assessment, which served as a foundational document for understanding deficiencies and their impacts on students.

The results of these due diligence investigations have revealed that health, safety, and security concerns are growing and more significant than initially suspected. The findings from these investigations are referenced and described in detail in the deficiencies section, providing a comprehensive understanding of the challenges faced by the school district regarding building infrastructure and safety and security standards.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed scope of work for the BEST grant includes several key components aimed at addressing deficiencies and improving the learning environment for students:

New Playground and Parking Areas: The project will include the construction of new playgrounds and parking areas to enhance recreational opportunities and accommodate staff, students, and visitors in a safer and more secure environment, constructed on the 20-acre site owned by the District.

New Playground and Parking Areas: The project will include the construction of new playgrounds and parking areas to enhance recreational opportunities and accommodate staff, students, and visitors in a more safe and secure environment.

New Football Field and Track: A new football field and track will be built to provide athletic facilities for students and the community.

New Bus Barn and Maintenance Building: A new bus barn and maintenance building will be constructed to support the transportation and upkeep of school buses and facilities and replace the existing bus yard which will be deconstructed for the building of the new K-12th school.

Transfer of Jr./Sr. High School and Elementary School: The school district and Crowley County Commissioners have entered into a Memorandum of Understanding (MOU) agreement, with the county taking ownership of the Jr./Sr. High building, cafeteria, and gymnasium. This decision is being supported by several community organizations. These organizations include the Crowley County Community Foundation, Crowley County Nursing Center, Friends of Crowley County Future, Crowley County Housing and Development, Crowley County Rec Organization, Ordway County Feeder, and First National Bank of Colorado Ordway Branch.

The school district will retain ownership of the elementary building but will be seeking funding for a partial demolition of the elementary building, so that the

structures of the cafeteria and gymnasium remain. Demolish of the Ag shop and maintenance shop need to be included in the cost of the partial demolition.

By expanding the existing Ward building, a new school will exist to serve grades K-12 and feature 30 teaching stations for various grade levels and programs, including general classrooms, art, music, science, physical education space (gymnasium), and vocational/agricultural spaces. The new school will be a one-story structure designed to minimize the building footprint. It will include amenities such as an elementary school playground, outdoor learning area, and a football field with artificial turf that will assist in addressing statewide water conservation demands. Separate parking areas will be designated for parents, staff, students, and buses to ensure efficient traffic flow.

The deficiencies noted, including building and site safety issues, outdated electrical service, HVAC concerns, flooding, water penetration, and plumbing issues, will be resolved through the design and construction of the new facility. The new systems will meet current codes and standards, providing a safer, more secure, and more functional learning environment for students and staff alike.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The planning and diligence undertaken to prepare the proposed solution have been thorough and collaborative, involving various stakeholders and rigorous analysis of deficiencies and planning criteria. The Master Planning Assistance Team (MPAT) devoted over 20 hours to developing recommendations and engaging with stakeholders, including architects, engineers, and community members, in extensive meetings and discussions. Significant deficiencies impacting the health and safety of Crowley County students were identified through COE assessments and third-party reviews. These included building and site safety concerns, an outdated electrical service, HVAC issues, flooding, water penetration, and severe plumbing problems. The MPAT considered various planning criteria to determine solutions, addressing issues such as safety and security, community input, technology integration, fiscal responsibility, and minimizing disruption to school operations. Multiple building options were presented and explored, each with approximate costs and alignment with planning criteria. These options included variations of building renovations, relocations, and new constructions. Community meetings provided valuable input, and discussions with County Commissioners revealed their interest in taking possession of the existing Jr./Sr. High School and Primary School for County purposes. The deficiencies of the buildings were clearly communicated during these interactions, and options to mitigate the deficiencies were discussed and outlined in a Memorandum of Understanding (MOU). The proposed site and building program were developed in alignment with CD published Public School Construction Guidelines, budgets were crafted to meet current building codes and standards for construction, and an analysis of the proposed site confirmed its adequacy to accommodate the program requirements. The site is owned by the District, ensuring clear ownership and control over the development process.

During the final phases of our Master Planning, we explored multiple options to address the identified deficiencies and meet our planning criteria. These options were presented with approximate costs and evaluated against our criteria:

3 Building Options:

3A: Continue with deferred maintenance.

3B: Mitigate a few deficiencies from a prioritized list.

3C: Mitigate multiple deficiencies.

2 Building Options:

2A: Relocate Ward building offices to the Primary.

2B: Relocate Ward building to the Primary and construct an addition.

2C: Convert Jr./Sr. High to a new K-6 facility and build a new high school on a new site.

1 Building Option:

1A: Build a new K-12 building on the Ward site.

1B: Renovate and add to the Jr./Sr. High School to create a K-12 facility.

After a thorough debate, our Master Planning Assistance Team opted to present Recommendation 1A as the preferred option to the staff and community. This option was selected because it fully addressed the identified deficiencies and met our planning criteria effectively. However, as further review was conducted by the planning committee, it was determined that the renovation and addition to the Ward building would be the most ideal in providing a K-12 campus for the district. Overall, the planning and diligence efforts have been aimed at ensuring the most efficient and effective use of state and local resources, while prioritizing the safety, functionality, and long-term sustainability of school facilities in Crowley County.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency to address the deficiencies in the Crowley County School District facilities is paramount, given the increasing risks and liabilities faced by the staff and students. Failure to address these issues promptly will not only exacerbate safety concerns but also strain financial resources and compromise the learning environment. In terms of urgency, the deficiency must be resolved within the shortest possible time frame, ideally within the upcoming academic year. Immediate action is necessary to mitigate the risks associated with the outdated infrastructure and safety hazards present within the school premises. Delays in addressing these issues could lead to serious consequences, including accidents, injuries, and further deterioration of the facilities. Failure to address the deficiencies and secure the necessary funding through the grant would have several detrimental effects on the Crowley County School District. The current conditions pose significant safety risks to students, staff, and visitors.

The proximity to high-traffic areas during pick-up and drop-off times increases the likelihood of accidents. Moreover, the close proximity to a county courthouse and jail exposes students to potential security threats and disruptions. The aging mechanical, electrical, HVAC, and plumbing systems are already past their useful life, requiring urgent attention. Without proper maintenance and upgrades, these systems will continue to deteriorate, leading to more frequent breakdowns and disruptions to daily operations.

The ongoing COVID-19 pandemic has highlighted the deficiencies in ventilation and filtration systems within the school buildings. Without the necessary upgrades, the school will struggle to provide a safe and secure environment for students and staff, increasing the risk of virus transmission and compromising public health efforts.

Continuously diverting funds from the classroom to address capital maintenance and improvement needs is unsustainable. Without external support, the school district will face mounting financial pressure, limiting its ability to invest in educational programs and resources essential for student success. The inability to secure funding for essential facility upgrades may erode community trust and confidence in the school district's ability to prioritize student safety, security, and well-being. This could have long-term implications for enrollment, staff retention, community support, meeting health and safety guidelines, and overall school performance. In summary, securing the grant is not only crucial for addressing immediate safety concerns and infrastructure deficiencies but also for safeguarding the long-term viability and success of the Crowley County School District. Failure to take action now will only exacerbate existing challenges and compromise the well-being of students and staff alike.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The Crowley County School District has meticulously devised a comprehensive plan for maintaining the proposed capital construction project beyond its completion. The Superintendent and the School Board, in alignment with the wishes of the MPAT, have committed to establishing a dedicated committee tasked with overseeing the maintenance of the building. This committee, composed of at least three to five highly qualified individuals with expertise in construction and maintenance, will convene regularly, no less than quarterly, to ensure the effective upkeep of the facilities.

The maintenance approach adopted by the committee emphasizes proactivity, aiming to identify and address potential issues before they escalate into significant problems. Through regular inspections and preventive maintenance schedules, the committee intends to minimize the need for costly repairs and extend the life of the facilities. Moreover, the committee will develop a comprehensive maintenance schedule tailored to the specific needs of the newly constructed facilities. This schedule will encompass routine tasks such as HVAC system inspections, plumbing checks, electrical system evaluations, and structural assessments.

Strategic budget allocation is a cornerstone of the maintenance plan. The committee will collaborate closely with the school administration to allocate appropriate funds to the Capital Improvements line item in the budget. These funds will be designated for ongoing maintenance activities, repairs, and capital renewal projects essential for preserving the integrity and functionality of the facilities over time.

Long-term planning is integral to the maintenance strategy. The committee will engage in forecasting to anticipate future capital renewal requirements, considering the expected lifespan of various building components and systems. By budgeting accordingly, the committee aims to ensure that adequate funds are available for replacements and upgrades as necessary.

Effective management of warranties for major building systems and new construction proposed as part of the project is another focus area. The committee will monitor warranty expiration dates and leverage warranty coverage for eligible repairs and replacements, thereby minimizing out-of-pocket expenses and maximizing the value of the project investment.

In summary, the establishment of a dedicated maintenance committee underscores the Crowley County School District's commitment to ensuring the

ongoing viability and sustainability of the proposed capital construction project. Through proactive maintenance practices, strategic budget allocation, and long-term planning, the district aims to optimize the lifespan of the facilities and uphold safety and functionality standards expected by the community and stakeholders.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

Yes, the condition of adjacent structures and areas surrounding the new project could have adverse impacts on the construction. Here's a detailed explanation:

Ward Building Renovations:

Adverse Impact: The integration of the new construction with the existing Ward building could pose challenges. The renovation process might lead to disruptions in the daily operations of the Ward building, affecting occupants and potentially causing delays in the overall project timeline.

Mitigation Plan: A thorough assessment of the Ward building's current condition should be conducted before the renovation begins. A phased renovation approach can be implemented to minimize disruptions, ensuring that essential functions of the building remain operational during the construction process. Coordination with stakeholders and clear communication about the renovation schedule will be crucial.

Conversion of Public Library into a School District Library:

Adverse Impact: The transformation of the current public library into a school district library may result in temporary closure or limited access to library services. This could inconvenience library users and disrupt community activities typically hosted in the public library.

Mitigation Plan: A temporary alternative location for library services should be identified and communicated to the community well in advance. The transition process should be carefully planned to minimize downtime, and efforts should be made to retain essential library services during the conversion. Clear communication with the public and library users about the relocation and the expected timeline for resuming normal services is essential.

Relocation of Bus Yard:

Adverse Impact: The relocation of the bus yard behind the Ward building may lead to logistical challenges, such as increased traffic, noise, and potential disruption to nearby businesses or residents. The construction and operation of a new bus yard at a different location could have environmental and community impact.

Mitigation Plan: A comprehensive traffic management plan should be developed to minimize disruptions during the relocation process. The new bus yard location should be chosen considering its proximity to residential areas and environmental factors. Adequate communication with the community, local authorities, and businesses should be established to address concerns and ensure a smooth transition. Environmental impact assessments should be conducted to identify and mitigate potential ecological consequences of the new bus yard.

Removal of Modular Buildings:

Adverse Impact: The removal of two modular buildings may result in temporary disturbance to the surrounding area. Noise, dust, and potential disruption to nearby activities or businesses could be issues during the removal process.

Mitigation Plan: A careful and well-planned removal process should be implemented to minimize noise and dust. The removal schedule should be communicated to nearby residents and businesses in advance, and measures such as dust control and noise reduction techniques should be employed during the dismantling process. Coordination with local authorities to ensure compliance with regulations and community standards is essential.

In summary, while the new construction project presents various challenges and potential adverse impacts on the surrounding structures and areas, a well-thought-out mitigation plan that includes phased renovations, clear communication, traffic management, and environmental assessments can help address and alleviate these concerns.

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If

not applicable, type N/A.

The applicant envisions a future plan for the existing public school facility, considering the potential transfer of the current Jr./Sr. High School and Primary School campuses to the Crowley County Government. While there isn't an existing Memorandum of Understanding (MOU) in place, the applicant intends to initiate discussions with county and city officials to explore the possibility of such a transfer.

The proposed meeting with county and city officials is aimed at facilitating open and collaborative dialogue regarding the potential transfer of the campuses, which includes the gymnasium, weight rooms, and kitchen/cafeteria but excluding the Vo/Ag shop and maintenance building.

This forward-looking approach emphasizes the applicant's commitment to engaging local stakeholders in decision-making and that the applicant aims to address concerns, seek necessary approvals, and ensure a smooth transition. The anticipated meeting will provide an opportunity to discuss associated costs, improvements, and considerations related to the potential transfer, reflecting a thoughtful strategy for responsible management and adherence to forthcoming agreements and regulations.

III. Detailed Project Cost Summary

Crowley County RE-1-J (0770) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ward Renovation and Addition K-12 (0770-SG00001) - - New - Application Number (56)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

35.00 %

* B. Actual match on this request - Enter Actual Match Percentage

0

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	57,908,544.61
D. Applicant Match to this Project	\$	0.00
E. Applicant Grant Request	\$	57,908,544.61
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	57,908,544.61

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe) Requesting a full waiver.		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet

% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


*** Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2024 

*** R. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.*

06/15/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The estimate for the construction project was derived through a collaborative process involving the owner's representative and reputable contractors with expertise in projects aligned with the BEST Grant Program, Colorado Department of Education (CDE) Design Guidelines, and the High Performance Certification Program adopted by the office of the State Architect.

To arrive at the estimate, the owner's representative utilized good-faith concept estimates provided by three reputable contractors. These contractors are well-versed in the requirements and specifications of the BEST Grant Program, CDE Design Guidelines, and the High Performance Certification Program. Their input ensured that the estimate accurately reflected the scope and complexity of the construction project.

Additionally, the owner's representative and the Architect/Planner were instrumental in providing estimated costs for all other categories outlined in the budget template. Their expertise and knowledge of industry standards and best practices contributed to the comprehensive estimation process.

The collaborative effort involving the owner's representative, reputable contractors, and the Architect/Planner underscores the thoroughness and accuracy of the cost estimate for the project. By leveraging the insights and expertise of key stakeholders, the applicant ensured that the estimate aligns with the requirements and standards set forth by relevant regulatory bodies and program guidelines.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by an external consultant, specifically a qualified owner's representative. The Crowley County School District has a history of utilizing the services of a qualified owner's representative to oversee the Master Planning process, and it plans to continue this practice by engaging a similarly qualified firm to oversee the project upon being awarded the grant.

The anticipated responsibilities of the owner's representative will include comprehensive project management duties aimed at ensuring the successful execution of the construction project. This may encompass tasks such as coordinating with various stakeholders, monitoring project progress, managing timelines and budgets, facilitating communication among team members, and ensuring compliance with regulatory requirements and program guidelines.

In terms of qualifications, the district will prioritize selecting the most qualified owner's representative with a proven track record for successfully managing projects of similar size and complexity. The selection process will likely consider factors such as the firm's experience, expertise, reputation, and adherence to industry best practices.

Moreover, the district will adhere to the Scope of Services recommended by the Colorado Department of Education (CDE) for the owner's representative to ensure that a comprehensive responsibility matrix is included in the contract. This will help delineate the specific roles and responsibilities of the owner's representative throughout the duration of the project, promoting clarity and accountability in project management efforts.

Overall, the appointment of a qualified owner's representative underscores the Crowley County School District's commitment to effective project oversight and successful project delivery. By engaging an external consultant with the requisite expertise and experience, the district aims to optimize project outcomes and ensure the efficient utilization of grant funds.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

In adherence to the Consultant/Vendor Selection Guidelines outlined by CDE (Colorado Department of Education), the proposed approach for procuring primary consultants, vendors, and contractors for the project, if awarded, involves continued collaboration with Wold Architects and Engineers, alongside NV5 Technical Engineering and Consulting Solutions, to oversee the project. This streamlined process acknowledges the established partnership with these two entities, emphasizing their integral roles in project management and oversight.

Recognition of the existing partnerships aides maintaining consistency and capitalizes on their combined expertise. They will oversee the issuance of requests for qualifications (RFQ) to solicit qualifications from necessary additional potential vendors, consultants, and contractors, outlining the project scope, evaluation criteria, and submission requirements. Qualifications will be evaluated with a focus on aligning them with the expertise offered by Wold and NV5. The proposal evaluation will ensure alignment with the collaborative efforts of Wold and NV5, considering technical competence, experience, and project approach. Contract negotiations will then be initiated with the selected consultants, vendors, and contractors. Terms will be reaffirmed with Wold and NV5 for seamless integration into the project oversight. The awarded contracts will be announced, and feedback will be provided to unsuccessful candidates. The project kickoff will involve initiating a meeting with the selected consultants, vendors, and contractors, ensuring collaboration with Wold and NV5 on project goals, timelines, and expectations.

By integrating Wold Architects and Engineers, alongside NV5 Technical Engineering and Consulting Solutions into the project oversight, this approach aims to streamline the selection process, ensuring a cohesive and efficient framework for effective project management in accordance with CDE guidelines.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The Crowley County School District has actively sought state or local resources and community partnerships outside of the BEST grant to address the school's facility needs. Despite allocating a significant amount from the general fund for maintenance, securing additional financial assistance from alternative sources

has proven challenging.

One avenue explored was engaging with History Colorado, but it was found not to be a viable resource to address the facility issues. Extensive discussions with the school board were conducted to explore alternative options beyond the BEST grant, yet none were found that could sufficiently address the scale of the facility needs.

Additionally, efforts were made to secure support for a fully funded bond to facilitate the necessary improvements. However, stakeholders have not endorsed such a measure. This marks the fourth attempt at both a bond initiative and applying for the BEST grant, showcasing the district's persistent efforts to explore different avenues for funding and support.

Despite these efforts, alternative sources of funding that could effectively leverage the district's ability to contribute financial assistance to the project, either directly or indirectly, have not been identified. The encountered challenges highlight the complexities associated with funding large-scale facility improvement projects and emphasize the importance of strategic planning and resource allocation to address critical infrastructure needs within the school district.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A



District or BOCES Name: Crowley County RE 1-J

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

Crowley County School District seeks a waiver in the matching contribution requirement to address the aftermath of three failed bond attempts in our county since 2016. These setbacks have hindered our ability to move forward in pursuing the BEST grant funds with matching contributions. The significance of this request is heightened as the funds will be crucial for the construction of a new K-12 school, addressing both infrastructure needs, campus security and safety, and educational quality.

Given the three failed bond attempts, a waiver would provide a much-needed financial reprieve, allowing us to move forward with the construction of a new K-12 school. This is essential for creating a modern and safe environment for both students and educators. The waiver would facilitate the development and implementation of innovative, forward-thinking curricular initiatives at the new K-12 school, preparing students for the challenges of the future. As we strive to overcome past setbacks and embark on the construction of a new K-12 school, this relief would not only address the pressing infrastructure needs but also significantly enhance educational opportunities within our district. Moreover, relocating the K-12 campus away from county law enforcement facilities will enhance the safety and security of students and educators, fostering a conducive learning environment. Additionally, this strategic move promises ancillary health benefits, providing a more serene setting that positively contributes to the overall well-being of our educational community.

Your support is pivotal in ensuring a brighter future for our students and the community.

(3000 characters max)

BEST School District and BOCES Grant Waiver Application

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Crowley County School District faces unique financial challenges that warrant consideration for waiver in the matching contribution requirement. Notably, our community has experienced three failed bond attempts, severely limiting our ability to secure traditional funding for critical initiatives. Furthermore, the economic landscape is marked by a lower socioeconomic status, placing an additional strain on available resources.

Compounding these challenges is the fact that a local private prison currently shoulders between 45-50% of the tax burden in the county. The closure of this facility would have devastating financial repercussions, rendering the community unable to sustain the existing financial burden. This impending threat further exacerbates our financial limitations and underscores the urgent need for a waiver or reduction in the matching contribution.

In light of these extenuating circumstances, the construction of a new K-12 school, vital for both infrastructure needs and educational quality, becomes increasingly burdensome. A waiver is essential to navigate these challenges and fulfill our commitment to providing a safe, high-quality learning environment for our students and educators. Your support in recognizing and addressing these unique financial burdens is crucial for the continued success of Crowley County School District.

(3000 characters max)

**The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

Match Factor (To be Completed by CDE)	Figure Used in Match Calculation	Weighted %	Out of Weighted Max%
Per Pupil Assessed Value	\$164,774.03	3.88	10% max
Median Household Income	\$39,350.00	1.54	25% max
Free and Reduced Lunch %	66.9%	5.20	25% max
Bond Elections in the last 10 years	2	-4	-2% per/max -10
Total Mills \$/Capita	\$247.51	19.663	20% max
Remaining Bond Capacity	\$11,435,318.00	8.43	20% max
	Total CDE Minimum Match	35%	100%

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used. N/A

(3000 characters max)



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, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

Crowley County School District has made concerted efforts to coordinate the new K-12 school project with local governmental entities and explore available grants to more efficiently leverage financial assistance. Notably, the district has engaged in ongoing discussions with county commissioners regarding the planned sale of one of the existing facilities.

In an effort to bolster financial resources, the district initiated a campaign to establish an independent capital fund. Regrettably, the funds generated from this initiative have primarily been redirected to address immediate needs related to the aging infrastructure of existing buildings. While this effort did not yield the anticipated financial support for the new K-12 school, it underscores the district’s commitment to exploring diverse funding streams.

The district has actively researched and pursued available grants to supplement funding for the project. While not all grant applications have been successful, the ongoing effort to identify and apply for relevant grants demonstrates the district’s commitment to leveraging external resources for the benefit of the new K-12 school.

Crowley County School District has experienced three bond attempts, although unsuccessful, this highlights the district’s commitment to engage with the community. The district continues to strategize on overcoming these setbacks and exploring alternative avenues for financial support.

In summary, the district has undertaken a comprehensive approach to coordinate the new K-12 school project with local entities, primarily through collaboration with county commissioners and exploration of available grants. Despite challenges, including three failed bond attempts and redirected capital fund efforts, these initiatives demonstrate our commitment to maximizing financial assistance and ensuring the success of the project.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	35%
Match Percentage Requested	0%
Amount of requested reduction from CDE Minimum	35%

Is a Statutory Limit Waiver also being submitted? Y N



Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 * C from grant application cost summary) \$ 20,128,684
- B. School District's certified FY2023/24 Assessed Value \$ 57,646,688
- C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%): \$ 11,529,337.60
- D. Current outstanding bonded indebtedness: \$ 0
- E. Total available bonded indebtedness (Line C-D).
\$ 11,529,337.60
- F. **Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):**
(This should equal line E) \$ 11,529,337.60

School District: Crowley County School District Re-1J
Project: Ward Renovation and Addition K-12
Date: February 5, 2024

Signed by Superintendent:

Printed Name: Juan Ramirez, Jr



Signed by School Board Officer:



Printed Name: Kaci Mason

Title: Board President

Crowley County School Dist. RE-1J

602 MAIN STREET
ORDWAY, CO 81063
(719) 267-3582
JEFF.HOBBS@CCK12.NET
AMY.HOBBS@CCK12.NET

March 20, 2024

Dear Capital Construction Assistance Board,

Our school may have a great community, but the physical space we occupy desperately needs renewal. While full of history and tradition, our beloved building has seen much better days. It is badly in need of some renovations and upgrades or a replacement.

Ladies and gentlemen, we have a deep connection to our school district and, specifically, the secondary building. We are fourth-generation Crowley County teachers. Our great-grandmother taught in the school system in the early 1900s, our maternal grandparents attended school here and both taught and served as administration in the district in the 1950s-60s, and our mother taught kindergarten in the 2000s. We have both been teachers in the district for the last 20+ years. Amy loves that she directs theatre productions on the very stage her grandfather graduated on in 1939. Our love for this area and, especially the history of this building, runs incredibly deep. However, our devotion to our ties to the past does not blind us to the needs of the present.

Our staff and community work to help students understand the treasured history of this building. But, history isn't intended to last forever. Apathy is a struggle for our students. We see students wrestle with the idea, "My surroundings aren't good enough, therefore, I am not good enough and what I'm working towards doesn't matter." It is a harsh reality. Yes, we want students to embrace that we have what we have and we do the best we can with it, but that simply isn't the way it plays out. The complications only continue to deepen as districts around us build new and better. We don't want our students to capitalize on a mindset of pity, but what was good for our grandfather in 1939 is no longer what is good today.

A one-campus school is needed for our district. The current logistics and flow of the buildings are a nightmare. They create confusion and a plethora of unsafe situations for students. A unified campus would allow for much more collaboration and cohesiveness for both students and staff as well as remedy the confusion of different buildings for different activities, sporting events, and

classes. One campus would streamline resources, create a better sense of community, and provide a better learning environment for the students.

We can treasure our past while we build for the future. It's time to invest in the here and now of Crowley County by building a new, safe, one-campus school that will serve as a beacon of knowledge and opportunity for all students, staff, and community members.

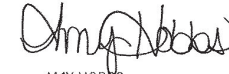
Respectfully submitted,



JEFF HOBBS

Sr. High Mathematics

Sr. High Exercise Physiology



AMY HOBBS

Jr. High Language Arts

Sr. High English I

Sr. High Theatre



CROWLEY COUNTY SCHOOL DISTRICT NO. RE. 1-J
 1001 MAIN STREET
 ORDWAY, COLORADO 81063
 (719)267-3117
 FAX: (719)267-3130

JUAN RAMIREZ
 SUPERINTENDENT
BRANDON ROE
 7-12 PRINCIPAL
DEANNA BREWER
 K-6 PRINCIPAL

March 25, 2024

To Capital Construction Assistance Board:

It is with great pleasure that I write this letter in support of the Crowley County School District (CCSD) and their bid for Building Excellent Schools Today (BEST) grant. The Crowley County School District. The highest priorities of Crowley County School District are the education and safety of our students.

I believe that one of the best ways to accomplish this is by making renovations and additions to the Ward Building, which is located at 1001 Main Street in Ordway, Colorado. These renovations and additions will allow CCDS to have all of our K-12 students on one campus.

Having all students on one campus, allows us to utilize staff effectively without worrying about the students moving from one campus to another. Currently, I have a 6th grade student who attends an Algebra I class in the high school building. He must be accompanied daily by a staff member, since he has to be pass outside of the perimeter fence. Our elementary school students must go to the high building to access the library and the junior and high school students must go to the elementary school to access the cafeteria and gymnasium. I am excited by the prospect that my students can remain within the building to access JH/HS staff and the library.

It is also very concerning that our buildings are directly across the street from the Crowley County Sheriff's office and the Crowley County Courthouse, which is where prisoners from the state and private prisons come for the court dates. Recently, we had to put our buildings in secure mode because there was a situation where law enforcement had a suspect at gunpoint in the front of the building. The move to the Ward building would move us away from this situation. If we go into a secure mode or a hold in one building, then students must remain in the cafeteria or library and unable to return to their own buildings. It would be so much safer to have us all in on one campus, in one building where we can better monitor these situations.

Having all of our students on the Ward campus, also allows us to pick up and drop off our students in a protected area that is not on a city street.

If you have any further questions or would like to have a conversation, please do not hesitate to reach out.

Sincerely,

Deanna Brewer, Principal
 Crowley County Elementary School
 W-719-267-3558 C-719-468-0265

Board of Education

Kaci Mason	Marty Martinez	Tyler Karney	Amber Lovato	James Watkins	Cheryl Salzbrenner	Jordan King
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CROWLEY COUNTY SCHOOL DISTRICT NO. RE. 1-J
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 (719)267-3117
 FAX: (719)267-3130

JUAN RAMIREZ
 SUPERINTENDENT
BRANDON ROE
 7-12 PRINCIPAL
DEANNA BREWER
 K-6 PRINCIPAL

March 27th, 2024

Dear Capital Construction Assistance Board (CCAB);

My name is Brandon Roe I am the principal at Crowley County Junior/Senior High School. I have been in the district for nearly twelve years. Throughout my time at Crowley County, it has always been apparent that our school lacks basic functionality for safety and 21st century learning opportunities for our students. I am writing this letter in support of a BEST grant to consolidate Crowley County School District to one campus that will allow our students and community to thrive for generations to come.

The current state of our buildings is a dire nearly emergence situation. We operate in a building that is over 100 years old and the impact of this is felt daily by our students. Just in recent years we have faced numerous HVAC, plumbing and mechanical issues. Our maintenance staff does a tremendous job but the issues continue to build and are close to the brink of unfixable. While these issues are a strain on our budget and time most important they impact the learning of our students day in and day out.

At Crowley County, we take student safety very seriously. Currently with the state of our campus, we cannot ensure the safety of our students. Our facility does not allow for off street parent drop off, we also are directly across the street from the court house that hold frequent high profile trails from the local state penitentiary. On a number of occasions, we have been forced to move into a lockdown situation, due to the proximity to the courthouse and police station.

I have always been an advocate for rural staff, students and communities. The students of Crowley County deserve a safe, secure and protected environment to learn and grow. Our goal is to renovate and build new additions surrounding our Ward district building. Please consider our district for your prestigious grant, the students of Crowley County appreciate your consideration.

Sincerely,

Brandon Roe

Principal Crowley County Junior/Senior High School

Board of Education

Kaci Mason	Marty Martinez	Tyler Karney	Amber Lovato	James Watkins	Cheryl Salzbrenner	Jordan King
<i>President</i>	<i>Vice-President</i>	<i>Treasurer</i>	<i>Secretary</i>			

Dear Capital Construction Assistance Board,

I am writing in support of the Crowley County School District obtaining a grant through the Building Excellent Schools Today (BEST) program to add onto and renovate the Ward building. As a recent graduate of Crowley County high school, I can speak firsthand to how this grant would be life-changing to the students and community of Crowley County.

Crowley County provided me with the skills and knowledge to become the person that I am today. I attended Crowley County Schools from the sixth grade through my senior year. I am proud to say that I come from this community because of the amazing people within it that invested in me. However, I know that students like myself cannot be pushed to our full potential because of the facilities that I had to learn in throughout my educational career. Adding onto and renovating the Ward building in order to create a consolidated school will have several benefits for students regarding safety and an overall learning experience.

Safety improvements are the first main benefit of receiving this grant. Throughout high school, I had to learn in several different locations. I had my main classes in one building, my agriculture education classes in a different building, and my lunch period and sports practices in a third separate building. Traveling outside from building to building made me uneasy. Crowley County is home to two large correctional facilities. If anything bad were to happen at those prisons and travel to our school, dozens of high schoolers would be walking out in the open between classes. Additionally, our high school and elementary are located in two different buildings. Having two younger sisters in the elementary school meant that during lockdown drills, fire drills, or in the case that a real threat occurred, I had no idea where my siblings were and if they were safe. I want to be able to learn in an environment where I know my family and I are safe, not one where I am looking over my shoulder walking to shop class.

A functional learning environment should be a non-negotiable when it comes to students pursuing their education. However, in the community of Crowley County, we were constantly worried about the building around us when trying to learn. When it rained too much, we had to step around puddles in the hallway and look up to make sure the ceiling wasn't sinking in. On top of that, there were several small holes in the walls of the high school that allowed you to see outside, making the hallways freezing cold in the winter time. When in theatre class, we had to constantly work around the stage that was falling apart. Trying to weld in our ag shop was difficult with finicky electricity and a building that would flood when it rained. These may seem like small inconveniences to some, but when you cannot focus on your school work because the walls are crumbling around you, it is more than a small convenience. A learning environment where students can feel comfortable is of the utmost importance, and I hope that future generations get to reap the full benefits of their education in a functioning building, not one that is falling apart.

I strongly urge you to consider Crowley County School District for a grant from the BEST program. As a Crowley County High School graduate, I want to see better. I want to see better for the teachers and staff that poured into me, better for the community, better for my friends, and better for my two younger sisters.

Sincerely,

Loganne Mason

March 27, 2024

Dear Capital Construction Assistance Board,

I am writing to express my enthusiastic support for Crowley County School District and the proposed BEST grant.

As someone who is passionate about supporting not only the children in our community but also the teachers and administrators. There is no question in my mind about supporting the decision of renovation of Ward with the addition of a K-12 school. The safety and security, along with streamlining operations to create a more cohesive learning environment I believe can be helped with the support of BEST grant and it has the potential to make a real impact in our community.

The problems we are facing with divided campuses and aging facilities have had a negative impact on our students by not providing adequate learning environments. Our teachers struggle everyday overcoming building issues that are consuming time, energy and attention that should be put into learning. Our school board bases each financial decision on the thought of how much money we are going to have to spend on our facilities each year.

If you walk the hallways of our schools, you will find cracks in the foundation, the air conditioner or heater may or not be working that day and pieced together projects that have been funded by cutting corners somewhere else.

Visiting state of the art colleges last year such as Texas A&M university, Colorado State University and Texas Tech, made me realize how much we are holding back our kids. They shouldn't have to worry about tiles falling off the walls, no hot water, leaks in the ceiling or plants growing in cracks of the foundation. They should be able to focus on what is going to get them to the next level of education and becoming successful members of society.

I could go on for days about the safety and security concerns that I have regarding our campus but the thing that comes to my mind most is when I attend court once a month. I attend court for a status conference hearing regarding someone who attempted to kidnap my child. When this person enters the court she walks right in front of our school, looks at every single entrance and child in the playground. She, along with the other DOC inmates once a month sit in a court room across the street from our school and look out the window at the day-to-day operations.

The potential impact of this project is significant. If we can successfully implement this project, we can keep our kids safe, and streamline our operations to help prepare them to be successful contributing members of society. I strongly believe that the BEST Grant is the right solution for our community, this will make a life changing difference in the lives of our students and teachers.

Sincerely,



Kaci Mason

Crowley County School District Board of Education President

● Campuses Impacted by this Grant Application ●

Hanover 28 - Prairie Heights ES Security Upgrades, Renovation, and Addition - Prairie Heights ES – 2007

District:	Hanover 28
School Name:	Prairie Heights ES
Address:	7930 Indian Village Heights
City:	Fountain
Gross Area (SF):	18,752
Number of Buildings:	5
Replacement Value:	\$4,861,280
Condition Budget:	\$2,462,089
Total FCI:	0.51
Adequacy Index:	0.23



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$872,231	\$474,905	0.54
Equipment and Furnishings	\$257,412	\$146,190	0.57
Exterior Enclosure	\$529,652	\$276,790	0.52
Fire Protection	\$199,232	\$15,616	0.08
HVAC System	\$357,356	\$393,889	1.10
Interior Construction and Conveyance	\$599,020	\$331,943	0.55
Plumbing System	\$108,108	\$41,801	0.39
Site	\$1,110,380	\$403,434	0.36
Special Construction	\$377,521	\$377,520	1.00
Structure	\$450,368	\$0	0.00
Overall - Total	\$4,861,280	\$2,462,088	0.51

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Prairie Heights ES Main	12,880	0.51	2007	\$3,197,645	\$1,637,424
Prairie Heights ES Mod 4	1,624	0.74	1985	\$142,987	\$106,469
Prairie Heights ES Mod 1	1,560	0.82	1985	\$129,303	\$105,992
Prairie Heights ES Site	1,679,673	0.36	2007	\$1,110,380	\$403,434
Prairie Heights ES Mod 2	1,392	0.96	1985	\$109,647	\$104,742
Prairie Heights ES Mod 3	1,296	0.61	1985	\$171,318	\$104,027
Overall - Total	1,698,425	0.51		\$4,861,280	\$2,462,088

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Hanover 28

County: El Paso

Project Title: Prairie Heights ES Security Upgrades, Renovation, and Addition

Current Grant Request:	\$7,956,059.67	CDE Minimum Match %:	40%
Current Applicant Match:	\$5,304,039.78	Actual Match % Provided:	40%
Current Project Request:	\$13,260,099.45	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$13,260,099.45	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$801.21	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$126.42	Affected Pupils:	134
Hard Costs Per Sq Ft:	\$674.79	Cost Per Pupil:	\$98,956
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	124
Previous BEST Total \$:	\$0.00		

Financial Data (School District Applicants)

District FTE Count:	248	Bonded Debt Approved:	\$13,800,000
Assessed Valuation:	\$53,617,430	Year(s) Bond Approved:	22
Statewide Median: \$143,052,675		Bonded Debt Failed:	
PPAV:	\$215,570	Year(s) Bond Failed:	
Statewide PPAV: \$229,467		Outstanding Bonded Debt:	\$15,235,000
Median Household Income:	\$88,482	Total Bond Capacity:	\$10,692,271
Statewide Avg: \$70,838		Statewide Median: \$28,824,395	
Free Reduced Lunch %:	69.70%	Bond Capacity Remaining:	(\$4,511,514)
Statewide District Avg: 51.87%		Statewide Median: \$17,408,578	
Total Mills \$/Capita:	\$942.21		
Statewide Avg: \$1,121			

I. Facility Profile

Hanover 28 (1070) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Prairie Heights ES Safety-Security Upgrades and Renovation-Addition (1070-SG00001) - - New - Application Number (9)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Prairie Heights Elementary School - 1070-6701 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Hanover School District encompasses 266 square miles and two geographically separated parts of the community by 21 miles. Prairie Heights Elementary School was constructed as a new school in 2007 and met all applicable codes for a public-school building. It was originally built to accommodate grades PK through 3, while grades 4-5 remained close to the JR/HS in the original elementary school 21 miles from the new building. This concept and value engineering to maintain construction costs within bonded funds availability account for the original facility size of 12,105 square feet. The original student count at Prairie Heights in 2007 was 60. The following year, two modular buildings were added to prepare for relocating grades 4-5. In the 2009-2010 school year, considering budget shortfalls resulting from School Finance Act revisions by the State, the Board of Education combined both schools to reduce the cost of operating two different buildings in two different locations by consolidating staff and systems into one location now known as Prairie Heights ES. This resulted in a pupil count of 107 at the new building, which has continued to grow annually to our present count of 143. In 2013, the space allocated for grade-level classrooms left no room for all special education services and specials such as art, music, and technology. The need for special education services within the building resulted in bringing those services inside the main building at the expense of relocating our most vulnerable students, PreK - Kindergarten, to outside buildings. The temporary solution was to purchase and relocate two modular buildings within months of each other, providing service space as utilized today, with Pre-K and Kindergarten in two modulars and specials in the other two. This building was not constructed to serve in its current capacity as a K-5 elementary school in 2007; rather, it was constructed to house only grades Pre-K - 3. It serves in its current K - 5 capacity out of necessity.

The construction of the existing facility was deemed appropriate at the time and adhered to applicable codes for a public-school building and the necessity of accommodating grades Pre-K through 3 while keeping construction costs within bonded funds. However, as student enrollment increased and budget

constraints forced the consolidation of schools, the facility's original design became inadequate to meet the evolving needs, particularly regarding space allocation for special education services and specials like art, music, and technology.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Prairie Heights Elementary School is continuously maintained and occupied by students and staff. Capital improvements include: The addition of two modular classrooms installed in 2009-10 was the result of relocating grades 4-5 to the Prairie Heights location due to budgetary requirements created by school finance restructuring. Two additional modular classrooms were installed in 2013 to create space for specials such as art, music, technology, while providing additional space to work with special education, along with an additional septic tank that was attached to the existing leach field. The site has additional improvements including playgrounds and equipment (2008, 2011), improved fence line (2020), improved playground equipment (2019), updated camera security system (2019), undersink water filter at every drinking fountain (2022). Note that most capital improvements are recent as the facility ages and systems failures are exposed.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Hanover School District adopts an annual approach to budgeting, allocating \$809 per student per year district-wide for annual capital outlay and expenditures. Additionally, we maintain an annual maintenance budget of \$285,000 for the entire district. If awarded, we anticipate that the replacement funds from the BEST Grant will help replenish some of these funds, benefiting classroom resources.

If awarded, in accordance with the Division of Capital Construction Capital Renewal Policy, the district plans to contribute, at a minimum, the equivalent of 1.5% of each year's per-pupil base funding to create an annual capital renewal reserve fund. The October 1 FTE pupil counts from Prairie Heights ES will be used to calculate the annual contribution. The budgeted amount will be transferred into Hanover's capital renewal fund by the end of each fiscal year.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Hanover 28 (1070) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Prairie Heights ES Safety-Security Upgrades and Renovation-Addition (1070-SG00001) - - New - Application Number (9)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Did not score high enough on priority list

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Hanover School District is a rural district in central Colorado with a PK-12 student population of 254. The district covers 266 square miles, and our school buses travel more than 300 miles per day across the plains southeast of Colorado Springs. The current elementary school is a public school located on the plains over 20 miles from any type of purchasing capability, which is a distant rural setting.

The current student population of Prairie Heights Elementary School is 143 PreK-5 with a 67% free and reduced lunch student population, considered to be economically disadvantaged. Our geographical area contains large numbers of homeless families with a high crime rate, as evidenced by vandalism, break-ins, and shots fired at the building on several occasions.

Our area is serviced only by the El Paso County Sheriff's Office, and patrols are extremely limited due to staffing and geographic location; hence, safety and security are major concerns. Currently, safety/security, facility critical deficiencies, and ongoing operations strategies have been identified to be addressed by this application.

Renovations from this project will address building security, health, safety, and building comfort. In the deficiencies section, you will see that many systems are at their life expectancies and, if left unaddressed, will become serious health and safety concerns for all users.

The School District needs financial assistance to upgrade these systems because, over the many years of financial recessions from the state of Colorado, we have not had the funding to replace equipment that is beyond useful life and has caused the school to close for multiple days at a time.

In addition, the grant will allow Hanover to bring programs and vulnerable students that are located in portables on-site into the overall building structure so that all students can be educated in a safe and consolidated setting. The portable buildings were built in 1985 and are in poor condition as supported by CDE's Facility Condition Insight Report. Water systems freeze in the winter, necessitating either closure for the day for Pre-K-Kinder or moving to the cafeteria/gym, affecting other scheduled classes. The modular buildings maintain an average FCI score of 0.76, per the CDE Facility Condition Insight Report indicating poor and unsafe learning conditions that are in dire and immediate need of correction. Bringing students into the building also addresses safety and security concerns with students in portables, in that students are not exposed to possible endangerment that is inherent in the surrounding areas.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Prairie Heights Elementary School, as listed in this grant request, and the narrative below describe the critical deficiencies identified through building and systems evaluations conducted over the past year. The major deficiencies requiring immediate correction include a failing roof structure, inadequate water treatment, improper security measures, mechanical system failures, inadequate electrical systems, improper ventilation, and sewage backups. These deficiencies most of which are identified in the Facility Condition Assessment performed by CDE and their impacts on the health, safety, and well-being of the students, staff, and community will be further evaluated in the following detailed descriptions.

The 2023 CDE school assessment report for Prairie Heights Elementary School identifies an overall SCI score of 0.50. Breaking down the score, the highest-scoring systems group involves the school's HVAC system with a score of 1.09. Areas of highest concern for failure include the domestic hot water heater and associated piping (boiler), the kitchen exhaust system, the building RTUs, the electric unit heaters, and the HVAC control system. When looking at the Building Condition Budget Detail, these systems (along with many others) scored a 1.25 within that group. Many additional existing critical building systems also scored a 1.25 and are inadequate and/or failing and in need of replacement, including fire alarm, security detection, access control, or lack thereof on exterior doors, inadequate door hardware, etc. Other areas of critical concern include deteriorating roof conditions, leaking ceiling tiles, end-of-life kitchen equipment, and end-of-life building finishes.

The CDE's 2023 Facility Condition Assessment report identifies that the four existing modular classrooms on our school site are beyond their useful life and in need of replacement. The modular buildings maintain an average FCI score of 0.76, per the CDE Facility Condition Insight Report indicating poor and unsafe learning conditions that are in dire and immediate need of correction. It is worth noting that the modulares were assessed by CDE in 2019 and have undoubtedly deteriorated further and likely maintain a higher FCI score today. Currently, these portables accommodate over 50% of our student population,

serving purposes such as art, media center, Pre-K, and SPED, outside of the main school. Recognizing the critical need for a safe and conducive learning environment, the master plan includes an addition to the school to replace the aging modulars. Simply replacing the modulars with new ones doesn't address safety and security concerns, nor does it address Hanover's current deviation from the minimum gross square foot (GSF) per pupil per the CDE Construction Guidelines. This strategic decision aligns with our commitment to providing a safe learning environment where students are housed within the main building and provided with an optimal educational experience.

Heating, Ventilation, and Air Conditioning (Priority 1 Health and Safety)

The original heating and cooling system, installed in 2007, is still in operation. For the classrooms and gym, the system consists of individual rooftop units equipped with gas heat and mechanical cooling. However, these heating and cooling systems have failed during both hot and cold seasons, leading to multiple school closures. Most recently, when classroom temperatures cannot be maintained at a controlled level and become excessively hot or cold, students may experience decreased memory ability, lack of energy, and difficulty focusing. All these factors contribute to an unacceptable and unstable learning environment.

Over the kitchen, there is a makeup air unit with an evaporative cooling section that has failed. Currently, the ventilation is not adjustable. Each rooftop unit brings in a fixed amount of outside air to the spaces regardless of room requirements, resulting in many classroom spaces not receiving adequate ventilation when needed. CO2 levels were observed to exceed 2000 PPM in classroom spaces, which is more than double the recommended level of 800 PPM. Such a high level of CO2 exposure can cause headaches and fatigue. There is no central control system in place for the school; each unit is being manually controlled via a thermostat on the wall.

We continue to witness HVAC systems failing at an alarming rate. A recent example occurred on January 12, 2024, when a heating unit situated between classrooms malfunctioned, resulting in toxic levels of carbon monoxide. This necessitated a complete evacuation of the school, with most students receiving treatment for exposure to oxygen from multiple units of Emergency Service Ambulances from several counties. Two staff members required ambulance transportation to the hospital for further treatment. Additionally, a third pregnant staff member visited the ER due to elevated CO levels, necessitating oxygen therapy for both her and her unborn child that same afternoon. This recent and unsettling event led to the loss of two days of education and sparked extreme concern among parents. Several families have withdrawn their students from the district and enrolled them in online schools due to stated fears regarding student safety. This district believes that future similar events can be prevented if a BEST Grant is awarded to provide funding for the immediate rectification of HVAC system deficiencies.

Electrical (Priority 1 Health and Safety)

The electrical distribution systems throughout the building are original to the 2007 construction. While the main distribution panel (MDP) and sub-panels are in good shape, the transient voltage surge suppressor (TVSS) is past its end of life and is not operating properly. This results in a lack of proper protection for school equipment and circuits, causing power fluctuations within the building. This disrupts the daytime learning curriculum and damages electrical devices, posing additional risks within the building. When these systems fail, the devices controlling the septic pump and air ventilation will also fail. With systems not operating properly, students are exposed to raw sewage gases and poor air quality.

The building is currently without a functioning Public Address system. This means that any school-wide announcement must be done manually by walking

through the hallways or not done at all. Without a functioning PA system, there is no way to alert the entire staff of an immediate safety concern requiring a full school lockdown efficiently and safely. This is a critical deficiency that endangers all students and staff.

Windows, Doors, & Security (Priority 1 Security and Safety)

Currently, the building's main entrance is not visible to the staff monitoring it, creating a significant security vulnerability. This means that if someone attempts to enter, staff are unable to observe or assess the individual, representing a severe security lapse. The importance of a secure front entry for a school cannot be overstated, as it serves as the initial line of defense in ensuring the safety of students, staff, and visitors. A secure entryway is crucial for controlling access and preventing unauthorized individuals from entering the premises, thereby reducing potential security threats. The proposed plan includes the construction of a new and larger vestibule, enabling visitors to check in at the front desk before accessing secure areas of the building. This addresses concerns raised in the CDE facility condition assessment, including the implementation of a new security detection system and access control on exterior doors, which are currently lacking.

A major safety concern for our school is the necessity of constructing a safety barrier along the roadside of the school's southern property line. Our school faces a unique and highly unsafe condition that, fortunately, has not yet resulted in tragedy. We have encountered bullets originating from properties to our south, which have struck the southern façade of our school. The presence of numerous bullet holes serves as evidence (see attached pictures). While we cannot control the actions of residents to our south, aside from reporting such incidents to the sheriff's office, we aim to establish a protective barrier that ensures the safety of our students and staff. Therefore, we request that grant funds encompass the construction of a 6-foot brick or bollard wall system along our southern property line, adjacent to the road. Additionally, all windows require reinforcement using bullet-resistant film, and external doors must be replaced with bullet-resistant models capable of thwarting forced entry. We are also open to exploring alternative options that offer the same level of safety protection, such as bulletproof glazing. Furthermore, the school currently features a playground and several classroom windows, as well as modular housing for students, situated along the roadside. In the event of a security-related incident occurring on or near the road, students would be at risk. Hence, there is a pressing need for the construction of a wall-type structure along the roadside of the school's southern property line.

Water Quality (Priority 1 Health and Safety)

The school is supplied by a municipality with very poor-quality water. Currently, there are extensive filtration systems scattered throughout the facility, along with a large water softener in the mechanical room, posing major water quality concerns for consumption. Each water source has an individual filtration system that is not sufficient to meet demand (see picture). This has led to students and staff being required to bring daily water for themselves, resulting in an inadequate water supply that often leads to dehydration. Consuming water that is not properly purified can also lead to diseases such as cholera, diarrhea, and dysentery, all of which can be avoided with proper upgrades to plumbing and water quality control. Recently the EPA has declared that they are lowering the allowable levels of 'forever' chemicals [PFAS] in drinking water. Current water systems and the water filtration system will not meet the new standards.

Septic (Priority 1 Health and Safety)

The system requires a pump to transport sewage to the leach field, which is experiencing frequent failures. This leads to backups into the school building, necessitating closures until the issue is resolved. Exposure to these sewage conditions puts students and staff at risk of intestinal, lung, and other infections.

School closures result in a loss of learning and have an overall negative impact on the educational experience. Given the high poverty rate within the district, this exacerbates the situation for families, as they must now accommodate children unable to attend school, potentially impacting parents' employment in some cases.

Unsafe Classroom Environment (Priority 1 Security and Safety)

The Colorado Department of Education (CDE) has adopted public school facility construction guidelines that outline recommendations for square footage per pupil in an overall school environment, as well as specific room and classroom types. These guidelines account for health and safety issues, different educational models, school sizes, and other considerations. The existing Prairie Heights Elementary classrooms are too small to safely serve the number of current students within each room. This was confirmed through discussions with teachers, staff, and the community, as well as by comparing them to the CDE programming analysis that was performed.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The deficiencies listed in this BEST grant were compiled through an investment grade audit and assessment consisting of a combination of site visits, systems analysis, plan reviews and interview with staff. A full building walkthrough was conducted by Iconergy Professional Engineers and construction staff to evaluate each and every building system. This included but was not limited to opening up and inspecting the rooftop units and make up air unit, inspecting the multitude of existing water filtration systems. Teachers and students were observed in their daily routines and in their interaction with the existing infrastructure. Additionally, the building has been closed and students evacuated on several occasions due to systems failing resulting in carbon monoxide exposure. The last occasion occurring in January of this year resulted in 30 students being treated with oxygen and several staff members transported to emergency rooms. The cause was determined to be faulty HVAC systems. This is under repair as of this application. Both the principal and facility manager were able to illustrate their personal impacts from the various shortcomings of the building. The deficiencies themselves are outlined in the appropriate section. Upon completion of the site investigation, preliminary and design was completed to assess various energy measures presented in the grant.

Additionally, data loggers were placed to collect environmental conditions over a period of (2) weeks. The data collected includes CO2 levels, temperature, light levels and relative humidity. This provides hard data from the spaces themselves, rather than just speculation or assumptions. This data is shown in the deficiency section. Historical drawings were also collected and reviewed as available.

In addition to a systems analysis, architects from MOA Architecture analyzed the Colorado Department of Education(CDE) requirements of per pupil square footage to determine if suitable educational space is being provided. These guidelines account for health and safety issues, different education models, school sizes and other considerations. Through this investigation, it was determined that the existing educational spaces are undersized per the CDE by +/- 130 square feet each classroom. This analysis leads to the conclusion that the current space is already undersized.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Hanover School District 28 plans to address all of the deficiencies at the elementary school through a multi-phase construction and renovation project. The addition of classrooms and the renovation of existing classrooms will provide the infrastructure necessary to maintain security, health, and safety while enhancing the learning environment for students. The solution meets all necessary life/safety standards, program requirements, and education goals to

create a healthy and safe environment for students. At the same time, it is the most cost-effective solution and maintains a short construction schedule.

Heating, Ventilation, and Air Conditioning (Priority 1 Health and Safety)

A new building automation system will be installed in the existing school as well as the new additions to provide energy-efficient control strategies, along with enabling remote monitoring and troubleshooting capabilities. It will be open source to allow multiple vendors to work on it. Additionally, it will be able to communicate with the high school building, allowing for a single front end to control both buildings. Demand-based ventilation will also be added to the rooftop units to ensure proper ventilation. This benefits both CO2 levels and provides additional air changes, helping to reduce viral load in the spaces. The kitchen makeup air unit will be replaced with a like-for-like unit. Furthermore, the boiler will be replaced.

Electrical

The transient voltage surge suppressor TVSS will be replaced to restore proper surge suppression for the entire building. A Public Address (PA) system will be installed in each classroom to serve the following important communication purposes:

- 1) Communication: It facilitates clear communication between teachers and students, especially in larger classrooms or in situations where ambient noise levels may be high.
- 2) Emergency Alerts: PA systems are essential for conveying emergency announcements, such as lockdown procedures, fire drills, severe weather warnings, or medical emergencies. In times of crisis, clear and timely communication can be critical for ensuring the safety and well-being of students and staff.
- 3) Announcements: PA systems enable school administrators to make important announcements to the entire school community efficiently. These announcements may include schedule changes, upcoming events, academic reminders, or general school news.
- 4) Enhanced Learning: In educational settings, PA systems can support various instructional strategies by allowing teachers to amplify their voices, ensuring that all students can hear instructions clearly. This is particularly beneficial for students with hearing impairments or those seated at a distance from the teacher.
- 5) Special Events: During assemblies, performances, or other special events, PA systems are indispensable for amplifying sound to accommodate larger audiences and ensuring that everyone can hear speeches, presentations, or musical performances.

Overall, a PA system in classrooms contributes to a safe, efficient, and inclusive learning environment by facilitating effective communication and supporting various educational activities and emergency procedures.

Windows, Doors, & Security (Priority 1 Health and Safety)

As part of the new additions and expansion, a new security vestibule will be included to provide controlled access to the school in a safe and secure sequence. Additionally, all windows will be reinforced using bullet-resistant film, and all external doors will be replaced with bullet-resistant models that also protect against forced entry. A brick wall and/or bollards to protect the students against vehicles will be constructed on the roadside of the school's southern property line.

Water Quality

A new reverse osmosis filtration system, designed to meet the needs of the entire building, will be installed. This system will replace both the existing water softener system and the individual filter systems currently installed at each tap. Since the upgrade of the water treatment system at the school involves a commercial RO system replacing the existing non-functioning RO system, there will be no impact on code compliance.

Septic System (Priority 1 Health and Safety)

A grinder pump will be installed upstream of the septic pump. This will allow for much more reliable functionality of sewage leaving the building and traveling to the designated leach field.

Building Expansion (Priority 1 Health and Safety)

The proposed plan involves adding an extension to consolidate programs and students from the existing outer area modular classrooms into a single, safe, and secure brick-and-mortar facility. The modulares will be removed or replaced with the addition to the existing building. Additionally, it will expand the current kitchen to accommodate serving breakfast and lunch to all students, while also expanding administrative areas to include a secure front entry. This is particularly crucial considering the conditions of the modulares and the lack of security and safety as students travel between buildings.

Providing this expanded addition best serves the students of Hanover and aligns with the district's mission to offer safe, dynamic, relevant educational and creative opportunities and experiences for all students. It also aims to foster a close-knit culture where all students succeed, families are welcome, and the community is engaged.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The development of the Hanover School District #28 Master Plan and the proposed solution of addition and renovation at Prairie Heights Elementary School was predicated on an extensive process including thorough assessments of the current district infrastructure (including the 2023 CDE assessment), educational needs, and anticipated growth. In evaluating the existing building infrastructure, Iconergy evaluated mechanical, plumbing, electrical, and sewer infrastructure. MOA Architecture evaluated the school's educational needs including curriculum requirements, infrastructure, technology, and student support services to create a tailored and effective plan for academic success. Western Demographics assisted the district in looking at anticipated enrollment numbers and future enrollment changes that could impact the school. Through comprehensive data analysis and collaboration with educational stakeholders, we identified key priorities and objectives that guided the formulation of the master plan.

The district's master planning efforts have been characterized by a commitment to inclusivity and community engagement. Recognizing the importance of diverse perspectives, MOA organized multiple community meetings to ensure that the voices of parents, educators, and residents were heard throughout the master planning process. Community meetings were conducted at various times and locations throughout the district. They provided valuable insights into the unique needs and aspirations of the Hanover community, shaping the master plan to align more closely with the collective vision. In addition to community meetings, regular public school board meetings have served as key platforms for updates on the master planning progress, fostering transparency and accountability. We have also incorporated comment sessions into these meetings, allowing community members to express their thoughts, concerns, and suggestions. This iterative process, marked by ongoing dialogue and collaboration, reflects our dedication to creating a district master plan that genuinely reflects the aspirations and priorities of the entire community.

To ensure that the proposed solution is the most efficient and effective use of state and local resources, the district looked closely at the overall size and needs of Prairie Heights Elementary School. After a previous BEST grant submission in 2023, the Hanover School District has reduced the size of the proposed project and trimmed the project scope to ensure the most efficient use of financial resources. The design has been streamlined, and the scope of spaces has been reduced to only those currently needed by the school, falling well below the CDE's construction guidelines. This approach underscores our commitment to responsible stewardship of public resources and the long-term success of the district. The 2023 BEST grant request was for 33,717 sf and has been reduced (value-engineered) to 18,433 sf. Additionally, the total 2023 project cost was estimated at \$22,747,645 and has been reduced (value-engineered) to \$13,131,789.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

As indicated in the deficiencies section, numerous HVAC and infrastructure components of the buildings, including water quality, electrical safety, indoor air quality, thermal comfort, and security, are failing and well beyond their useful life. Heating and cooling unit failures are becoming more frequent, and ongoing maintenance and repairs are increasingly difficult due to the age of the equipment. The situation worsens each year as the equipment continues to age. The school has already experienced cancellations due to failing systems, such as the recent carbon monoxide poisoning incident earlier this year, during which students and staff were evacuated, with some transported to the local hospital for treatment. On many occasions, if the grant is not awarded, student learning is anticipated to continue being interrupted.

If the grant request is not awarded, the conditions will continue to deteriorate further, and the health and safety concerns described above will pose an increased risk to the students and staff. These educational spaces will become even more detrimental to students' education if left unaddressed. Equipment failures will persist, leading to more funds being expended with no benefit other than a short-term fix that allows the district to limp along for another year or two. These short-term fixes will further deplete funds from the capital budget, making it increasingly challenging for the District to provide the grant match each year when renovations are delayed.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how

the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The District has historically maintained its facilities and equipment well, which is why most of the building systems continue to operate efficiently. The District is committed to continuing this tradition of operation and maintenance. For HVAC systems and control replacements, Hanover is dedicated to utilizing reliable, low-maintenance systems that can be updated to extend their lifespan beyond their rated useful life. We employ life cycle cost analysis to determine which systems provide the overall lowest cost to the district and have selected all equipment and systems accordingly. This approach ensures the most effective use of both B.E.S.T. and Hanover's funds. The equipment and system upgrades will allow Hanover School to continue using its existing school buildings for decades into the future. Equally important to financial resources is Hanover's continued attention to operations and maintenance (O&M). Hanover has successfully maintained its equipment so that it reaches its rated useful life. This dedicated O&M effort will continue to play a key role in maximizing the value of Hanover's facility equipment.

As part of this O&M effort, Hanover allocates approximately \$285,000 per year for O&M (in current fiscal year dollars) as shown below:

\$94,105.06 - electricity utilities

\$70,128.67 - propane utilities

\$33,669.54 - Repairs & Maint

\$86,959.67 - O&M third-party labor for mechanical/electrical/plumbing (MEP), controls, and other facilities support services, we are doing more in-house maintenance

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Hanover 28 (1070) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Prairie Heights ES Safety-Security Upgrades and Renovation-Addition (1070-SG00001) - - New - Application Number (9)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

40.00 %

* B. Actual match on this request - Enter Actual Match Percentage

40

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	13,260,099.45
D. Applicant Match to this Project	\$	\$5,304,039.78
E. Applicant Grant Request	\$	\$7,956,059.67
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	13,260,099.45

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2022 Held	Bond - Include Year Bond Election	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input checked="" type="checkbox"/> Utility Cost Savings Contract Energy Performance Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet

% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

5 % * P. Owner Contingency % identified in your project budget


*** Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/15/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

06/20/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The accuracy and reliability of the project estimate were paramount in our planning process. To achieve this, we engaged in a comprehensive approach by combining estimates from two reputable general contractors, JHL and Fransen Pitman, as well as a mechanical contractor, Braconier. This collaborative effort ensured a more well-rounded and thorough assessment of the project's cost considerations. Leveraging the expertise of multiple contractors allowed us to benefit from their diverse perspectives, industry knowledge, and experience, resulting in a more accurate and comprehensive project estimate.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The district intends to hire a third-party management firm with oversight from the superintendent and/or board of education. Following best practices, the district plans to competitively procure, via a public solicitation, per the Colorado Office of the State Architect's Policies and Procedures, the most qualified third-party owner's representative to assist in project management oversight and reporting to the board of education.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

In alignment with the State of Colorado Office of the State Architect Policies and Procedures (SBP-BSC and SBP-SCP), the Division of Capital Construction recommends the following purchasing best practices for professional services procurement:

- Professional Services fees estimated to be less than or equal to \$25,000; are considered discretionary and do not require a competitive bid or a Request for Qualification (RFQ).
- Fees estimated to be between \$25,000 and \$100,000; grantee must contact at least three (3) firms and select the most qualified. Public notification (advertising) is not required.
- Fees estimated to be greater than \$100,000; require both a public notification (advertising) and a Request for Qualification (RFQ). The minimum solicitation time is 15 days.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district passed a bond in 2022 to supplement the State's minimum match. Additionally, the district plans to pursue, as a means to leverage additional funding sources, the Colorado Energy Office Energy Performance Contracting program and will be implementing specific scopes of work for this project under an Energy Performance Contract (EPC). The District will continue to pursue all available funding sources, such as utility rebates and incentives, and other or federal funding sources that may become available to include in the performance contract to help offset District costs. Utilizing this approach for these critical movements will preserve our bond capacity for forthcoming expansion requirements to be identified in our forthcoming master plan process.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Relevant annualized utility costs for this project include electricity and propane totaling \$164,233. Annual utility saving from the project measures is calculated to be \$5,650. In addition, the district spends \$87,000 on O&M, and this project will reduce those costs by \$5,250 annually. The energy user index (EUI) of the building is expected to decrease by 15% to 20% due to the new HVAC units, building automation system and commissioning that will be included with this project.



Hanover Fire Protection District
13325 Old Pueblo Road
Fountain, CO 80817
(719) 382-1900



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Fountain, CO 80817
(719) 382-1900



To the CCAB BEST Review Committee:

I am writing to you in my capacity as Chief of the Hanover Fire District, to wholeheartedly endorse the BEST Grant Application submitted by Hanover School District 28. This grant, aimed at consolidating our students into a single, modern facility, is not just an investment in infrastructure but a profound commitment to the safety, health, and education of our community's children.

Currently, our Pre-Kindergarten and Kindergarten students, the most vulnerable of our school population, are housed in wooden modular buildings. These structures, while serving a temporary need, present numerous safety concerns. Due to the age of the wooden modular lacks the secondary egress out of the buildings and the windows are too small to use them as an emergency egress trapping the students and staff in the buildings if a fire occurs blocking the only door. The areas around them are higher and causing the water to flow around them and under them causing susceptible to mold issues and dry rot of the structures. Our district has grappled with issues pertaining to HVAC systems, with specific fears around gas leaks and the ever-present risk of carbon monoxide poisoning. Moreover, the susceptibility of these wooden structures to grassfires poses an additional, significant hazard. These safety concerns have led to multiple closures, disrupting the education process, and causing undue stress to students, teachers, and parents alike.

The proposed project, which this grant supports, seeks to address these critical issues by bringing all students under one roof in a building equipped with updated, state-of-the-art safety and HVAC systems. This move is not merely a logistical change; it represents a fundamental shift in how we prioritize the well-being of our students. In a region where environmental factors like grass fires are a concern, having a solid, non-modular building provides a level of security and stability that our community desperately needs.

Furthermore, consolidating our students into a single building will enhance the educational experience. It allows for a more cohesive learning environment and fosters a sense of community among students of different ages. Interaction between different grade levels is an invaluable part of a well-rounded education, promoting mentorship and a supportive learning atmosphere.

In my role as Fire Chief, I have witnessed firsthand the challenges posed by the current facilities. I firmly believe that the realization of this project is crucial not only for the immediate safety of our students but also for the long-term resilience and prosperity of our educational system.

I urge the CCAB BEST Review Committee to consider the profound impact this grant will have on Hanover School District 28. Your support can transform the educational landscape of our district, ensuring a safe, nurturing, and enriching environment for all our students. Thank you for your consideration.

Sincerely,

 Carl Tatum Chief,
 Hanover Fire Protection District
 Office 719-382-1900
 Cell 719-492-2729
 Email carl.tatum3500@gmail.com



HANOVER SCHOOL DISTRICT 28
17050 S. Peyton Hwy.
Colorado Springs, CO 80928



Hanover School District No 28 17050 S. Peyton Hwy Colorado Springs, CO 80928 719-683-2247



January 26, 2024

To the CCAB BEST Review Committee:

Dear CCAB Grant Review Committee:

My name is Jerry Hodge and I am currently employed as a Deputy Sheriff with the El Paso County Sheriff Office. I currently serve as the School Resource Officer (SRO) for both Ellicott and Hanover School Districts. As the SRO for Hanover D28, I feel it is my duty to explain the necessity of my support for this project at Prairie Heights Elementary School.

Currently, this school sits in an outlying area of the county and both police and medical support have extremely long response times. Depending on where a unit is located within the county, response time could take up to approximately fifteen to twenty minutes. Also, the area historically has a higher crime rate compared to other areas of El Paso County. During the summer time, I work patrol. I have personally experienced calls for service in the area of Prairie Heights involving incidents such as Domestic Violence, Stolen Vehicles, Drug Activity, Speeding through a school zone, and Assault, to name a few.

In today's world, school security is of utmost importance. I spend the majority of my time at the Hanover Jr/Sr High School; Prairie Heights Elementary is approximately twenty-five miles away. Due to the higher crime rate where Prairie Heights is located, as well as proximity to my usual daily location, upgrades in the school's current security situation is paramount.

I ask that you please consider this when deciding on providing a grant for the school.

v/r
Deputy J.J. Hodge
Patrol Division
School Resource Officer Ellicott/Hanover School Districts
Designated Marksman
Work Cell: 719-208-0009
Ellicott Office: 719-683-2700 ext.4431
Hanover Office: 719-683-2247 ext.115

I am the principal of Prairie Heights Elementary School. I am writing this appeal to express my support for Hanover School District 28's BEST Grant Application. I am deeply concerned for the health and safety of my students and staff as it relates to the physical structures and environmental conditions at Prairie Heights ES. The Hanover community needs CCAB BEST assistance to execute its educational mandate.

PHE's currently consists of five buildings, one main and four peripheral sites. I have many concerns with the main structure. In the two and a half years that I have worked at PHE, there have been four evacuations of staff and students. Two evacuations have occurred because of deteriorated septic lines within the school. This resulted in the school closing for a number of days. We have also evacuated the school because of a water-drainage, insect infestation. We lost a week's time worth of education. The latest evacuation occurred three weeks ago when one of the main building's HVAC units failed and began pumping carbon monoxide into the building. Nearly a third of our staff and students suffered poisoning symptoms. We lost educational time for this and we had two families disenroll their children as well. I do not question if the other HVAC units will fail in a similar fashion; I only wonder how soon they will fail.

The four peripheral, modular sites hold our Pre-School, Kindergarten, Special Education, Art, and Library rooms. They are showing their age. They are not safe. There have been multiple wasp and hornet infestations. We have multiple staff and students who are allergic to this venom and who have needed treatment after being stung. These units have also struggled with HVAC, water, septic, and electrical difficulties over the years. Another significant concern is the physical safety of children as they move from one unit to another. PHE is in a high crime area. There have also been wild dog attacks at nearby sites and we lack sufficient fencing. And the fencing we have is not secure—it is easily opened.

My hope is that your Committee will fully fund Hanover's proposed grant project. Assisting us will unify our educational endeavors into one site that provides a safe and healthy environment for students and staff. Receiving the grant will help us modernize our HVAC, septic, and security systems. Receiving the grant will help unify our sites in order to provide safety and a more cohesive educational environment and experience.

The difficulties that PHE faces are many and costly. My students and staff need a safer environment. I sincerely urge the BEST Committee to support us in transforming our physical and environmental challenges. Partnering with our community and district will help to bring about a needed change that will have a long-term impact on many families.

Thank you for your time and consideration,

Chad Riggs
PHE Principal

● Campuses Impacted by this Grant Application ●

Kiowa C-2 - PK-12 School Replacement - Kiowa ES/HS – 1984

District:	Kiowa C-2
School Name:	Kiowa ES/HS
Address:	525 Comanche Street
City:	Kiowa
Gross Area (SF):	66,858
Number of Buildings:	1
Replacement Value:	\$22,532,807
Condition Budget:	\$13,194,785
Total FCI:	0.59
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,576,346	\$3,625,957	1.01
Equipment and Furnishings	\$1,031,548	\$713,695	0.69
Exterior Enclosure	\$3,160,443	\$550,066	0.17
Fire Protection	\$75,407	\$615,872	8.17
HVAC System	\$3,353,421	\$3,267,781	0.97
Interior Construction and Conveyance	\$3,985,496	\$2,866,267	0.72
Plumbing System	\$1,172,491	\$703,076	0.60
Site	\$3,762,855	\$1,452,328	0.39
Structure	\$2,414,799	\$0	0.00
Overall - Total	\$22,532,807	\$13,795,042	0.61

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kiowa ES/HS Site	481,900	0.39	1953	\$3,762,855	\$1,452,328
Kiowa ES/HS Main	66,858	0.63	1984	\$18,769,951	\$12,342,714
Overall - Total	548,758	0.59		\$22,532,807	\$13,795,042

● Campuses Impacted by this Grant Application ●

Kiowa C-2 - PK-12 School Replacement - Kiowa MS - 1953

District:	Kiowa C-2
School Name:	Kiowa MS
Address:	525 Comanche Street
City:	Kiowa
Gross Area (SF):	31,653
Number of Buildings:	2
Replacement Value:	\$10,763,599
Condition Budget:	\$7,029,204
Total FCI:	0.65
Adequacy Index:	0.17



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,638,990	\$1,401,568	0.86
Equipment and Furnishings	\$621,030	\$748,566	1.21
Exterior Enclosure	\$1,194,905	\$719,738	0.60
Fire Protection	\$40,176	\$401,738	10.00
HVAC System	\$765,743	\$689,796	0.90
Interior Construction and Conveyance	\$2,317,280	\$1,718,379	0.74
Plumbing System	\$581,655	\$301,393	0.52
Site	\$2,179,126	\$1,401,727	0.64
Structure	\$1,424,694	\$48,041	0.03
Overall - Total	\$10,763,599	\$7,430,946	0.69

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Kiowa MS Site	318,000	0.64	1953	\$2,179,126	\$1,401,727
Kiowa MS Admin/Shop	4,310	0.48	1974	\$794,430	\$439,970
Kiowa MS Main	27,343	0.67	1953	\$7,790,043	\$5,589,249
Overall - Total	349,653	0.65		\$10,763,599	\$7,430,946

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Kiowa C-2

County: Elbert

Project Title: PK-12 School Replacement

Current Grant Request:	\$55,532,856.90	CDE Minimum Match %:	65%
Current Applicant Match:	\$13,446,822.00	Actual Match % Provided:	19.49388895%
Current Project Request:	\$68,979,678.90	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:		Contingent on a 2024 Bond?	Yes
Previous Matches:		Historical Register?	No
Total of All Phases:	\$68,979,678.90	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$720.11	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$66.93	Affected Pupils:	342
Hard Costs Per Sq Ft:	\$584.17	Cost Per Pupil:	\$201,695
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	280
Previous BEST Total \$:	\$476,677.60		

Financial Data (School District Applicants)

District FTE Count:	292	Bonded Debt Approved:	
Assessed Valuation:	\$67,234,108	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675	Bonded Debt Failed:	\$24,760,000
PPAV:	\$233,454	Year(s) Bond Failed:	22,23
Statewide PPAV:	\$229,467	Outstanding Bonded Debt:	\$0
Median Household Income:	\$95,195	Total Bond Capacity:	\$13,633,722
Statewide Avg:	\$70,838	Statewide Median:	\$28,824,395
Free Reduced Lunch %:	40.80%	Bond Capacity Remaining:	\$13,446,822
Statewide District Avg:	51.87%	Statewide Median:	\$17,408,578
Total Mills \$/Capita:	\$579.36		
Statewide Avg:	\$1,121		

I. Facility Profile

Kiowa C-2 (0930) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - - New - Application Number (33)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Kiowa C-2 - 0930

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The three affected school buildings were all constructed by the district, are all on the same site, and were new when occupied. The facilities were constructed one at a time over the decades, and all were constructed in compliance with codes and regulations at the time. It is important to note that the site is located in a FEMA designated floodplain.

Kiowa School was originally constructed in 1920 and hailed at the time by the local newspaper as a completely modern building complete with electricity, steam heat, and plumbing. Unique to the area, the building carried a Spanish colonial architectural style which would go on to establish the building as an Elbert County landmark in 2000. This building functioned as the sole school facility in Kiowa until 1955 when the red brick Kiowa Elementary School building was constructed. The red brick building is still in use today and used as the Kiowa Middle School. The 1920's Kiowa School functioned as a High School. The two schools were both utilized until 1985, when the district constructed a new High school building. The High School building is still in use today as its original intended purpose. In 1997 as a result of an enrollment increase of 70% from 1990 to 1996, Kiowa Elementary School and a new High School gym were constructed adjacent to the existing high school. The new construction also included an expansion of the existing high school cafeteria.

The 1920's Kiowa school was unoccupied until 1991 when the building was no longer able to function as a school facility and was sold and utilized as the Elbert County Museum.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the years, Kiowa has seen several improvements to the existing school site. The first addition to the 1955 red brick building was in 1976 with a three-classroom addition and new basement. As a result, Kiowa High School was built in 1985. In 1997 another bond was passed that included the remodel of red brick building from an elementary school to a middle school as a result of construction of the new elementary school. This also included a renovation of the cafeteria in the high school that connected to the new elementary school and gym.

In 2010 FEMA designated the floodplain in the same location as the Elementary School. This floodplain area was rated a zone A which according to FEMA means there is a "1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones Insurance claims."

In 2011 the school district was successful in a BEST Grant pursuit to improve drainage on the site and replace the roof on the high school building. We were hopeful that re-grading the site could mitigate previous issue with water infiltration. However, in the summer of 2021, we filed an insurance claim for the high school as a result of water infiltration. After heavy rains water came up from the floor to the extent that district administrators were not sure if the high school could open on time. This kickstarted the masterplan process that led us to the current BEST Grant application.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

As a result of owning aging facilities, our district has continually allocated an average of \$100,000 per year to the general fund which is spent on capital improvements. This equates to about \$323.00 per FTE. However, due to the deteriorating condition of the buildings this number is increasing sharply. In FY 22/23 the district allocated \$476,422 to the capital reserve fund, and in FY 23/24 allocated \$331,100 with the help of grants. This does not include the numerous insurance claims the district has had to file in the last 5 years. The school district allocates funds district wide that are used at the Kiowa ES/HS building and the Kiowa MS building.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

A Facility Master Plan has been completed and a copy submitted with this application

- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Kiowa C-2 (0930) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - - New - Application Number (33)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Below Funding Line - See Response to *G

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

As one of nine school districts whose boundaries include Elbert County, Elbert County School District C-2 (Kiowa Schools) serves the town of Kiowa and the surrounding area. Established at the Old Smokey Hill Trail and Kiowa Creek, the town of Kiowa was named the County seat in 1874 and has retained this distinction to this day. Today the school district consists of three school buildings located on one campus. This includes Kiowa Elementary School, Kiowa Middle School, and Kiowa High School.

Throughout the almost 150 years, Kiowa's schools have been a bedrock for the community.

As one of the worst natural disasters in Colorado's History, in 1935, severe flooding accounted for 133 deaths and 800 million in adjusted damages as a result of the Monument and Kiowa Creek floods according to Colorado Public Radio. According to the Town of Kiowa, the floodwaters were described as reaching half-mile wide, 12 to 15 feet high and the speed of a fast horse.

Kiowa School is unique in the diverse experiences offered to its students for a school district of its size. This includes over 13 academic clubs, a multitude of sports programs. Our district has a highly supportive community and parent involvement. The school has been a foundation for the community and as with many small towns is the epicenter of larger community events.

Despite the challenges presented by the COVID pandemic, our district has maintained an accredited rating the last four years. In the last year Kiowa School District 6 points to be only 4 points away from accredited with distinction. Kiowa has had a long history of academic success with the previous decade before the pandemic having multiple years with accreditation with distinction.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

One quick look at our FCI numbers shows that there is real need for investment in our facilities. This is our second year seeking support from BEST & upon reflection we realize that last year, of the 15 largest project applications only 2 districts had a higher FCI than ours. This is a good reminder to us that our needs are not just about being in a floodplain & close to the highway.

- Kiowa ES/HS FCI - BUILDING: 0.63 CAMPUS: 0.59

- Kiowa MS FCI - BUILDING: 0.66 CAMPUS: 0.65

We have broken our deficiencies that impact life, health, & safety into two categories below: 1) Safety & Security & 2) Facility Condition Deficiencies

1) SAFETY & SECURITY

All of our buildings are located in, & very close to, serious safety challenges for our students' that we worry about & actively manage daily. We have described our top three concerns in great detail.

FEMA DESIGNATED ZONE A FLOODPLAIN

We experience minor flooding with every rain event & have been experiencing regular significant flooding events at least once a decade. Our largest recent flood was in 2021 & costs for restoration were \$239,000. A catastrophic flood (like occurred in 1935 & 1965 which both involved loss of life) has not happened recently, but it is not a question of if we will be flooded out, it is a question of when.

Our school campus sits at the low point of a large drainage basin feeding into Kiowa Creek in a FEMA zone A floodplain. Civil engineers have informed us that the tributary basin drains approximately 1.7 miles with an estimated peak 100-year discharge of 409 cubic feet per second. They also have indicated that there is not much relief between the school & the drainage way so there will likely be significant damage during a major storm event. According to "Risk Factor" a subscription service for realtors & insurers, our site stands a 59% chance of a major flood event within 30 years.

As a result of this floodplain, we have a large, unprotected drainage ditch that runs directly through the site with multiple bridges across it to allow access to the ES/HS building. In addition to the 2020 flood, impactful storm events flooded the site in 2006 & again in 2017. In both instances, the water washed out the bridge to the ES & the bridge to the HS. In 2006, the water flooded every classroom in both the ES & HS. Teams of volunteers tore out the carpet &

spray anti molding solution on all surfaces. Even a common rain event fills our ditch. Students are drawn to the water, & we must constantly discourage children from playing in & around it. In the winter, bridges are slick & require constant salting & monitoring for safety as they are the only access to the school.

The town of Kiowa & Elbert County have a long history of disastrous flooding. Major floods involving loss of life have occurred in the area in the 20s, 30s, & 60s. The threat is real, & we live with it daily. With recent climate change, it is difficult not to speculate that our concerns over major flooding will be realized sooner rather than later.

Mitigating the risk of flood for our schools requires either construction of a flood mitigation reservoir on our site, raising our buildings up higher, or relocating to higher ground.

DAILY MOVEMENT BETWEEN MULTIPLE BUILDINGS

Our programs require both students & staff to move continually throughout the day between our buildings. This presents a health & safety risk & a supervision burden for our staff. As a small school district, our admin staff consisting of three people, is responsible for monitoring access into & out of three separate buildings with over fifty exterior doors. We lack the staff or current technology to safely monitor the constant flow of traffic. Additionally, our superintendent has calculated that extending passing times to accommodate travel between buildings adds up to approximately 30 minutes of lost time per day in the schedule. This is a significant loss of instructional time.

In addition to loss of instructional time, the students are exposed to all elements while in transit. Rain or shine, they cross the bridges over the drainage ditch with every trip. They are also exposed to the people of the surrounding area. Due to the buildings' proximity to highway 86, District personnel have noticed the site being used as a camping & resting spot for transients through the area.. Our Supt. has had many conversations with travelers in the parking lot encouraging them to move along. Concerns come from nearby neighborhoods as well. Recently, a student was threatened by a stray dog from the trailer park next door. Fortunately, our Superintendent was nearby & put himself between the angry dog & the child. The dog backed him up against a dumpster, & he was able to pull a tire out of the dumpster & use it to fend off the dog.

PROXIMITY TO HWY 86

In 1957 when our school was built Elbert was a sleepy county & it was not uncommon to build a school directly adjacent to a highway. Since that time the population has grown from approximately 4,000 residents to over 26,000 today. This growth turned sleepy Main St. into a busy State Hwy 86. In addition to the population growth the proximity to the highway was further exacerbated when the state relocated & elevated the highway. This change brought the highway to within 35' of the MS front door, & created negative drainage, so that all water now flows back to the building.

Our school also sits on a curve in the deceleration zone on the edge of town. Right at our campus entrance, traffic coming into town at 65 mph must slow to 25 mph & turn slightly left. If a car fails to decelerate & turn, they will literally be launched over the sidewalk & into our front door. In 2021, our district experienced this firsthand. A driver fell asleep at the wheel, lost control & was prevented from hitting our building by wrapping his car around our monument sign. Fortunately, the sign served as an unintended yet effective safety bollard.

ADDITIONAL SAFETY & SECURITY ISSUES

- No secure entrances or vestibules at any school

- Minimal modern access controls - keys only. Locks haven't been rekeyed for decades, multiple masters out in the community.
- Minimal security camera coverage
- ES telephone paging systems are outdated & sparsely distributed leaving minimal ability to communicate in emergencies.
- The ES parking lot is too small & lacks a drop off zone. Alarmingly, some parents are dropping kids off in the middle of busy Hwy 86.
- ES students then walk from these remote unsafe drop-off points through traffic & drop off queues up to 800 feet to reach the ES entrance.
- HS lot & drop-offs are accessed directly off of the hwy, any backups extend out directly onto hwy 86
- There are major cracks in parking lot paving, up to a foot in width
- Parking lots are underlit, very dark & unsafe at night

FACILITY CONDITION DEFICIENCIES:

WATER INFILTRATION

Water is a problem for us beyond the previously described flood zone concern. Our low sitting buildings, poor drainage, & deficient exterior materials fail to keep water out. Water enters all the schools through walls, roofs, & under our doors every time it rains.

At the ES/HS, perimeter trench drains are clogged or collapsed & not draining away from the building. The berms around the perimeter of the school would appear to help with keeping water out, but there is no water barrier between the berms & the walls. Water seeps through the berms, through the walls & directly into classrooms. The roof over our ES/HS gym leaks frequently. The gym floor was replaced in 2019 due to continued leaks in the roof. This year during a major rain event, five large trash cans were filled with water leaking from the roof, saving our new gym floor.

At the MS, the built up & modified bitumen roof is far beyond its useful life. It leaks & is overdue for replacement. As previously described, Highway 86 was raised multiple feet after the Middle School was built & as a result the school now suffers from water, snow & surface runoff from the Highway draining into the main entry & classrooms. The mechanical room often has standing water.

ELECTRICAL

The Electrical services at all facilities present safety challenges. Generally, all panels are full, poorly labeled, disorganized & undersized. Branch panels & feeders are in poor condition. They were designated priority "mission critical" for replacement by the assessment team.

The main electrical transformer & switchgear for all three buildings sit outside, unprotected & in the FEMA designated flood zone, just 30 yards from the drainage ditch that runs through the site. As you can imagine, given the flood zone status, during major rain events running water exceeds the capacity of the ditch & floods the site.

We have inadequate circuits & outlets serving our classrooms in all schools. To illustrate just how undersized our systems are, this year, on their own initiative, ES teachers developed an electrical use schedule, clarifying who could plug in anything extra to avoid constantly tripping breakers. It was determined that just 1 additional teapot was the culprit for tripping the breaker, showing just how undersized the circuits are.

Most of the work that has taken place over the past decades to keep the systems afloat has been informal & does not meet code. Errant wires, poorly labeled panels & overtaxed circuits can pose an electrocution risk.

HVAC

All of the buildings are being heated & cooled by units that are past their useful life, provide very little control, & cannot provide adequate heating & cooling during peak periods.

The heat pumps at the High School are tied into an underperforming geothermal system with no redundant boiler system. During the recent winter cold spell, several rooms struggled to reach 50 degrees & space heaters had to be brought in which consistently tripped electrical breakers leaving classrooms without lights or heat. On cold days where it gets warmer in the afternoon, teachers are propping doors open to bring in warmer air from outside. This creates a security concern.

We conducted CO2 monitoring tests & got readings consistently above 1,400 parts per million with a peak over 1,800. Typical well ventilated indoor spaces typically range from 400 - 1,000ppm. Above 1,000, complaints of drowsiness & poor air are common, once above 2,000, physiological responses include headaches, sleepiness, poor concentration, increased heart rate, & slight nausea.

All schools lack appropriate ventilation which creates an unpleasant learning environment & can spread disease. This is especially pronounced in the shop area which has no ventilation (gas fired ceiling hung radiant heat only) & the MS gym which is heated with residential style furnaces that do not provide code required outside air. The shop also has limited exhaust for welding & wood dust.

PLUMBING

Our major plumbing concerns are due to extreme hard water & highly variable water pressure from the town water source. The water service lines into the campus are absent of water pressure regulators & the systems are being over stressed. Inconsistent & high-pressure surges through the lines coupled with no regulator on the main have been known to damage equipment to the tune of a \$45,000 water bill caused by an undiscovered underground sprinkler line explosion during a District break. Hard water mineral build up has caused several areas of water piping to clog up.

- Additional plumbing concerns include:

- Sanitary lines due for improvement at MS- We have had sewer lines back up several times this year which resulted in flooding in the bathrooms in the MS.

The bathrooms were unable to be used for extended periods until it was fixed.

- HS science acid neutralization needs cleaning/ replacement

- Pipes have recently frozen in MS girl's locker room

- Sewer smells in MS basement & entire ES are regularly reported

- Sewer back up at boy's locker room in December of 2021

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

We have worked diligently to evaluate the building deficiencies and the overall safety and quality of the learning environment. In this time, we have learned a great deal about the deficiencies of our buildings and that our problems are only accelerating as our buildings age. Actions taken to date to gather deficiencies information include:

- New in 2023: Conversations with FEMA to understand our watershed and potential funding availability

- New in 2023: Conversations with Elbert County emergency management

- New in 2023: Conversations with other Districts in similar floodplains

- New in 2023: Obtained recent loss reports from CSDSIP to quantify flooding impacts in recent years.

- CDE assessment reports were reviewed & updated. Our team walked the buildings with the CDE assessors & helped to update the CDE Facilities Insights Report
- Third party engineering assessments were conducted by Artaic (owner's representative) and Wold Architects and Engineers during master planning
- CO2 monitoring - Wold Mechanical Engineering Team
- Radon testing
- Conversation with CSDSIP
- Conversation with Elbert County Historical Society in reference to Elbert County flooding information

Using the CDE's Facility Assessment as our guide, we hired these consultants to help further understand the extent & magnitude of our deficiencies & their impacts on our students.

Through these additional due diligence investigations, it is apparent that our health & safety concerns continue to grow & are of greater significance than first suspected. The results of these investigations are referenced & described in the deficiencies section.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The Kiowa School District Planning Team and Board of Education proposes the following solution to the deficiencies described above:

- New PK-12th Grade school with District offices on an empty 38.8-acre site currently owned by the district
- New playgrounds and parking areas

Preliminary concept designs have been developed to inform budgeting and are based on a potential two story scenario, however the site plan is large enough to accommodate a single story solution as well and the final design is TBD pending a full participatory design process. We have been told by builders that there is not a significant cost difference between a one and two story solution.

Removed from last years grant request:

- New football field and track: the District will utilize current facilities and seek alternate funding sources to replicate them to the new site at a later date.
- Demo existing facilities: the District is partnership with FEMA, Elbert County, and the Town of Kiowa to pursue hazard mitigation funding that will cover demolition and site restoration in the amount of \$1.8M. The budget will still hold an allowance for this item as a contingency should the FEMA funds not materialize.

After failing our bond in 2022, the District conducted a post bond community survey to understand why it did not pass, and prior to running again in 2023, we hired a consultant to conduct another survey to further understand how much our community knows and understands about our facilities conditions and what their values and expectations are related to potential investments. Through these outreach efforts we have learned:

The plan is the right one - very little to know feedback indicates objection to our proposed solution

People don't want their taxes to go up. The 2023 election timing aligned with a massive property tax increase.

To underscore the urgency, the district needs to do a better job of educating our community about how real our deficiencies are. Given that a BEST grant would be needed to fund the project, and that BEST is highly competitive with limited funds, concern was expressed about securing a bond prior a BEST grant being awarded.

During our planning effort in 2021, the District considered 9 different options ranging from continuing current deferred maintenance, remodels and additions to current facilities, to replacing all existing buildings on a site currently owned by the district. The new site is away from Hwy 86 and rests out of the flood plain.

Several options could resolve building condition issues, however, in the end, as we studied options for resolving our deficiencies and safety challenges, we inevitably kept coming back to the fact that we need to get out of the flood plain.

Kiowa is a proud, conservative community that has a long history of "making do" with what you have, and that philosophy certainly guided our team. The committee strongly favored repairing the current facilities UNTIL they realized that decisions around additions and renovation would not address the largest looming deficiencies-the High-Risk Zone A- Floodplain and the unsafe proximity to Hwy 86. The recent car crash which missed the front door of the Middle School and the flooding in 2017 were discussed. With those two deficiencies heavily on the minds of team members, one by one they moved to the position that the only responsible solution was to move the entire site away from the floodplain and Hwy 86. The costs to renovate and preserve the existing schools would be similar to building new, but all agreed, it was irresponsible to continue investing in the current site. Additionally, it was the only proposed solution that would address ALL the site and facility deficiencies.

In addition to the two major deficiencies listed above, the solution will address and remove ALL the deficiencies listed in Section D. Due to the high number of building systems at, near, or past their useful life, and our site location realities, this solution is the most cost effective approach over time.

Water Infiltration- The new facility will address the numerous water infiltration issues by moving the school to a new area away from a major floodplain and poorly graded site. It will eliminate the perilous drainage ditch, icy bridges, and fear of being flooded out. It will eliminate the windows that leak water, and ruined flooring from water coming under doorways.

Electrical-The replacement school will eliminate the threat of our main electrical service being flooded. It will significantly soothe the fear of electrocution as we will move from errant informal wiring to properly installed wiring and panels. Teachers, at last may not have to informally develop electrical use calendars as outlets and circuits will be to code and installed to support instruction.

HVAC- A replacement school will provide appropriate heating and cooling with state-of-the-art control systems that will save money on energy costs. Each classroom will be provided with adequate ventilation with an improved learning environment that fosters less illness. Units will be selected that support MERV 13 technology to appropriately filter the air that children and staff breathe.

Direct Water Lines - The new building will have state of the art water regulators protecting it from the Town of Kiowa's unpredictable water surges. No longer will the district be saddled with a monthly water bill of \$45,000 or damage to equipment.

After consideration of the list of deficiencies overlaid with the goals for the district, the only logical solution was to build a replacement school and address 100% of our deficiencies.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Since our 2023 grant application, we have done significant due diligence to better understand the risks associated with our floodplain. We have reached out to civil engineers, district liability and casualty insurers, the county emergency management team, FEMA, and extensive conversations with our CDE regional representative. This work helped us better understand the risk of the floodplain and reinforced that our solution is the only real option for providing a healthy and safe learning environment.

2024 GRANT REVISIONS

Since submitting last year, we have sought feedback, scores, and comments from the BEST board and staff. We have learned that BEST understands our facilities needs are significant and real. The two areas in our application that scored slightly lower were finance and project proposal. We greatly appreciate this feedback and have taken it to heart. In response, this year's application has trimmed the project scope to reduce cost to be as efficient and lean as possible. At the request of CCAB, we have reached out to several agencies including FEMA to understand what additional resources can be brought to support our needs. We have learned that FEMA does not construct new public buildings, however we are still a good candidate for FEMA support through a Hazard Mitigation Grant. We have been told that FEMA can help with demolition of our current facilities. We have also learned that the reason FEMA is interested in helping with the demolition portion is because they believe there is an opportunity to regrade and modify our current site to mitigate and protect our neighbors downstream from the floods.

2022 MASTER PLANNING PROCESS

Our planning committee met multiple times over the course of four months and included parents, staff, and BOE and community members. The committee reviewed information about our district and facilities as described in the Public School Facilities Master Plan Guidelines.

We held several community meetings to gather input and inform decision making. The meetings were attended by over 60 parents and interested community members. Participants shared priorities & concerns to inform planning conversations. During planning, four notable topics of concern rose to the top.

- Building and Site Safety:
- Location in a flood plain
- Lack of secure entries
- Unsafe drop off and pick-up for all students
- Unsafe traveling between buildings for staff and students
- Proximity to Highway 86
- Electrical systems: Outdated and undersized electrical service at all buildings
- HVAC units are past their functional life and are not new enough to provide adequate ventilation and filtration
- Flooding and water penetration at all buildings through roofs, walls, windows, and doors due to buildings sitting low
- Outdated and deteriorating interior finishes already in need of replacement consistently damaged by excessive moisture with areas of concern for mold

To inform decision making, the committee defined criteria:

- Provide Positive & Appropriate Learning Environments
- Resolve Health, Safety, Security, and ADA Concerns
- Embrace Technology
- Invest in GTE Programs
- Revamp Community and District Trust
- Be Financially Responsible
- Consider Operational Efficiencies
- 1 Campus
- Preserve SF & Consider Future Growth
- Expand Early Childhood Offerings
- Address Teacher Salaries, Student Programs, and Retention
- Minimize Impacts on School Operations

During the final phases of planning, we explored multiple options. Each option was tested against our planning criteria. Options considered were:

Options for a three-building campus:

- 3A- Wait, just continue with deferred maintenance
- 3B- Mitigate a few deficiencies from prioritized list
- 3C- Mitigate multiple deficiencies

Options for a two-building campus:

- 2A-Replace HS, new addition to ES, renovate the MS
- 2B-New 6-12 building, keep ES, Demo MS
- 2C-Convert HS into MS, build a new HS on the other site

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The Kiowa School District C2 facility needs are growing with each passing year, creating an urgency of need. Our robust, 2022 facilities planning process has been eye opening. Our concerns are even more grave than we thought before. We now realize we are constantly living at risk of major liability.

Teaching and learning are being impacted every day. Whether it is the inconsistency of the HVAC, the backing up of the sewers, the rain flooding and building penetration, our students walking back and forth between buildings on frozen or uneven ground, exposed wiring, gas leaks or just the overall safety concerns, Kiowa students do not have the same experience as other students in surrounding and local districts.

As we described in our deficiencies section, one of greatest concerns is our location in the FEMA "Zone A" floodplain. 1965 brought the last major loss of life flood in town (but not the first). In our recent history, we have seen how impactful even less severe flooding can be, washing out bridges and flooding our buildings. This timing corresponded closely with the raising of HWY 86 to roughly 6 feet above the ground floor elevation of the middle school. This further directed water to the school that made water infiltration significantly more detrimental to our buildings. In 2011 the district used grant money to improve

the drainage ditch. The investment was used to deepen the trench, line it with concrete, and install riprap hoping to better protect all school campuses. Sadly, this project resulted in flooding the adjacent mobile home park downstream, impacting many families. The next major flood could happen any day. This is true with many stormwater interventions. The volume of water remains, removing it from one area, changing how fast it moves or the direction it flows often ends up affecting adjacent areas. The site has flooded and will flood again. The last major flood in 2006 did \$200,000 of damage to our buildings, and in 2021 another \$239,000 of damage was incurred.

On Friday, August 19, 2021 a large rain event led to water coming down the walls. Fortunately maintenance and custodial staff were in the building and spent 10 hours running trash buckets. As a superintendent I spent all night squeegeeing the floors to prevent water coming in through the entry doors of the middle school into the hallway in order to keep our gym floor semi dry. We also have a basement in the middle school that stores all school records that came very close to flooding on three occasions.

We have been incredibly fortunate that over the last 5 years all these flood events have occurred while staff is in the building and that we have dedicated staff that are willing to stay in the building until midnight in order to prevent serious damage to the building. We also have roofs leak every time it rains. Staff spend a great deal of time placing buckets during these events.

As highlighted in our deficiencies section, the second major liability we live with is our location directly adjacent to Colorado State Highway 86. The road sits less than 12 yards from the MS front door and directly adjacent to the sidewalk our students walk on every day. It is only a matter of time until another person crashes into our campus. The highway and associated traffic are not going away.

In addition to these major liability concerns, it is becoming increasingly disconcerting that we cannot keep up with repairs and maintenance. More and more of the mechanical and electrical systems have exceeded their useful life. As we work to keep our aging schools dry, safe, open and functioning, it is very disheartening, because as we fix one challenge, another emerges.

If we don't receive this grant, our capital maintenance and improvement budgets will continue to rise and divert more and more dollars away from the classroom. We will continue to do our best to provide the safest environment possible, but are unable to provide this without the help of a BEST Grant

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how

the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

We do not take for granted the opportunity a new PK-12 facility creates for our students and community. Our project approach we believe will provide our district the overall greatest value for the next several decades but only if the building is properly maintained. In order to proactively maintain the new facility, our district is committed to allocating money on an annual basis that can anticipate large expenditures as building systems age. Beyond financial allocations we plan to integrate the development of a high-level Capital Improvements Plan as a deliverable by our project team.

No matter what delivery method we pursue for this project we plan to engage a General Contractor during the design phase to provide cost estimates and constructability reviews. We will also require the General Contractor to provide information on life cycle costs when deciding what systems should be included in the building. We also will work to establish appropriate service agreements with vendors for specialized equipment such as mechanical, lighting, and network equipment. We will also take additional time with the project team following closeout to use the generated Operations and Maintenance plan to develop a Capital Improvements Plan to assist the district with annual expenditures and anticipating costly replacements.

Below is a list of specific warranties our project will require starting at the time of substantial completion. Final warranties will be determined during design through conversations between the district and our consultants regarding cost implications and priorities. However, our consultants have indicated that typical warranties for projects such as this are:

- Roof system: 20-30 years
- Roof top unit compressors: 5-10 years
- Boilers: 5-10 years
- Electrical switchgear: 5-10 years
- Lighting controls: 5- 10 years
- LVT: 20-25 years
- Carpet: 10 years

We also plan to empower our maintenance staff to be able to perform required routine maintenance tasks for equipment and products as recommended by manufacturers. Too often we have seen insufficient trainings in a short amount of time that makes it difficult for school staff to properly understand the needs of a new facility. This is why not only will our maintenance and facilities staff be involved in the construction process, but we will require multiple trainings throughout the warranty period for each building system. We also understand that turnover in a school district is inevitable which is why we will document all trainings with videos. Finally, our construction budget includes the purchase of required maintenance equipment for our staff to use.

Our school board and school administrators are assuming an annual contribution of at least 2% FTE (approx \$275 per student) per year with a minimum contribution of \$100K. Our district has historically allocated this level of funding to address current needs of the school as they arise and is committed to maintaining this commitment with the new facility. Our district will do all it can to extend the useful life of the facility, but major renovations and additions as a result of population growth or reaching the end of building life cycles will likely require a bond effort.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

Our proposed new school will leave the existing Kiowa ES/HS building and the Kiowa MS building vacant. Our district has already begun assessing interest from developers and local government entities to purchase and repurpose these buildings. Our district has had success in the sale of the original 1920's high school to the Elbert County Historical Society. As a vested stakeholder in the site, the historical society has already committed to meeting with the district to review options for the existing site.

The existing five garage transportation building, maintenance building, and storage building will continue to operate in their current location and condition. These buildings are not located in the FEMA designated flood plain and do not pose the same risks to students and staff as the other facilities.

Our goal is to find the most cost effective way to shed the school district's maintenance costs for the existing school facility. We are engaging the Elbert County Economic Development Department to sell the property and structures to a governmental or private entity. Initial conversations have led to the following options for disposition.

Work with other local government entities to repurpose the facilities. Ideas to date include:

1. Sale of property to local government entity
2. Sale of property to private entity
3. Hold and auction for sale
4. Possible sign-over of the property to the Town of Kiowa

Because a deal has not been established to sell the existing properties, the district has planned for demolition of the existing structures and restoration of the current site. Our current budget plans for the abatement of all buildings and demolition of these structures. The construction budget also includes costs for regrading the site following demolition activities and simple native seed landscaping. The existing football fields, baseball fields, and parking lots would be left intact, but all school buildings would be demolished. Because the site resides in a floodplain, we have anticipated construction of a large detention pond in the footprint of the existing buildings to limit the impact of runoff to adjacent properties. Our proposed schedule was developed to accommodate these activities within the three year time frame required by BEST.

III. Detailed Project Cost Summary

Kiowa C-2 (0930) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (0930-SG00001) - - New - Application Number (33)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

65.00 %

* B. Actual match on this request - Enter Actual Match Percentage

19.49388895

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	68,979,678.90
D. Applicant Match to this Project	\$	13,446,822.00
E. Applicant Grant Request	\$	55,532,856.90
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	68,979,678.90

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/15/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

04/01/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

We recognize that recent escalation in the construction industry has made cost estimating challenging. Because we could see these trends at the start of our masterplan process, we were able to engage a Masterplanner Wold Architects, and the owner's representative, Artaic Group. These two firms worked to provide detailed information for our proposed solution.

We then engaged four separate General Contractors with extensive K-12 experience in Colorado to provide detailed cost estimates for new construction and demolition. We facilitated multiple meetings with each contractor to detail their estimates and assumptions so we could take the most accurate average of the three cost estimates. For the abatement of the existing projects, we had our environmental consultant GHP provide an estimate on abatement costs based on years of inspections for the district and an extensive survey conducted before the grant application was submitted.

No percent markups were used in our detailed budget but rather estimates provided directly from consultants, vendors, and industry experts. Even with the extensive coordination and multiple estimates we recognize that many projects have suffered from recent pricing trends and have threatened the ability to complete projects. We feel our proposed budget can realize our proposed new school, but as a conservative community we prioritize making sure taxpayer money is spent responsibly.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Ultimate responsibility for managing the project will reside with the School Board and Superintendent. We realize this generational opportunity will require a significant amount of time and investment from our school district leaders to not only ensure funds are spent responsibly but to make sure this project is a community driven effort that creates a sustainable environment for our children moving forward.

The first step our school district will take if we are fortunate enough to be awarded a Grant, will be to coordinate with our COE representative and procure an owner's rep based on the RFQP template CCAB has developed. We will rely heavily on our Owner's Representative to ensure we are engaging industry experts to provide needed services.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to**

procure the primary consultants, vendors, and contractors for this project, if awarded?

Our district procurement policies align strongly with the state of Colorado encouraging open procurements. The school board has adopted the policy that "contractual services, professional services, and purchases of supplies, materials, and equipment in the amount of \$5,000 or more will be put to bid." As stewards of taxpayer money, we will incentivize as much competition as possible. In order to encourage participation in this process we will work with COE to advertise all bids on the COE Listserve. Our first step will be to work with our COE regional program manager to procure an Owner's Representative. Then pending a final decision on the project delivery method, we will work with our selected Owner's Representative to procure an Architect and General Contractor

No consultants, contractors or vendors will be considered prequalified for any of the bond scope of work

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Our district is pursuing multiple financing sources in order to address the significant needs for our facilities. To date most of these efforts have focused on our insurance claims, however, we are actively pursuing grants to offset the request from BEST.

DOLA

We have successfully applied for \$965,000 in funding from DOLA for a new PreK facility. Currently our only option to incorporate PreK classrooms is to place a modular classroom in one of the most vulnerable parts of our school site to flooding. Our hope is if we are successful with our BEST Grant we can leverage the DOLA funds toward the new building Pre-K program instead of paying high costs for a modular classroom.

FEMA Hazard Mitigation Grant

We have been in communication with FEMA and Elbert County regarding a FEMA Hazard Mitigation Grant. If we are awarded a BEST Grant, we intend to pursue a Grant of \$1,800,000.00 to demolish the existing school buildings in the flood plain and regrade the site to better protect the downstream mobile homes adjacent to the school site. We are including a letter of support from the Elbert County Emergency Response department as they are committed to jointly pursuing this grant if we are successful in our BEST Grant pursuit. We would reduce the total grant amount from our BEST Grant application if successful.

ESSR Funding

Finally, our district has \$170,000 in ESSR III funding still available that can be used to offset costs of the new school.

SSD & SVPP Grants

Our district has successfully pursued funding for new access control and security devices through the Homeland Security School Security Disbursement grant and the School Violence Prevention Program. These devices will be repurposed in the new school building if we are successful in our BEST Grant Pursuit.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal,

telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The existing buildings for the school were constructed in 1953, 1974, 1984, and 1997. Energy savings are anticipated from consolidating all buildings to a single new building built to current energy codes and utilizing high efficiency HVAC systems. Building area will be approximately the same (slight reduction), but consolidating will create a more efficient building envelope and reduce the number of overall utility service connections. The new addition will be approximately 20-30% more energy efficient than the buildings being replaced. Water and sewer needs will be similar to previous, new utility costs are expected to be 15-20% reduced.



Division of Capital Construction


District Statutory Limit Waiver for BEST Grant

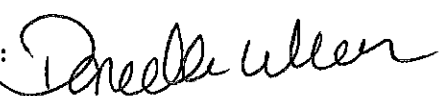
A partial / full (circle one) district match reduction is requested due to:

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 * C from grant application cost summary)	<u>\$44,836,790</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$ 67,234,108</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$ 13,446,822</u>
D. Current outstanding bonded indebtedness:	<u>\$ 0.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$ 13,446,822</u>
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E, unless additional matching funds are voluntarily offered)	<u>\$13,446,822</u>

School District: Kiowa School District C-2
Project: Kiowa Pre-K through 12 Replacement
Date: February 5, 2024

Signed by Superintendent: 
Printed Name: Travis Hargreaves

Signed by School Board Officer: 
Printed Name: Danielle Wilton
Title: Treasurer

January 31, 2024

BEST Grant Application Team
Re: Letter of Support
Elbert County School District C-2 (Kiowa Schools)
Kiowa, CO

I am writing this letter to accompany the BEST Grant application for Elbert County School District C-2. I have been involved with Kiowa Schools since 1998. During this time, I have been a volunteer, President and member of several organizations within the District, Substitute Teacher, and Director on the Board of Education. I was on the Board from 2003 – 2011 and now again from 2021 to present. Throughout the years, I have seen our facilities deteriorate to the point where we are hemorrhaging money just to keep a safe environment for our students.

Both our Elementary School and High School are built on a FEMA flood area. Over the years, we have experienced numerous floods. School has had to be cancelled because of the cleanup and damage. We have attempted to mitigate these problems, however flooding still exists no matter what we do.

All of our schools are within one campus. The elementary school was built in 1997, the middle school was built in the 1950's and the high school was built in 1985. Every building is aging quickly and requires constant upkeep and repair. These maintenance issues continue to drain our resources. After completing a Master Plan, it was decided that the only practical recourse was to build a new school rather than continue to repair the constant problems within the schools. Administration and the Board feel this is the only fiscally responsible path for Kiowa Schools.

Safety is a major concern of everyone – administration, parents, and the Board. Our schools are located on a state highway. Traffic concerns and possible accidents are a daily issue. Also since we are one campus with one cafeteria, our students walk outside to get to the lunch room daily which is a huge safety problem.

Learning should be a top priority for any school. We cannot always provide a conducive environment for our students. Heating and cooling problems arise in every room within the schools, access for any handicapped students is an issue, as well as damage from the water issues. We have tried our best to use the money our District has at its disposable to provide the best area for our students to learn, but it seems we are always having to fix something in order to have safe conditions for our students. Over the years, we have applied for and received many grants to help us lessen some of these problems. However the time has come to follow the recommendations of our Master Plan.

40 acres of land was donated to the school district in the 1960's. This area is not in a flood area nor is it on a state highway. The plans for any new school would provide for one building housing all three schools with the ability to expand as our District grows. This would alleviate many safety concerns our community has with our current facilities.

Thank you for considering Kiowa Schools for the BEST grant. We feel this grant is the only way for us to plan for the future and ensure we are fully educating our students so they all can enjoy a successful future.

Sincerely,



Beverly Durant
President, Kiowa School Board
bdurant@kiowaschools.org

January 12, 2023

CCAB

Re: Elbert County School District C-2 BEST grant application

I personally recommend the approval of Elbert County School District C-2's BEST grant application. As a retired business manager and co-superintendent, I have been intimately involved with their financial management, maintenance operations and instructional goals from 2004 – 2018.

Over the years the District faced multiple challenges to keep their three instructional buildings safe and secure, as highlighted in the following examples.

On July 4, 2010 Kiowa experienced five hail storms in that one day. The result of that was damage to all roofs, water intrusion in all three buildings, a flood that washed out two bridges on the campus, damage to the pavilion, and damage to the entire fleet. Resolution required a gutting of the MS basement, drying out of carpet in two buildings, all roofs repaired, and, most impactful, a new bridge in the playground area, riprap and a new preformed concrete bridge between the elementary building and the parking lot. The drainage area through the campus was lined with concrete. Insurance did not cover the flood damage to the bridges which totaled about \$100,000.

Other events included rain leaking on the gym floor, outdated HVAC units at the elementary and middle schools, inadequate gutters on the high school causing further water intrusion, heating problems in the high school due to geothermal field issues, water leaking between the walls and through the flat roof in the elementary, tree roots in the sewer system, and middle school science room severely destroyed due to a large snow load causing the roof to collapse. Issues with the walk-in refrigerator/freezer in the kitchen required a complete redo of both the walk-in and pantry.

Some of these issues were paid for with the help of our insurer and some with the help of a previous BEST grant, but many were paid for by the school from the capital reserve fund. This was possible because of a continuing commitment by the Board of Education and administration to find a delicate balance between instructional needs and capital needs. Because of this history of fiduciary responsibility, and despite the crippling effect of the budget stabilization factor, the CCAB can rest assured that this school will take its future financial responsibilities for operations and maintenance seriously.

Sincerely,



Denise Pearson

January 24, 2024

BEST Grant Application Team

Re: Letter of Support
Elbert County School District C-2
Kiowa, Colorado

To Whom it May Concern,

This letter of support was written on behalf of the Kiowa Schools Accountability Committee. The Accountability Committee primarily consists of parents and community members who work closely with the school board and administration to ensure the best education for Kiowa's students. Kiowa Schools desperately need the BEST Grant to give our students a safe, secure, and effective place to learn and grow.

The list of deficiencies in our current school campus is endless. The school campus is located in a FEMA flood zone (designated in 2011), and water intrusion is a constant problem. The roofs on all 3 schools leak, leading to concerns for safety, mold, and additional damage. The schools and playground are not handicap accessible. The HVAC systems are on borrowed time, and there is no air conditioning for hot days. The electrical systems are outdated and fail to support today's educational needs in a reliable way. Our middle school is just feet from a large state highway, and our children are in constant danger from fast-moving cars and distracted drivers. The schools share a cafeteria and gym, which means that children are walking between the buildings throughout the day, despite inclement weather and an unsecured campus. Additionally, Kiowa's classrooms are overcrowded. The enrollment has increased by over 30% since 2019, and is expected to continue to grow as the population in Elbert County increases.

Our school board, administration, and staff have done an admirable job of keeping the schools running and providing a great education for Kiowa's students despite these challenges, but our hope is that a successful BEST Grant will allow our school district to stop spending its limited budget on never-ending repairs – allowing it instead to invest in the education of our children. We want to provide a safe, secure, and efficient school campus for the current and future students in Kiowa.

The Kiowa Schools Accountability Committee is excited for the future of Kiowa Schools, and we will continue to work with the school board, administration, and staff to provide the best education possible for Kiowa's students.

We are grateful for your time and consideration, and we hope that you will award Kiowa Schools a BEST Grant in 2024.

Sincerely,

Kiowa Schools Accountability Committee

January 9, 2023

BEST Grant Committee
Concerning: Elbert County District C-2 (Kiowa)

The proposed land site of the new school would be on large acreage given to the school by the Ole and Thora Olsen Family. The Olsen family lived north of Kiowa and raised 9 children on their ranch/farm.

Education was of highest importance to both parents, and they made sure that their nine children (7 boys and 2 girls) graduated from Kiowa High School. The oldest, Melvin, graduate in 1937 and the youngest, Marilyn, in 1958.

Ole and Thora Olsen stayed on the home ranch until the 1960's. When it was time for them to retire, they donated the acreage where the proposed new school could be built.

One son, Kenneth, stayed and ranched in the area. His 7 children also graduated from Kiowa.

It is with great respect that I submit to you that this land has always been meant to be part of Elbert County C-2's future. It was given to ensure that the education Ole and Thora so valued for their family, can continue for generations in safe and modern facilities that students deserve. Thank you for your consideration.

Polly A. Ehlers
Kiowa Alumni



Kiowa Fire Protection District
PO Box 321 ~ 403 County Road 45
Kiowa, CO 80117
Station: (303) 621-2233 ~ Fax: (303) 621-2690



January 24, 2023

To Whom It May Concern:

I am writing this letter in support of the Kiowa School District, Kiowa, Colorado as they apply for the BEST Grant to fund new facilities.

As the Fire Chief for the Kiowa Fire Protection District, which encompasses 324 square miles of Elbert County, CO, the elementary, middle and high schools are in the heart of our District. I join the civic and business leadership officials on a collective vision for progress, downtown economic growth and improvement in our aging educational facilities.

Elbert County is currently the fastest growing county in the state with a projected annual growth rate of 3.63% or an overall growth rate of 98% from 2015-2030, based on the Colorado Statewide Water Supply Initiative Forecast 2004. This exceeds the growth rate of neighboring Douglas County.

The Town of Kiowa houses the Elbert County Courthouse, the Sheriff's Department, including the Elbert County Detention Facility and other related county facilities including the County Fairgrounds. In addition the Town is home to two historic buildings. The original Elbert County Courthouse constructed in 1911 and the former Kiowa School which is now the Elbert County Historical Society and Museum.

The Kiowa School District has the Fire District's full support for this grant and hope that they can be awarded any funds to benefit the citizens of this area. Please contact me should you have any questions or concerns.

Respectfully submitted,

Gerry Lamansky

Gerry Lamansky
Fire Chief
Kiowa Fire Protection District
g.lamansky@kiowafire.com



TOWN OF KIOWA
PO Box 237
404 Comanche Street
Kiowa, CO 80117
Phone: 303-621-2366
Fax: 303-621-2595

January 24, 2023

Elbert County School District C-2
525 Comanche Street
Kiowa, CO 80117

RE: Building Excellent Schools Today (BEST) Grant

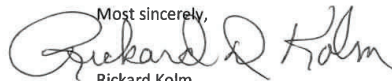
To Whom It May Concern:

It is my pleasure to write a letter in support of the Elbert County School District C-2's request for a BEST grant.

The Elbert County School District C-2 Kiowa Schools campus has several aging buildings, the oldest being built in the mid to late 1950s. In 2021, Kiowa Schools conducted a master plan study, which the Town participated in, to assess the current conditions of the school. Through that study it was determined that several structural issues exist raising acute safety concerns specifically pertaining to failing mechanical systems and structural integrity. Other areas of concern include leaky roofing, water damage, and general water infiltration through windows, doors, and walls. As well, the majority of the schools' electrical systems are original, and heating/cooling systems are inefficient and fail often. As if the previously mentioned it not of enough concern, the current campus also sits in a FEMA-designated flood plain. Thus, the study concluded that the cost of improvements would be approximately \$35 million, an amount the schools are just not, if ever, able to meet.

As some have already asserted, for years the temporary repairs made to the schools "... feels as if we are constantly putting on a Band-Aid." Our students deserve better, in every aspect of the word – safety, opportunities (i.e. vocational programs), etc. Additionally, growth to our area is coming, it is inevitable, and we must be able to support that, but the current proposed growth will not be met under our current conditions.

As Mayor of the Town of Kiowa, I whole-heartedly support the Elbert County School District C-2 in their endeavor to seek and obtain grant funding to either conduct critical and necessary repairs or build a new school altogether.

Most sincerely,

Rickard Kolm
Mayor

RK/kab

● **Campuses Impacted by this Grant Application** ●

North Park R-1 - PK-12 School Replacement - North Park PK-12 – 1964

District:	North Park R-1
School Name:	North Park ES/MS/HS
Address:	910 4th Street
City:	Walden
Gross Area (SF):	85,068
Number of Buildings:	3
Replacement Value:	\$24,798,114
Condition Budget:	\$14,957,561
Total FCI:	0.60
Adequacy Index:	0.26



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,641,293	\$4,080,527	1.12
Equipment and Furnishings	\$1,061,558	\$510,262	0.48
Exterior Enclosure	\$3,729,344	\$1,188,378	0.32
Fire Protection	\$22,915	\$1,105,323	48.24
HVAC System	\$3,426,521	\$2,492,697	0.73
Interior Construction and Conveyance	\$6,052,634	\$3,814,184	0.63
Plumbing System	\$1,407,970	\$1,541,118	1.09
Site	\$1,961,339	\$1,276,846	0.65
Structure	\$3,494,539	\$37,935	0.01
Overall - Total	\$24,798,114	\$16,047,270	0.65

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
North Park ES/MS/HS Old Gym	9,648	0.84	1949	\$2,284,363	\$2,041,275
North Park ES/MS/HS Site	839,837	0.65	1949	\$1,961,339	\$1,276,846
North Park ES/MS/HS Wrestling	4,545	0.57	1978	\$905,182	\$574,784
North Park ES/MS/HS Main	70,875	0.57	1964	\$19,647,231	\$12,154,365
Overall - Total	924,905	0.60		\$24,798,114	\$16,047,270

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: North Park R-1

County: Jackson

Project Title: PK-12 School Replacement

Current Grant Request:	\$52,713,524.19	CDE Minimum Match %:	48%
Current Applicant Match:	\$19,032,673.00	Actual Match % Provided:	26.52777951%
Current Project Request:	\$71,746,197.19	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:		Contingent on a 2024 Bond?	Yes
Previous Matches:		Historical Register?	No
Total of All Phases:	\$71,746,197.19	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$807.41	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$88.74	Affected Pupils:	154
Hard Costs Per Sq Ft:	\$718.67	Cost Per Pupil:	\$465,884
Previous BEST Grant(s):	3	Gross Sq Ft Per Pupil:	577
Previous BEST Total \$:	\$932,348.72		

Financial Data (School District Applicants)

District FTE Count:	140	Bonded Debt Approved:	
Assessed Valuation:	\$95,163,363	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675	Bonded Debt Failed:	
PPAV:	\$682,016	Year(s) Bond Failed:	
Statewide PPAV:	\$229,467	Outstanding Bonded Debt:	\$0
Median Household Income:	\$38,686	Total Bond Capacity:	\$19,096,460
Statewide Avg:	\$70,838	Statewide Median:	\$28,824,395
Free Reduced Lunch %:	32.90%	Bond Capacity Remaining:	\$19,032,673
Statewide District Avg:	51.87%	Statewide Median:	\$17,408,578
Total Mills \$/Capita:	\$1,544.63		
Statewide Avg:	\$1,121		

I. Facility Profile

North Park R-1 (1410) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (1410-SG00001) - - New - Application Number (32)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

North Park School - 1410-6358 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The North Park School was constructed on the site in 1963 for junior and senior high school students. It was funded by a local bond measure passed in 1962 for \$560,000.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since constructing the original school building 60 years ago, there have been several major additions and numerous improvements in response to both programmatic and functional needs as well as general maintenance needed over time. The original building was constructed without a gymnasium. Another bond election was held in 1970 to fund both a gym and auditorium or to fund just the gym. Only the vote for \$375,000 to build the gym addition passed and the gym was finished in 1973.

Additions

The vo-ag building was built in 1977. The former cafeteria, now a wrestling room, was added in 1978

In 1998, a Media Center, funded through a grant, was added in response to new technology. In 2007 and 2009, additions for the kindergarten and preschool program and a cafeteria were built respectively. The cafeteria addition was funded out of a cafeteria grant for \$548,772. Construction paused because of a funding shortfall, and a \$642,088 CDE capital construction grant was obtained for the cafeteria equipment.

In the early 21st century, the 1949 elementary building was abandoned, and the student population was consolidated into the high school building, becoming

a full K-12 building. The main school building houses all PK-12 instructional programs with the exception of the "old" gym and cafeteria, which now serves as an auxiliary gym and community center space and the wrestling room respectively.

In 2014, a secure entryway and enclosed breezeway was built to connect the vo-ag building to the main building. The campus site contains additional improvements including a greenhouse, football field, storage sheds, and garages. Between 2008-10, energy performance improvements were completed.

Most recent improvements include:

? The music room underwent asbestos mitigation in 2020

? A BEST grant in 2020 partially funded a on-the-verge of failing boiler and HVAC improvements

? Improved security system (cameras, phones)

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The district currently reserves \$80,000 per year, or \$513/student, for maintenance and repairs. Because we have all students in a single facility, this is for the affected facility and district wide.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

North Park R-1 (1410) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (1410-SG00001) - - New - Application Number (32)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

The program includes replacing our existing wood and metal shop as part of our educational programming. These programs prepare students for various design, construction, agricultural and welding trades/careers. Existing programming also includes animal and vet science, food science and environmental science.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The North Park School District (NPSD) is a remote, rural district based in Walden, which is located about 150 miles northwest of Denver along the Wyoming border. NPSD serves all of Jackson County—a land area of approximately 1,600 square miles that includes the town of Walden and the communities of Cowdrey, Coalmont, Rand, and Gould. The closest neighboring communities of any size are approximately 60 miles away. The immediate region is also generally referred to as "North Park" and sits at an elevation of 8099' .

In the 19th century, numerous ranching, mining, and logging settlements led to the founding of Walden as a centralized trading community. It is likely that between 1888-1896, Walden's first formal school was founded and this was the beginning of what would become the North Park School District. As the agricultural economy grew in North Park, railway connections were made from Walden across the county and into Wyoming. The number of students also grew.

The district is surrounded by national forests and is a center for hunting, fishing, and other recreation. The multiple reservoirs, rivers, and forest lands in the area have sustained a tourism economy that augments a vibrant ranching community. The 2020 Census indicates that 606 people live in Walden, which is half the population of Jackson County.

The district serves a small but stable population with approximately 160 students. NPSD has 49% of its student population on Free or Reduced Lunch. The median income was \$44,667 and 15% of residents were in poverty. The district was 84% white in 2022, 13% Latino, and 3% Native American.

Over the next 5 years, enrollment is expected to remain stable or grow slightly. Total population in the district has declined slightly, but school populations have remained stable after a slight downturn corresponding to the pandemic.

There are 20 full-time equivalent licensed staff offering a broad range of curriculum offerings. Given the small size of the school, NPSD also offers supplemental online classes from licensed Colorado instructors as well as concurrent credit courses with higher education institutions to expand opportunities for secondary students. The district offers a range of CTE classes centered around the vo-ag career path, including everything from agricultural business to animal and vet science to welding and design.

NPSD offers many extracurricular sports, such as football, volleyball, basketball, wrestling, and track. Also, given the surrounding public land, students have an opportunity to participate in several outdoor educational experiences. Additionally, there is a robust Future Farmers of America (FFA) Chapter, as well as course credit available or 2 semesters of On-the-Job training.

In addition, there are 21 classified staff who support NPSD, including one Maintenance Manager and two custodians to manage the current 70,875 sq ft PK-12 school.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

While the NPSD facilities, originally constructed in 1964, have been well-maintained, they are still faced with deferred maintenance, outdated learning spaces, and general aging, showing wear and tear from 60+ years of use. CDE completed the facility assessment for NPSD in 2022 indicating the FCI of the building was rated at 0.59. The facilities were designed for a different era of education-before the era of technology, before safety and security was a concern, before we knew the health hazards of certain building materials or system design or layout. So while the colors are faded and the walls are dinged, the drive for a school replacement is to be able to educate students in a safe environment suited for a 21st century education.

In 2023, as a component of the master plan process, engineers and architects provided an in-depth facility assessment identifying deficiencies below.

SECURITY: Not all exterior doors close fully or at a safe speed automatically, including the main entry and cafeteria exterior doors. The PA system is outdated and even non-functional in some cases. The PA System does not cover the exterior or school common areas such as hallways, the cafeteria or gym. School-wide communication occurs through classroom phones only, a huge concern in the event of an emergency. Many community events are held in the gym and cafeteria. The layout of the school currently prevents the classroom wings from being locked off from the public areas during the night events. This presents a security hazard in terms of controlling access for visitors.

Site lighting is largely inadequate. Additional exterior lighting is needed for parking lots, walking paths, and at all exits and building exterior courts. A roof access ladder is located on an exterior outside wall. Though the ladder cage can be locked, it is feasible for someone to gain access to the roof at that location and at other areas with very low roof overhangs.

LIFE SAFETY: The main building fire alarm system is antiquated and a full fire sprinkler system needs to be added to meet code. The main corridor is constructed of material not fire rated and lacks a fire sprinkler system. Life safety is not modernized, is well beyond its useful life, and lacks a backup power system.

A majority of the main building roof is constructed from combustible wood material (framing and decking). This would classify the building as Type VB and at its current size, the school far exceeds the allowable safe area as dictated by code. A sprinkler system would reduce this life safety risk, but the presence of asbestos in the ceilings makes it difficult to correct the wood framing fire hazard.

Since the roof structure is wood framing above the ceilings, the ceiling space cannot be used as a return air plenum from an HVAC standpoint. This means that there are currently return air grilles in classroom doors for ventilation. Without a sprinkler system, this approach is both a fire hazard and a security challenge during lockdown conditions.

In the CTE shops, acetylene gas tanks are stored in the open, which is a fire hazard. These tanks require a fire rated enclosure outside the building with piping to the space. Vehicle maintenance is currently taking place in the CTE shop, which is noncompliant with code without a fire sprinkler system and gas detection system. It is recommended that the educational and maintenance activities be in separate facilities. The welding and metal shop lacks proper fire and gas mitigation systems and materials.

Numerous instances of electrical distribution equipment, panel boards, and the exterior transformer are not secured and can be accessed by students or the public.

HAZARDOUS MATERIALS (Health, Safety): There are areas of undisturbed asbestos, and technology wires are strung throughout the school so as to not further disturb areas of asbestos. The majority of ceiling tile adhesive in the main building and existing flooring in the elementary wing contains asbestos. Some other areas such as the Home Economics classroom require asbestos mitigation for both floor and ceiling tiles. Roof leaks are causing repeated damage to the ceiling tile and ACM. Repairs or replacement require full abatement of the ceilings.

Lead testing has been conducted for the domestic water supply at the school site. The results of the testing have raised concerns for the safety of the

drinking water at the school. Although the process for correcting the situation has begun with the State, no work has been completed as of this application.

As the roof membrane continues to delaminate and deteriorate, moisture penetrating into the wood-framed ceiling plenum cultivates a particular risk for mold to develop above the classroom ceilings throughout the school.

SANITARY SEWER AND PLUMBING (Health, Safety): Four existing water heaters are past their life expectancy. Hot water recirculation piping is lacking for kitchen, cafeteria, and classrooms. Elsewhere, piping does not meet IPC or 2021 IECC requirements and lacks piping insulation in areas. The CTE annex restrooms are no longer compliant with state plumbing requirements. Existing sanitary piping is above the frost line and, on numerous occasions, has failed as a result.

HEATING SYSTEMS (Safety): Gas fired radiant heaters are a fire hazard and need to be removed from the woodshop and garage. The main building's backup boiler is halfway through its expected life. There is some cracking visible in the masonry in the library. Though movement seems minor this does allow for air infiltration making the thermal comfort more difficult to maintain.

VENTILATION/INDOOR AIR QUALITY (Health, Safety): In general, the central HVAC system is 64 years old and well past its useful life. Replacement parts can no longer be acquired for the air handlers. Two RTUs that are past or close to expected life need to be replaced. Dust collector needs to be replaced. There is no space in the existing mechanical rooms for a replacement unit or for high-efficiency equipment. In other areas, such as the main gymnasium, air handlers have been replaced and are more adequate. Outside air intakes are blocked in several areas.

The ductwork and exhaust ventilation is inadequate in many areas, including the kitchen, chemical storage area. There are numerous code issues: location of mechanical condensing unit and exhaust fans need fall protection or to be relocated; piping and paneling throughout the building lacks adequate insulation to meet 2021 IECC requirements.

ELECTRICAL (Safety, Technology): Throughout the building, fixtures and controls are inefficient and lighting inadequate. There is no exterior main disconnect for one of the building's services. Panelboards are reaching the end of life. GFI protection is absent in some required areas. Exposed conduit pathways and backboxes are inappropriate for the environment and degraded. Identification and labeling inadequate throughout; updated signage and labeling required. Much of the wiring is exposed conduit throughout the building. Original electrical infrastructure included the placement of electrical panels in unsecured areas, which are exposed to tampering by students or trespassers. Classrooms have very few outlets, forcing teachers to use power strips and extension cords which in some cases are against fire code and regularly get flagged in annual inspections.

ROOF AND BUILDING ENVELOPE (Health, Safety): The building envelope is compromised or inadequate in numerous locations. The roof of the original school is damaged at the perimeter, allowing the roof insulation to deteriorate. With the corridors of the school serving as return air plenums, there are several exhaust vents opening directly to the exterior that do not always close. This air circulation approach is inefficient in North Park's high-elevation cold environment. There are several locations of leaking windows (air gaps) in the main building, and thermal bridging at the gym exterior walls. Not all exterior walls have insulation or are protected from the elements, creating myriad issues including high heat loss. All of these conditions are contributing to energy inefficiency and sub-optimal occupant comfort, especially at the building perimeter spaces.

The roof membrane is under severe stress over the main school area from aging and completely failing with roof leaks over the elementary school wing,

music room, gym and cafeteria. Roof drainage is also an issue in several places, as visible ponding is present on a near constant basis.

ACCESSIBILITY (Safety): Many interior doors lack ADA compliant door hardware. Most bathrooms throughout the building lack ADA features and clearances. There are long narrow alcoves leading to restroom doors, which cannot be feasibly adapted to ADA clearance requirements. Current display cases protrude into hallways and fail ADA compliance. The Press box is not ADA compliant and is also deteriorating.

SITE WORK (Safety, Security): Per CDE's school report, the parking lot, roadway, and sidewalks are beyond their useful life and should be budgeted for repair/replacement.

The parking lot was installed in 1963 and was never graded correctly. This causes poor drainage due to the slope of the hill in front of the school causing water to drain toward the front of the school, primarily the front entrance. There is water ponding in the east service courtyard, main parking lot. Due to the North Park weather and the age of the building, both the elementary wing, main entry, and Old Gym entry walkways have deteriorated and are in poor condition.

Various fencing on the site is beyond its useful life and needs to be replaced.

The track surface is not compliant for use or competition.

The elementary playground is located over 500' from the main entry of the school, posing a safety concern. Additionally, there is no fall surface.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The district received the CDE assessment in 2020 and knew they needed to act to address their failing facility. During the 2022-23 school year-once the district got through Covid-they procured a Planning Committee to create a Master Facilities Plan for the next 5-10 years. The District hired a master-planning team led by Hord Coplan Macht Architects, Dynamic Program Management, and Adolfson & Peterson Construction.

The master plan team provided in-depth facility assessment reports to confirm and update deficiencies, and then engage the community around solutions. In the fall of 2022, the planning team assessed the facility and site conditions and the educational adequacy. The team also gathered community input on proposed projects and needs for the school facilities.

An environmental consultant was engaged to provide hazardous material investigation with more detail than a typical AHERA report.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution is to construct a new replacement PK-12 school on the existing Walden site and to convert the vo-ag shop into a Building and Fleet Maintenance Facility. The proposed PK-12 replacement school is envisioned at 79,000 GSF on a single story. The renovated Vocational Agriculture building will become a staff-only bus shelter and facilities workshop and will no longer house educational functions. Light renovations to convert this building will total 9,960 square feet of work on one story. It will eliminate the need to build new construction for a much needed bus shelter, material storage, and

maintenance workshop to support the school.

The composition of the Planning Committee included multiple school staff; representatives from Jackson County and the Town of Walden, parents, and local business owners. In the fall of 2022, the planning team conducted visioning exercises, developed Guiding Principles, and conducted several community engagement sessions with parents, students, and community members at large. Based on the facility findings and community input, the team developed five options in further detail, including estimated costs, to present to the community. The five options were considered by the Committee and North Park Community. These options included full replacement, a combination of replacement and donation of existing buildings, two different addition/renovation projects and a full renovation.

We evaluated the cost of renovations and determined that the expense of building upgrades, educational adequacy corrections, and renting temporary modular classrooms all add up to over 70% of the cost of a new building. At this ratio it is hard to justify a continued patch-and-repair approach to the existing 65-year-old school.

A replacement school strategy will allow the current North Park PK12 to remain in operation during construction and accommodate all students.

Alternatively, a major renovation of the existing school construction schedule will span two or more winters, with students in modular classrooms needed to endure a brutal northern Colorado climate during the work. These students have already experienced complete disruption during the pandemic and we fear additional learning loss with disruption as a result of a building renovation.

A renovation to the physical structure would still not address many of the deficiencies previously identified, including security lockdowns and roof access issues. The many masonry partitions inside make creating a fully-ADA accessible layout close to infeasible, and technology / infrastructure upgrades will remain a challenge in the future. Even with major renovations there will not be flexibility for Next-Generation learning support such as hallway break-out and intervention areas, nor flexibility for growing special education program needs.

After much consideration and review, the district decided a replacement building is the only fiscally and educationally sound, forward-thinking solution to the issues above.

The full replacement option aligned most closely with the Committee's Guiding Principles, and it breaks a long-standing pattern of patch- and-repair work at the current North Park school. Early cost estimates in December of 2022 reflected the intense period of inflation that had taken place over the course of the year, particularly with construction costs all over the country. Although the team developed a possible phased replacement approach, the rising costs led NPSD to seek assistance from the BEST program. Without the assistance of a BEST grant, the community will be forced to compromise on the best solution from the Master Plan. A partial replacement of the school that maxes out the bonding capacity (approx \$19M) of the district would be the only choice, with no clear path towards funding future phases. Some existing portions of the school and their deficiencies would remain indefinitely until additional funding could be acquired. Therefore, the North Park School District is requesting funding for the full on-site replacement of their PK-12 facility.

The new facility will serve all of our PK-12 grade students and will adhere to modern security, have energy efficiency, be conducive to 21st century learning, provide for teacher and student collaboration space and allow for all of our PK-12 students to learn under one roof. All students will have one main point of entry and exit at the beginning and end of each school day. The new school will finally be free of asbestos in the classrooms and lead in the old utility lines.

Technology deficiencies will be addressed with updated modern infrastructure with new servers, switches and wireless access points throughout the new addition, as well as some new end-user devices.

NPSD and team will reuse as much as possible the newer equipment installed recently at the existing school, including in particular some HVAC equipment, door access control systems, security cameras and communications systems.

The new NPSD building will adhere to a sustainability program per the BEST grant with a goal to maximize durable materials and energy efficiency for decades to come.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The Hord Coplan Macht design team worked with the North Park Master Plan Committee to develop and review a program of spaces that would be suitable to the students of NPSD well into the future. The conditions of the existing PK-12 school were observed and reviewed by the architects, Adolfson and Peterson Construction, and Dynamic Program Management, to assure that the replacement school strategy was warranted. Several design options were considered for the replacement school. The committee and the team together decided on the best campus plan for the school, which leaves space for future flexibility, and maximizes reuse of existing resources on the site.

Site plan drawings and floor plan graphics were created to help with an accurate estimate of construction and soft costs for the project and to clarify the path towards high-performance certification. A project schedule was developed in order to judge the anticipated escalation and procurement costs for the project.

The proposed project and estimate has been developed to comply with CDE Facility Construction Guidelines, all applicable building codes, and the State of Colorado High-Performance Certification program, most likely with a path towards CO-CHPS certification.

The hazardous material abatement scope and budget was provided by an environmental consultant with experience in BEST grant school replacement projects.

In addition, NPSD's Superintendent reached out to various civic leaders to explain the proposed solution, answer their questions, and ask for letters of support. Attached to our application, you will find letters of support for this solution from the following:

State Senator Dylan Roberts & State Speaker of the House Julie McCluskie
Jackson County Board of County Commissioners
North Park Fire Rescue Chief Jeff Benson
Jackson County Public Health
Town of Walden Mayor James Dustin
Jackson County Star Editor Matt Shuler

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The majority of the deficient systems discussed above were noted in the CDE assessment recommending replacement as they are beyond their useful life. This school has urgent needs based on information from the professionals at CDE and our hired consultant team. If any of our systems fail that are critical to

operating the facility, then we would have a crisis with no adequate space to educate our students. Given North Park school is the only school in our district with the next community being over 60 miles away, we must be able to offer district students a facility that provides a safe and high-quality education.

We experienced what remote learning looks like in the spring of 2020. Being a rural community with lower economic status, many families did not have appropriate internet service or did not have internet service at all. Sending home portable internet connectivity devices was futile for some families because of lack of cell service in their residential area. As noted, our Free & Reduced Lunch population is 49% of our students. Many students rely on school breakfast and lunches as the majority of their daily nutrition, and not being able to provide this service would be detrimental. While we know we can 'go remote' it is not ideal and students will lag behind on learning. There are no other facilities within our district boundaries that could be utilized for educational purposes for our student body.

Outside of the BEST Grant program, we would be unable to fundraise the large amount of funding needed to address band-aid solutions or build a new facility. The North Park School facility is in dire condition. The proposed recommendation is the most cost-effective long-term solution to ensure NPSD students get the education they deserve.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

NPSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff and community for as long as possible. A new school will first be under warranty by the general contractor and then maintained according to our regular schedules. The contractor will also provide training and operation/maintenance information to our maintenance department for all new components such as doors, hardware, windows and flooring. IT software upgrades will be the responsibility of the District over time, and hardware and software costs over time will be budgeted by the District.

Per CDE's recommendations, we will implement a facilities maintenance plan for the facility. This plan will provide documentation and direction on the facility maintenance strategy. We will develop short, medium- and long-term goals with the plan to clearly identify which maintenance actions need to be taken and within what timeframe. These items will be identified in four categories: emergency, routine, preventative and predictive. Our maintenance staff will be trained to understand the document and what actions need to be taken to keep it updated. We will work to develop a system for documenting work orders and measuring time to address the work orders against the goals within our plan. Our plan will be a guiding document to appropriately budget each year

the maintenance to be performed. It will provide a strategy on how to catch up in the event maintenance needs to be deferred. Every three years the plan will be updated and we will work to continually improve the plan as we become familiar with our new facility and plan to keep it in the best condition as it ages over time.

Our plan for budgeting for maintenance and capital projects will continue to reserve \$80,000 per year, or \$513/student from the general fund. The district plans to transfer a minimum of 3% of its General Fund annually, approximately \$500/student, to the Capital Reserve Fund for the continued preventative maintenance of systems and infrastructure for the facility proposed.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

After careful consideration by the Planning Committee and broader community, the plan is to demolish the existing PK-12 School, the Old Elementary School, the Wrestling Building, and the Old Gymnasium. The proposed budget includes abatement and demolition of these structures.

Originally, the community hoped to be able to donate the existing old elementary school, old gymnasium and wrestling building to the community for use as a recreation center or as a senior center but this has proved cost-prohibitive.

In the event a community stakeholder approaches the district to acquire any of these structures and the board of education decides to proceed, then the amount budgeted for demolition will be returned proportionally and not utilized for other expenditures per BEST grant requirements. The district understands if a stakeholder were to acquire the asset, this would have to be completed prior to December 31, 2026 to provide enough time to abate and demolish the structures within the BEST grant timeline. The amount included in the BEST grant budget for demolitoin of the elementary, gym and wrestling room is \$475,000.

III. Detailed Project Cost Summary

North Park R-1 (1410) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (1410-SG00001) - - New - Application Number (32)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

48.00 %

* B. Actual match on this request - Enter Actual Match Percentage

26.52777951

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	71,746,197.19
D. Applicant Match to this Project	\$	19,032,673.00
E. Applicant Grant Request	\$	52,713,524.19
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	71,746,197.19

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

06/20/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The master planning team included Adolphson & Peterson Construction, Inc. to provide cost estimating services for the duration of the master plan and BEST grant application.. A&P is a well-known school general contractor that regularly builds pk-12 schools throughout Colorado, including in remote locations like Walden. A&P was able to arrive at a construction cost estimate by using historical data and reaching out to subcontractors for pricing input. The master plan design and owner's representative team had time to review, comment and question the estimate prior to using for the BEST grant application budget.

An environmental consultant provided the budget for abatement activities. A&P provided the demolition budget.

Assuming a start of spring 2025, an appropriate construction escalation was included for the geographic location of Jackson County. While the rate of construction escalation has started to ease, the market is continuing to see a higher rate than pre-pandemic norms in mountain rural communities.

The overall budget, including soft costs, was prepared by the Owner's rep, Dynamic Program Management who has managed many BEST grant projects of similar scope in rural mountain communities.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Our plan for project management will have several facets. We plan to keep our executive committee structure including the superintendent, business manager, maintenance director, Board of Education representative(s) and school principal to help guide the day-to-day decisions on behalf of the district. This group will work with the project team to report to the Board of Education and community of project progress.

We will work with an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. The Owner's Representative will manage the project on the school's behalf to ensure the project is progressing appropriately pursuant to the schedule, monitor quality and budget as the project progresses, and interact with the school representatives and architect to provide direction/ alternatives to matters that may arise. The Owner's Representative will facilitate competitive procurements and manage the various owner consultants.

The design phase will be overseen by an architect as selected by the Owner. The architect will be involved with management of the project with respect to administering questions related to design from the construction team and provide regular site visits to inspect the project with the OR for quality, conformance to the construction documents, and review of the contractor pay applications.

The school will consider the delivery methods of either hard-bidding to the General Contractor, or a Construction Manager- General Contractor (CMGC) approach. A CMGC will provide pre-construction services in the form of cost estimating, scheduling, and other advisory roles during the design phase of the project in cooperation with the architect. The delivery methods will be evaluated based on the scope and complexity of the project, the apparent bidding and construction cost climate, and the necessary schedule for completion.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

NPSD will adhere to the BEST Grant guidelines for an open and competitive procurement for the team members on this project. We know we will have to cast a large net outside of our geographic area to attract team members with the best fit skill set for our project.

We will work with our Regional Program Manager to first procure an Owner's Representative. Then we will work with our selected Owner's Representative to procure design and construction teams and any other project consultant or vendor required.

For each procurement, we will form a selection committee. Scoring rubrics will be provided to candidates and score cards will be completed for each candidate to determine the best fit for our district for this project.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The District has addressed the emergency facility needs at our school that our capital budget could support and by leveraging grant funding. This included boiler, HVAC and security improvements. The deterioration of major systems in the NPSD building are now of a scope that our current funding sources, including our bond capacity, are insufficient to address them.

In the past we have been successful with obtaining grants from alternative funding sources for capital needs. Most recently, we utilized the Security Disbursement Grant to upgrade basic security, cameras and the exterior PA system.. These grants, while helpful, are not on the order of magnitude as a BEST grant for a building replacement project.

The District has carefully considered its request for a BEST grant. We believe in our conservative community, securing BEST grant funding will be paramount to any successful bond measure. Our district has not been asked for a bond, nor passed one, since 1970.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The average annual amount spent on electric and gas at the facility since 2020, is \$98,000/year. We anticipate the new school will be much more energy efficient and we will see a reduction in these costs by 20%-25%.



Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 (<i>Line items A * C from grant application cost summary</i>)	\$34,438,174.70
B. School District’s certified FY2023/24 Assessed Value	\$95,163,363
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (<i>Line B x 20%</i>):	\$19,032,673
D. Current outstanding bonded indebtedness:	<u>\$0</u>
E. Total available bonded indebtedness (Line C-D).	\$19,032,673
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	\$19,032,673

School District: North Park School District
Project: PK-12 Replacement
Date: 02/02/2024

Signed by Superintendent: 

Printed Name: Amy Ward

Signed by School Board Officer: 

Printed Name: Graham Crews

Title: President

DANIEL E MANVILLE BOARD OF COUNTY COMMISSIONERS
COBY L. CORKLE, Chairman
COUNTY OF JACKSON
WALDEN, COLORADO 80480
JEFFREY A BENSON

It has been the stance of this board that the heart of our community lies within our local school. Many residents of Jackson County can flip through class pictures in the main hallway to identify generations of family members who have been fortunate enough to be educated in the North Park School District. While the facilities still house a very intimate learning atmosphere, they are clearly struggling to adhere to the requirements of today's world.

Declining population in our county throughout the 90s and 2000s, led the school district to consolidate from two main buildings down to one in the late 2000s. This transpired to a myriad of remodels and repurposing of several different spaces. While the school has adapted and maintained a high-level of education for our youth, there have clearly been struggles. Aging facilities undoubtedly have these problems, but the evolution of technology in the world has evidently expedited this aging process.

From a construction standpoint, the building was not designed with efficient raceways for new security, data, electrical, or communications to be spread throughout the building. The roof is failing due to its age and the harsh climate and UV damage that comes from living at 8,100 feet in elevation. There is not a fire suppression system in place, and it is likely that none of the classrooms or egress routes meet applicable time ratings for fire corridors. There are a multitude of entryways that can make securing the facility a nightmare. Beyond all of this, the mechanical, electrical, and plumbing elements of the building are patched and spliced to wring out their last few years.

Deficiencies, such as the ones listed above, have quietly disturbed our local emergency responders to wonder what they can do in the event of a fire or an active shooter. Jackson County is truly isolated. The next nearest law enforcement agency, fire department, or hospital that could provide aid is a minimum of 60 miles away. Fortunately, our community is tightly knit and our local CPW and Forest Service officers are also familiar with how to address security concerns. However, it a truly traumatic experience, they likely wouldn't be enough either. While a new facility wouldn't solve all of these issues, it would absolutely help.

When we say the school is the heart of our community, what we really mean is that the children in the school are what truly matters. Small communities certainly have their quirks, but one place that all of residents can find common ground is that the safety and education of our youth is paramount. Our board cannot truly express in words its support for our school to receive a BEST grant to help fund a new facility that can continue to be a part of our home in North Park.

Thank you,



Coby L. Corkle
Jackson County Commissioner, Chair

January 25, 2024

To Whom It My Concern:

From: Chief Jeff Benson

Re: Letter of Support

I am writing this letter to support North Park School District, Jackson County Colorado. North Park Fire Rescue Authority believes any changes or improvements to the current facility that make it safer for kids, staff and community is a win for everyone.

Be it improvements to the security measures with the school or removal of hazards like asbestos from areas with the school or opportunities to enhance students ability to learn in a better environment.

North Park Junior-Senior and grade school is the heart of our community and very much needs to become a safer facility for all to enjoy and learn there. We at North Park Fire Rescue Authority fully support any endeavor to achieve a safer environment for everyone including our first responders.

The current facility is the only school in Jackson County.

Thanks for your consideration on this important matter.



Chief Jeff Benson

North Park Fire Rescue Authority

Phone: (970)819-8732

Email: combenson58@gmail.com



NPSD Letter or Recommendation

Jan. 31, 2024

To Whom It May Concern:

On behalf of the North Park School District (NPSD) located in Walden, Colo., Jackson County, Colo., I offer this letter of support of the NPSD in any and all efforts for their BEST (Building Excellent Schools Today) Grant application. The NPSD has been in existence since the 1960s when seven school districts in the county consolidated to one district within the Jackson County boundaries. This consolidation resulted in the building of a new high school over 60 years ago.

This forethought and saving of money is a consistent consideration that the NPSD board of education has made for the school district and constituents. The district has kept up facilities and services for the community even though the district and county has difficulty with property tax collection since about 70 percent of all the land in Jackson County is not taxed as property. The U.S. Forest Service, Bureau of Land Management, Colorado State Land Board, U.S. Fish and Wildlife Service own land that is not taxed for the benefit of schools or other town and county uses. This makes funding very difficult when considering paying teachers, maintaining buildings and building new facilities. The difficulties and raising costs of construction have always been considered by the NPSD board of education.

So much so, that at the time of the construction of the original building the district choose not to build a gymnasium, swimming pool or art and concert venue. The cost at that time was just over \$10,000 to have those spaces for the community's benefit. The cost of those things seems today like a small amount. But at the time, the board did not have the money to spend.

The district has evolved over the years trying to update an old building to fill the needs of the modern student. Internet access was never considered with the old building. Neither were the demands of electrical outlets to fuel computers, copiers, printers, servers and all the things a modern school requires.

The existing building has been well maintained, but even well-maintained buildings wear out. The roof has begun to leak more and more. The sewer system under the school has become problematic. The grade of the site has also caused continuing maintenance issues. The weather in Jackson County does not help maintain a flat roofed structure like the existing building.

During the time since the old school was built, Jackson County has lost two coal mines, a lumber mill, the rail in and out of the county, and was listed in Time Life as one of the top ten endangered communities in 1990. Declining enrollment has limited the amount the district has been able to save as revenues have declined. The district has remained solvent and has been able to keep enough cash reserves to be able to try to provide the best available education in the area. But the competition between surrounding districts, Steamboat Springs, Grand County and the State of Wyoming, make the pay scale and ability to compensate at a livable wage very difficult. The district has bought teacherages to house district employees because housing is so hard to find in Jackson County.

I support the BEST grant application for all of those reasons. Jackson County is a playground for the front range and our services are needed when those people are using our resources. We hope you see the value of having a school and a school building that is the epicenter of the community. That community and our school district is something this community stands behind.

Thanks for your consideration

Sincerely

Matt Shuler
Editor
The Jackson County Star

TOWN OF WALDEN

PO Box 489, 513 Harrison Street, Walden, Colorado 80480
Telephone: 970-723-4344 Fax: 970-723-4671 Gas Line: 970-723-4662

Mayor James E. Dustin

January 30, 2024

Letter of Support

To Whom It May Concern,

I am writing in support of the North Park School District's request for grants and aid for their plans to vastly improve the local school facilities. We often feel like Jackson County (North Park) is the forgotten corner of Colorado, possibly because of its remote location. The North Park School District serves all of Jackson County, 1 million acres of land populated by 1,350 people. Our bus routes are, as you might imagine, interesting.

The school district currently is operating out of a single main building that is 60 years old. The last time I talked to the maintenance person, he was struggling to get the heating systems working as local temperatures were hovering around -10 degrees. The main building – which serves elementary, middle, and high schools, reminds one of an old and not-quite-dependable car. Of more concern is the fact that parts of the facilities are not up to current building codes.

The school administration has been working for more than a year on a facilities replacement plan, and I believe they are being as frugal as they can be. But the county does not have a great tax base and could use every bit of help the state could provide.

I know I could get the whole Town Board to sign off on this letter, but we do not meet before the deadline for submission of support documents, so I can only offer my total support for the North Park School District's request.

Thank you for your consideration.

Jim Dustin
Mayor, Walden, Colorado



PUBLIC HEALTH
 Dr. Lynnette Telck
 COUNTY OF JACKSON
 WALDEN, COLORADO 80480
 (970) 723-4002

Marcie Clendenen BSN, RN

James Johnsen

To Whom it May Concern

From: Jackson County Public Health: Marcie Clendenen BSN, RN, Dr Lynnette Telck and James Johnsen

Subject: Letter of Support

On behalf of Jackson County Public Health, I am writing to offer our unanimous support for the North Park School District BEST Grant Application. North Park School District is the heart of Jackson County, Colorado. Not only do they deeply care for the education and safety of their students and staff, they also serve the community. This is seen by them opening their doors for non-school events, community health fairs, vaccination clinics, warming shelters, and more. Unfortunately, North Park School District, like many rural/frontier schools, have seen a backlog of deferred maintenance on their buildings, infrastructure and equipment, due to budget restraints. The BEST Grant would enable North Park School District to remain the heart of Jackson County by upgrading classrooms to accommodate newer technologies and advance the education of the students, increasing security so students have a safe environment to learn, and providing updated facilities to better serve the community. We thank you for your time and consideration for North Park School District. Please reach out to Jackson County Public Health with any questions you may have regarding our support of North Park School District

Sincerely,

Marcie Clendenen BSN RN
 Marcie Clendenen BSN RN
 Jackson County Public Health



General Assembly
 State of Colorado
 Denver

January 22, 2024

Andy Stine
 Director, Division of Capital Construction
 Colorado Department of Education
 201 East Colfax Ave.
 Denver, CO 80203

RE: North Park School District's BEST Grant Application

Dear Mr. Stine:

As Jackson County's elected state legislators, we strongly support the North Park School District's application for funding through the BEST Grant program. North Park's desire to address aging facilities demonstrates their commitment to the long-term success of their students.

The current North Park School site is more than 60 years old. While updates have been made to address the most pressing concerns, the building has loose technology wires, which are exposed so as to not disturb asbestos. The majority of the ceiling tiles contain asbestos, and in the winter, the building has several leaks and struggles with high heat loss. Leaky roofs and intermittent heating issues disrupt learning and undermine the success of more than 180 students. North Park School District's facility assessment, conducted by CDE in 2022, indicated the facility condition index (FCI) of the building was rated at 0.59, defined as poor bordering on deficient. In short, this 1960s complex is not designed to safely and sustainably meet the needs of a 21st-century student body.

The complex contains hazardous materials such as asbestos, pipes that fail to meet standards, damaged and leaking roofs and windows, loose wires, an antiquated fire alarm system, outdated water heaters, inadequate lighting, and more. There are multiple viable plans forward for this complex, but the community has found consensus in supporting Master Plan Option A, a complete replacement of the existing school facility and the demolition of all other buildings.

In the small community of Walden in Jackson County, school facilities are vital and cherished community assets. Further, improving the facilities will undoubtedly lead to future student success and achievement that will last for generations to come. We urge you to consider the urgent and substantial improvements needed to best support the students and faculty of North Park School District.

Sincerely,

Julie McCluskie

Julie McCluskie
 Speaker of the House
 House District 13

Dylan Roberts

Dylan Roberts
 State Senator
 Senate District 8

● Campuses Impacted by this Grant Application ●

Jefferson County R-1 - Fletcher Miller School Replacement - Miller Special Education – 1963

District:	Jefferson County R-1
School Name:	Miller Special Education
Address:	200 Kipling St
City:	Lakewood
Gross Area (SF):	62,345
Number of Buildings:	3
Replacement Value:	\$23,258,557
Condition Budget:	\$9,083,740
Total FCI:	0.39
Adequacy Index:	0.28



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,103,849	\$1,052,353	0.34
Equipment and Furnishings	\$278,043	\$277,273	1.00
Exterior Enclosure	\$3,056,186	\$220,574	0.07
Fire Protection	\$15,160	\$797,779	52.62
HVAC System	\$4,203,363	\$2,421,703	0.58
Interior Construction and Conveyance	\$3,808,947	\$2,160,731	0.57
Plumbing System	\$959,879	\$790,798	0.82
Site	\$3,209,568	\$1,951,489	0.61
Special Construction	\$193,203	\$193,203	1.00
Structure	\$4,430,358	\$0	0.00
Overall - Total	\$23,258,557	\$9,865,903	0.42

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Miller Special Education Mod RE-049, REC-111, & 112	3,120	0.69	1991	\$437,970	\$302,324
Miller Special Education Main	57,195	0.34	1963	\$19,349,975	\$7,400,358
Miller Special Education Mod REC-066 & 136	2,030	0.81	1992	\$261,044	\$211,732
Miller Special Education Site	403,325	0.61	1963	\$3,209,568	\$1,951,489
Overall - Total	465,670	0.39		\$23,258,557	\$9,865,903

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Jefferson County R-1

County: Jefferson

Project Title: Fletcher Miller School Replacement

Current Grant Request:	\$8,550,559.40	CDE Minimum Match %:	75%
Current Applicant Match:	\$30,315,619.69	Actual Match % Provided:	78%
Current Project Request:	\$38,866,179.09	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$38,866,179.09	Adverse Historical Effect?	Yes
Cost Per Sq Ft:	\$576.87	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$35.76	Affected Pupils:	96
Hard Costs Per Sq Ft:	\$530.78	Cost Per Pupil:	\$404,856
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	702
Previous BEST Total \$:	\$2,886,679.60		

Financial Data (School District Applicants)

District FTE Count:	72,489	Bonded Debt Approved:	\$567,000,000
Assessed Valuation:	\$13,503,034,710	Year(s) Bond Approved:	18
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	\$535,000,000
PPAV:	\$184,704	Year(s) Bond Failed:	16
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$779,805,000
Median Household Income:	\$102,989	Total Bond Capacity:	\$2,677,807,732
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	32.50%	Bond Capacity Remaining:	\$1,920,801,942
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$1,051.10		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Jefferson County R-1 (1420) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fletcher Miller School School Replacement (1420-SG00003) - - New - Application Number (18)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Miller Special Education - 1420-5892 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

NA

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Fletcher Miller School (Miller) was built in 1963 to support Special Needs students. The school is in central Lakewood, on 17.7-acres of land. The site is south of Jeffco Stadium / 6th Avenue and east of Kipling Street, the primary access to the site. The site has parking for 87 vehicles plus twelve more handicap spaces, and twelve bus loading spaces are provided.

The original building is approximately 37,394 SF. In 1989, a 15,591 SF classroom addition was constructed. The original building has two classroom pods, each in a hexagonal shape, there is a gymnasium, cafeteria, kitchen, pool (not in use), administrative area and support spaces. The addition consists of 16 classrooms, toilets, and a common area between the original building and addition. The building serves PreK-12 grade students and Jefferson Transition Services (JTS) programs. . There are five 1980 vintage modular buildings that support Lighthouse.

The classroom addition houses grades Kindergarten-12, PreK is in one of the pods in the original building. The balance of former pod classrooms now serves as sensory rooms, therapy rooms, storage, staff areas and JTS. Lighthouse students are in modular buildings.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

As part of the 2018 Capital Improvement Program, the following upgrades were completed in summer 2021. The total cost was \$1,852,913 and consisted of the following:

Secure main entry vestibule which included new storefront and access into the school and access control.

Replacement of two vestibules on the east and west sides of the 1989 north addition. The existing curtain wall system had deteriorated and was subjected to movement due to soils issues.

Removal of partition walls between classrooms. Fixed walls with pass-through doors were added.

Replacement of exterior classroom doors in the original 1963 building.

Miscellaneous roofing repairs.

Consolidation of two boiler plants into one. Replaced existing boilers with new.

Partial Chiller replacement, one of two replaced.

Security cameras.

Flooring

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

During non-capital program periods, Jeffco Schools annually transfers approximately \$32MM from the general fund into the capital reserve account, a portion of which is used to support districtwide facility improvements. The account makes certificate of participation (COP), loans and other payments associated with capital improvements, fleet vehicle purchases, Construction Management department operational expenses, resulting in a net of \$18MM to \$19MM that are used for improvements to the approximate 200 district facilities. The district has been moderately successful at the ballot box for general obligation bonds. The most recent successful ballot measure was a \$567MM bond comprising most of the 2018 capital improvement program. The 2018 program with bond issuance, premium, interest and six years of capital transfer will have a value of about \$836MM. Prior to the 2018 issuance there was a \$100MM bond in 2012 that was designated "warm, safe and dry" covering deferred maintenance, envelope, and security improvements; none of the funds went towards adding square footage. A ballot measure in 2004 was successful. Voters defeated ballot measures in 2008, and 2016. In those years without a capital program the available funding is applied to maintaining and addressing deferred maintenance needs. Annually, the combined general fund budgets for building and site

maintenance are approximately \$14.3M from. These funds are used to maintain the buildings and sites, address work orders and fund maintenance operational expenses.

The district has approximately 12.4 MM square feet of permanent building space and over 3,100 acres (about half the area of Chicago O'Hare airport) of land. 67% of district buildings were constructed between 1950 and 1989. The building average age is 46 years, campus median age is 44 years. The current Facility Condition Index (FCI) for the real estate portfolio is 10.4%. The longevity of the school portfolio and low FCI is a testament to the voters' willingness to pass bonds, prudent use of capital reserve funds and to the district departments that maintain the buildings and sites.

In 2022, the Board of Education voted to close 16 elementary schools. Two elementary schools had been closed the previous year. In 2023, the Board voted to close two K-8 schools effective the 2024-25 school year. In addition to closing schools, since 2018, the district has demolished over 200 modular buildings, removing approximately 200,000 square feet building area.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Jefferson County R-1 (1420) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fletcher Miller School School Replacement (1420-SG00003) - - New - Application Number (18)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Jeffco Public Schools (Jeffco) is located in Jefferson County, Colorado. It is the second largest school district in Colorado serving more than 65,000 students across 140 schools. Approximately 9 percent of Colorado's K-12 students attend a Jeffco school. With 14,000 employees, the district is the largest employer in Jefferson County and has provided educational excellence for nearly 75 years.

The County is diverse in both population and geography, from urban to rural, including mountain communities west of Denver. Jeffco has 31% of students that qualify for free and reduced lunch, an indicator of poverty, and a 34% minority student population.

The school district is divided into 17 high school articulation areas receiving elementary and middle school students from each neighborhood served. There are also option and charter school choices. The district encompasses a wide range of educational environments for students, including elementary, K-8, middle, high, option schools, charter schools, online, career/tech ed, and outdoor laboratory schools. No matter the school setting, Jeffco is focused on its mission of providing a world-class education that prepares all Jeffco students for bright and successful futures as local and global citizens.

In the 2022-23 school year, Jeffco schools across the district have been recognized locally, regionally and nationally for their academic achievement. An example includes: Governor's Distinguished Improvement Awards - Schools demonstrating exceptional student growth.

For the sixth year in a row, as a whole, Jeffco Public Schools' on-time graduation rates outpaced the state average, according to the most recent data provided to the Colorado Department of Education. Jeffco's graduation rate for the class of 2023 is 85%. The dropout rate for Jeffco Public Schools' class of 2023 is 1.5%, which is lower than the state average of 2.1%. The district is committed to instructional excellence and providing extraordinary student experiences.

Fletcher Miller School (Miller) is a unique academic environment for students with significant support needs (SSN). Miller is a public school on Jeffco Public Schools' continuum of alternative education placements for special education. This is the only school of its kind in Colorado.

In addition to providing instruction in literacy, functional communication, math, science, and social studies, students experience adaptive physical education, music, and art. Fletcher Miller provides intensive physical, occupational, and speech therapy so students can access their curriculum.

Fletcher Miller School serves about 100 students with severe physical and intellectual disabilities unable to attend their neighborhood school due to the level of care required. Student ages range from Pre-k through age 21. Fletcher Miller has 80 staff members to meet student needs, including paraprofessionals, physical/occupational therapists, and psychologists.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The building as designed in 1963 is no longer adequate for the population that Miller serves today. Aside from the building deficiencies listed below, the accessibility and orientation of spaces makes it exceedingly difficult for both students and staff to navigate.

Approximately 85% of the student population is in a wheelchair. The wheelchairs are not a "typical" wheelchair in size. Most wheelchairs come equipped with other specialized equipment for communicating, learning and medical needs. The existing door openings and hallways are not wide enough to navigate safely through. Safety, Security, Programmatic, Functional and Accessibility Deficiencies.

The school lacks a wayfinding system for students to safely navigate through the building. Safety, Security Deficiencies.

Due to soil conditions, the existing building has been subjected to settlement which has created issues with doors securing, monitoring of cracks in walls and partitions, resulting in ongoing maintenance issues. Safety, Structural, Building Adequacy Deficiencies.

The school uses a common parking lot for bus drop-offs, staff and parent parking and deliveries creating conflicting uses. Parents, students and staff must cross the bus lane to enter the building. Safety, Security, Accessibility, Circulation, and Risk Management Deficiencies.

Bus drop-off lacks cover/canopy exposing students to weather conditions from bus to school entrance. Health, Safety, Functional Deficiency.

SSN PreK lacks adequate toilet facilities, storage, and teacher workspace. Functional and Programmatic Deficiencies.

K-12 classroom space lacks toilet facilities requiring students to leave classroom and join a queue where they may have to wait 15-30 minutes to use common toilet facilities. Health, Functional, Programmatic, Building Adequacy Deficiencies.

K-12 Classrooms lack a quieter learning area for students who need fewer environmental distractions. Health, Functional, Programmatic Deficiencies.

Classrooms are not equipped to meet the complex medical needs of students. Health, Functional, Programmatic Deficiencies.

K-12 Teachers lack space to collaborate and prepare, classrooms currently serve that function. Functional, Programmatic Deficiencies.

K-12 classroom wing lacks adequate storage space, requiring equipment be in the corridor, or located remote from the areas requiring access. Safety, Security, Functional, Programmatic Deficiencies.

The current cafeteria and food service space does not meet the needs of the current student population. Students require a smaller, quieter area to eat that has decreased distractions and better acoustics. Functional, Programmatic, Building Adequacy Deficiencies.

K-12 area lacks communal space within the area. Students are transported significant distances from classrooms to cafeteria or gymnasium. Safety, Functional, Programmatic Deficiencies.

The school has the required number of toilets by code, they are not accessible for the students at Miller. Most students of all ages require assistance. There are typically 2 adults with one student in a hygiene room. There are four multi-user toilet facilities, two in the original building and two in the addition. One of the toilets has adjoining showers. Larger more accessible restrooms equipped with a changing table and storage are needed. Health, Safety, Functional, Programmatic, Building Adequacy Deficiencies.

The school clinic does not meet the area requirements for an elementary school and is inadequate to serve this student population's needs. The clinic lacks adequate storage space for medications, equipment, and workspace for staff. Health, Safety, Functional, Programmatic Deficiencies.

The restroom in the clinic is too small and lacks adequate shower facilities. Nor does it have adequate space for the student medications and equipment. Health, Safety, Functional, Programmatic Deficiencies.

Miller serves students ranging from age 3 to age 21. Students 18 to 21 are in old temp buildings located behind the building. Health, Safety, Security, Functional, Programmatic, Building Adequacy Deficiencies.

The fire alarm system is currently only audible and will be upgraded to voice evacuation including lockdown notification. Safety, Security, Code Deficiency.

The building lacks a fire sprinkler system. Safety, Security, Code Deficiency.

The existing aluminum window system is 60 years old and needs to be replaced. The inadequacy of the windows makes it difficult to maintain a proper temperature range. The rooms are too hot in spring / summer and too cold in winter. Safety, Security, Functional, Building Adequacy Deficiencies.

The building is cooled by two chillers at opposite ends of the buildings making it difficult to cool adequately without working against each other.

The sanitary sewer size is inadequate for use, resulting in blockages and backups requiring clearing by the maintenance or custodial personnel. Health, Functional, Building Adequacy Deficiencies.

Miller requires that communication devices and other medical equipment constantly be charged. To accommodate this the staff utilizes extension cords due to the lack of electrical outlets. Safety, Functional, Programmatic, Code Deficiencies.

The building is not equipped with a backup electrical generator. Health, Safety, Security, Functional Deficiency.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Jeffco Planning and Property staff with the help of facilities and construction management assess one-third of the buildings each calendar year. All buildings are reassessed on a three year cycle. A deficiency data base for each site is maintained. Annually a Summary of Findings real estate portfolio report is produced for the school board, leadership and the public. The information in the report includes Facility Condition Index (FCI), life cycle, age of portfolio and individual building information such as number of buildings and type, deficiency values by system, cost and priority, educational adequacy by cost, category and priority. Permanent and temporary applied capacities of each school are included; as is the current school year membership count. Miller School at the start of the 2018 Capital program had an FCI of 36%, improvements made in 2022 reduced the FCI to 22.6%.

Fletcher Miller School (Miller) was designed by architect Richard B. Williams and constructed in 1963 to support the Special Needs students of Jefferson County Schools. Miller is located in central Lakewood, on 17.7-acres of land. The original building is approximately 37,394 SF; a 15,591 SF classroom addition was constructed in 1989. The campus is south of 6th Avenue and east of Kipling Street, the primary access to the site. There is parking for 87 vehicles plus twelve additional handicap spaces, and twelve bus loading spaces are provided. All parking and loading is on the west side of the building. Miller was constructed 30 years before the Americans with Disabilities Act (ADA) became law resulting in improved accessibility to buildings.

The original building is designed with two classroom pods, each in a hexagonal shape. Classrooms are polygons with circulation between the classrooms and support areas in the center. There is a gymnasium, cafeteria, kitchen, pool (no longer in use), the administrative area is near the entry and support spaces are throughout the building. Most of the original classrooms are converted to support spaces due to the shape, access issues and programmatic changes. The classrooms are now located in the 1989 addition and it consists of 16 classrooms, with toileting facilities in a common area between the original building and addition. The addition is also pre-ADA; it does have more traditional classrooms and improved access to them.

The 1963 building is constructed of brick veneer and concrete masonry, the roof structure over the classrooms consists of bar joists, the rest of the building is roofing over a pre-cast concrete structure. The window system is hollow metal with single glazed frames. There is extensive asbestos containing materials throughout the building and applied to some of the interior walls. The 1989 addition is of face brick on metal studs exterior walls, a pitched roof with a structure of steel bar joists, curtain wall entries at the east and west ends, and aluminum clad wood windows with insulated aluminum insets between them.

The mechanical system is two-pipe hot water for heat and two chillers for cooling.

The classroom addition now houses grades Kindergarten-12, PreK classes are in one of the pods in the 1963 building. The former pod classrooms now serve as sensory rooms, therapy rooms, storage, and staff areas. There are five 1980 vintage modular buildings that support Lighthouse and Jefferson Transition Services (JTS) programs. The modular buildings are of wood construction.

In 2021, exterior doors at the original building were replaced as was the hollow metal curtain wall on the 1989 addition. Improvements were also made to the HVAC system.

The replacement building will address functional and architectural deficiencies, meet or exceed current ADA, building and energy code requirements, allowing the staff to provide students a quality education not dreamed of sixty years ago.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Jeffco Public Schools is working with MOA Architecture to design a replacement school to house the Miller Special Needs program. The building will be constructed southeast of the existing building on the same site. Miller will be built while students continue to occupy the existing building. When the new building is complete, the program will move into the new building. Site circulation will be improved with a new bus lane and emergency access lane that will be complete before the new building is finished. The existing building will be removed, and improvements to the parking lot, playgrounds and site will take place.

The replacement design has incorporated many of the programmatic, and relationship recommendations made in the DLR master plan. MOA has worked with Miller staff to develop and refine those recommendations into a solution that meets the school's needs while working within the district's economic constraints.

The solution clearly defines the areas of the building. On the northwest side is the PreK-12 classrooms, the southeast part the Lighthouse and JTS programs. The center areas are support, administration, the gymnasium, cafeteria, and other communal spaces. The two entries, the west entry primarily public and staff, the east bus drop for transported students. Both entries provide immediate access to the classrooms. The Lighthouse and JTS students range in age from 18 to 21 and are in modular buildings, will have their own designated learning space, dining area and outside play area in the new Miller building.

The differences between the current building and its replacement are many and the new will address the functional and educational adequacy deficiencies that now exist. Wide corridors and adequate storage spaces will be a significant improvement over the current circulation / storage methods that are an impediment to both students and staff due to restrictions caused by equipment in the hallways, inadequate signage, and the hexagonal corridors in the pods. Wider door openings into classrooms will accommodate larger equipment and wheelchairs, improve student access and the ability to navigate the openings independently.

MOA Architecture has worked collaboratively with teachers to address the learning needs of the students. The decisions behind paint colors, flooring, lighting, and other interior aspects contribute to the type of learning atmosphere that is best for the students. Each classroom will be equipped with

adequate electrical outlets. Each classroom will have a "peace center" to address the medical needs of the students. Classrooms will have a sink and under the counter refrigerator for medications.

The cramped and undersized K-12 classrooms that exist now, are addressed in the new Miller with generous storage space shared between two classrooms specifically for the students' equipment needs. Examples are trikes, mobility devices and other larger equipment now stored in the corridors. This will keep much of the equipment currently using circulation areas for storage in the new classrooms where needed or in designated storage rooms instead of hallways. K-12 classrooms will have a shared office space allowing staff to work between two classrooms. There will also be two additional workrooms allowing for collaborative space to work with other teachers and staff members. There are six dedicated hygiene rooms convenient to the classroom area. The SSN PreK classrooms are designed like the K-12 classrooms and conveniently located near the PreK playground.

Other differences and improvements addressed include 15 hygiene/toilets equipped with motorized changing tables, toilets, shower sprayer, sink, storage, and a hoist system to help the staff safely support the student. The new Miller will have 2 additional pre-k bathrooms, 6 single restrooms and 2 large public restrooms with family restrooms. Inadequate and insufficient toileting facilities is one of the most significant deficiencies in the existing building.

The corridors in the new building will be straight-forward with a way-finding solution that incorporates texture, color and lighting providing clear direction to the students, staff, and visitors. The floor plan is designed to allow a simplified travel path to the communal spaces including the gymnasium, library, cafeteria, and other shared spaces. Corridors, being easier to navigate, will increase student accessibility and independence.

Unlike the existing, the clinic is sized adequately for the needs of the students. It will have the required amount of storage for medical needs, a hygiene room, workspace for staff and the ability to accommodate more than a single student.

The proposed interior finishes and materials throughout are appropriate for this type of use, easily cleaned, maintained and durable. Lighting levels will be controlled within the room and room acoustics will meet recommended standards for a building of this type.

Some of the life safety and security features included are a fully automatic fire sprinkler system, voice evacuation fire alarm system and lock down / lockout notification designed in a tone less disruptive to the students. Secure building entry vestibules and security cameras on the interior and exterior.

The new Miller will be energy efficient complying with CHPS criteria, current energy code and district standards. Lighting will be LED throughout. Miller will meet building envelop energy efficiency requirements, including windows. The building will be equipped with a centrally controlled building automation system, with localized adjustment. The HVAC system is a variable air volume (VAV) system, and roof top air handling units with direct exchange (DX) cooling. Unlike chiller-based cooling, if an air handler fails, students can be moved into other climate-controlled areas instead of the cooling system failing throughout the building.

A major deficiency of the existing building is the sanitary sewer system. Blockages occur regularly due to some of the materials that go into the system. Miller will have a new sanitary sewer line, increased in size and with multiple clean out points. The line will be replaced from the building to the street. The water line is also new, sized appropriately for the increased plumbing needs and extending from the building to the street.

Miller's electrical needs will be sized for the unique requirement of this facility. Adequate outlets for building services, medical equipment, teaching

equipment, charging stations and an emergency generator will be provided.

A geotechnical report to determine soil conditions and recommend a foundation system was prepared. This report also assists the civil engineer to determine stormwater, drainage, and detention provisions.

The new site plan separates the bus and emergency lanes from the parents and staff. The new bus drop off will have canopies for bus drop off to provide shelter for the students from the weather. Currently the staff assists students from buses and will bring umbrellas or other devices to protect them from snow or rain. There is a separate location for deliveries.

The playgrounds will be next to the PreK and K-12 classrooms. They will have a secured perimeter fence, be ADA compliant and age specific to meet the special needs of the student population at Fletcher Miller.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In 2023 Jeffco schools hired DLR Group (DLR) to prepare a building program, identify functional and building deficiencies, prepare a feasibility report and develop concept diagrams. Using the Design Advisory Group (DAG) process DLR worked with leadership, SPED, school staff, teachers, parents and community members to determine what was needed in the future building. DLR developed a building program that addressed the numerous space deficiencies that currently exist. A diagram was prepared that identified functional relationship, dealt with circulation and separation of programs.

DLR then studied three options; renovation and addition to the existing building, relocating and renovating another Jeffco school, and replacement of the existing building. The DAG agreed that staying in the same location was preferred. The location is most central for families who come from all areas.

The first option studied was an addition/renovation to the existing building. It was determined that it would take over a year to do that work and require relocation to a different facility as the noise and activity would be detrimental to the students. The disruption to student adjusting to a different environment is undesirable. In addition much of the infrastructure, such as water, sewer would still be inadequate to support the new facility. Other obstacle's with this option was the circulation system within the existing building. The hexagonal shape is not ideal for wheel chairs. The corridors are confusing and closed off. This option would not be a significant cost savings by the time renovations were made to accommodate the needs of the student population.

The second option was to identify a recently closed facility within the same general vicinity as the current building. The site of a recently closed Wheat Ridge elementary, was identified that met the geographical requirements. The investigation determined that very little of the existing building could be used and that what could be used would compromise the function and program. This option would not be a significant reduction in cost.

The third was a replacement building on the same site. The available land area is more than sufficient, the function and program would not be compromised, and the central location would continue. During the 2018 Capital Improvement Program, three elementary schools have been successfully replaced on existing sites while the original building remained in use. The existing buildings were removed and the sites reclaimed after the replacements were complete. The cost of the new building was not significantly higher than the other two options. The findings were presented to the Board of Education and the directive was to proceed with option three.

Once the report was complete the team was able to go through the proposed program in detail and determine the absolute needs for the school. The

square footage was reduced but the overall flow and necessary spaces remained in the plan.

Currently the district is working with MOA Architecture who are in the process of designing a new building for Fletcher Miller. The narrative and drawings are included with the application.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Fletcher Miller Special School serves a diverse group of students with significant support needs who require extensive adaptations in various aspects of their education and daily life. The physical infrastructure of our current facility does not adequately support the wide range of unique needs within our student population. It is essential to emphasize that while we do not anticipate immediate structural or systems failure that would necessitate facility closure or limitations, the constraints imposed by our existing environment are impeding the quality of education we aim to provide our students with the most significant support needs in our District.

We firmly believe that our students with significant support needs, like any other students in our District, deserve the highest quality education possible. Regrettably, our current Miller school cannot meet the environmental, functional, and programmatic prerequisites necessary to meet these standards. Therefore, the only viable solution to address this pressing need is to replace the existing facility.

The Board of Education and District leadership are firmly committed to replacing Fletcher Miller. In the event that the project is not awarded a BEST grant, we will proceed with the construction of the new Miller school, making necessary adjustments to program offerings, finishes, and site development if required. These modifications will not compromise the essential function or mission of the new building or program.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The Miller replacement school will be maintained by the district's Building and Site Maintenance departments. Building Maintenance consists of six shops each with six to eight technicians with specialties in HVAC, electrical, plumbing, locksmith, structural. There are districtwide shops in building automation,

electronics (fire alarm, public address systems, clocks and bells, security), structural shop consisting of roofers, carpenters, glazers, and painters. Each shop has trained technicians with many years of K-12 experience. The Central Area shop will maintain Miller. To maintain the building properly, it must be well designed and constructed. The architects and engineers must follow district Technical Guidelines, in addition to those of Capital Construction. Building maintenance participates in reviews of the drawings through each phase of development. Members are also required to attend project meetings and periodically review the construction process, allowing the technicians to become familiar with how the building is constructed.

Site maintenance consists of two landscape divisions and a heavy equipment group. The landscapers maintain playgrounds, grounds, athletic fields, trees, etc. Heavy equipment repairs and maintains paving, parking lot potholes and cracks, fencing, stormwater devices and detention ponds. All divisions participate in snow removal.

Custodial Services play a key role in maintaining the schools. Each facility has a manager who is the 'eyes and ears' of the Facilities department. The manager is responsible for keeping the building clean, creating maintenance work orders, identifying potential problems, and keeping the sites well kept.

Capital reserve funds are allocated annually. Building condition is assessed each year to one-third of district buildings. Information from the assessments is entered into the asset management database. The information is classified by system and priority. Priority one being the highest need. Capital reserve funds are allocated based upon need.

Building quality projects using sound materials, proven systems are easier to maintain than those using inferior materials and unreliable systems. Building and energy codes require higher performing envelopes (roofs, walls, windows) resulting in energy efficiency and better maintenance.

The district maintenance and investment method used works. There are schools in operation that range in age from 80 years old to present day and the district FCI is currently 10.4%. Jeffco Schools will maintain and provide the necessary resources to the Miller replacement extending the service life beyond expectations and serving thousands of special needs students for years to come.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The replacement building will be located on the same site and relatively close to the existing school. The existing building will be demolished after the replacement school is placed in service. The site will also undergo reclamation, parking improvements, and new playgrounds. Prior to demolition, recently installed components such as new boilers, pumps and the new chiller will be incorporated into the project or relocated to other schools. Maintenance personnel will also remove building hardware, sound systems, fire alarm components, audio / visual equipment, IT switches, and any other equipment that can be either stockpiled or relocated to other facilities.

The building removal is estimated at \$1.2MM that includes the cost of removing asbestos containing materials, demolition of the existing building and existing site work.

III. Detailed Project Cost Summary

Jefferson County R-1 (1420) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Fletcher Miller School School Replacement (1420-SG00003) - - New - Application Number (18)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

75.00 %

* B. Actual match on this request - Enter Actual Match Percentage

78

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	38,866,179.09
D. Applicant Match to this Project	\$	30,315,619.69
E. Applicant Grant Request	\$	8,550,559.40
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	38,866,179.09

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet

% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/15/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/01/2026 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

MOA as a contract condition is required to provide a cost consultant as part of their professional services. The consultant used is DFH Consulting LLC who prepared a detailed Design Development level cost opinion. The cost consultant who prepared this estimate is also a retired construction estimator who has worked decades in the construction / pre-construction field.

DFH Consulting, LLC is an independent small cost consulting firm that provides cost estimates for a select few architectural firms. The firm's primary focus is preparation of cost estimates at the conceptual, schematic, and design development stages of design to assist in predicting the probable cost of a project and identify potential areas of cost savings. A high level of detail is provided in these cost estimates, even those that are prepared from conceptual drawings, to give the design team and project owner solid information to use in their decision-making. Data on the cost of the various components of the project is obtained from a variety of sources, including contacts in the local subcontractor community, to take into account current market conditions and forecast future trends.

As part of the 2018 Capital Improvement Program, the Construction Management department has maintained a detailed database of project costs, including replacement schools. The cost consultant's opinion will be analyzed against the Construction Management's historical cost information.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Jeffco Schools has a construction management department consisting of a director, three senior project managers, and seven project managers. This department has overseen the design / construction of 341 projects at every school facility across the district during the 2018 Capital Improvement Program. The department reports to the executive director Facilities & Construction Management.

The staff of the Construction Management department are employees of the school district. The project manager selected for the Miller replacement is Danelle Berzoza. Danelle has over 25 years' experience in the construction industry and 9 years with Jeffco Public Schools. Projects she has managed include the new Alameda International JR / SR HS, Arvada HS Addition & Renovation, Pomona HS Addition & Renovation and Oberon MS Renovation. Danelle will be the primary day-to-day district representative.

Ed Huszcza is the Senior Project Manager to whom Danelle reports. Ed is a PE with over 25 years' experience in managing multi-million-dollar projects, the last 15 years have been focused on K12 projects.

Berry Jones is Director of Construction Management. Berry is a registered architect and has over 20 years of experience in planning and development, architecture, and the construction management of award winning K12 and higher education projects.

Tim Reed is Executive Director of Facilities & Construction Management. Tim is a registered architect with seventeen years' experience with Jeffco Public Schools in various positions within the Facilities department including Director of Planning & Property. Prior to joining Jeffco Public Schools, he was in private practice specializing in K-12, commercial, retail and institutional architecture nationwide.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Jeffco solicited proposals for Programming and Design Services via notice sent out on July 8, 2022. Six proposals were received July 22, 2022. Six firms were interviewed for evaluation. The Interviews were held on August 19, 2022. The evaluations were scored by the Chief Student Success Officer, two Senior Project Managers, the Director of Planning & Property, and a Project Manager. The Purchasing representative and the Director of Construction Management were non-voting members of the interview committee. DLR Group (DLR) and MOA Architecture (MOA) scored the highest of 6 firms interviewed.

Based on the evaluation, the Program and Feasibility portion was awarded to DLR. Jeffco Schools intended that the Construction Documents be developed by the top two firms DLR and MOA as a joint venture and develop the documents as a team. DLR declined the joint venture with MOA via a letter received by Jeffco April 6, 2023.

Jeffco will use at least five construction contractors from a pre-qualified list to provide public bids on this project.

Jeffco has an open solicitation for general contractors. The main twelve data points collected on the pre-qualified contractors are; History of performance and management capabilities, Geographic location, Length of time in business, length of time working in the Colorado Front Range Area, Qualifications and experience of staff, Type-Complexity-value of projects completed, Reputation of performance with owners / architects / Engineers / local construction industry, Experience in work with the district / other school districts, Financial strength reflected in financial statements, Bonding ability, Response from references and claims history.

A minimum of five construction contractors will provide proposals through the BidNet service.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The district will rely on capital reserve and general fund sources.

Medicaid funding provided through the School Health Services Program can sometimes be used for certain purchases related to students' health and well-

being, including equipment or services that benefit students with disabilities or special healthcare needs. Equipment or purchases may be covered if they are directly related to providing these services or supporting the health and well-being of students in need.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

During the 2018 Capital Improvement Program, three replacement elementary schools were built. One in Lakewood, a second in Wheat Ridge. A third replacement, in Marshdale located midway between Evergreen and Conifer.

Kendrick Lakes, the Lakewood school opened in April 2021. The building was constructed in 1970 and on the same site as the replacement. The existing school was demolished after the replacement was completed. The original building was 40,078 SF, the replacement is 58,511 SF or a 31.5% increase in size. Reviewing utility usage at the original building in the twenty-one months (July 2019-March 2021) preceding opening of the replacement, electrical usage was 468,991 Kwh, 3,149 Dekatherms and 1,458 Kgals. Over the twenty-one-month period (July 2022-March 2023) after opening the replacement, the school building used 400,477 Kwh, 2,857 Dekatherms, and 384 Kgals. This represents a 14.6%, 9.3% and 73.7% reduction in electricity, natural gas, and water, including irrigation. These reductions are despite a 31.5% increase in the building area. Prospect Valley, the Wheat Ridge facility, is expected to produce comparable results. The facility opened in August 2023; preliminary information indicates it will be as utility efficient as Kendrick Lakes even though it is 35% larger than the building it replaced and also constructed on the same site.

The Miller building will be approximately 20% larger than the current building. The existing school ranks 74th in utility usage among the 167 district facilities that are tracked. Given the age of both the original construction and the addition, the overall construction quality particularly of the addition and modulars, current energy code requirements, district Technical Guidelines, maintenance standards and centralized building automation the expectation is that the utility usage reduction will exceed that of the replacement buildings currently in use.

● Campuses Impacted by this Grant Application ●

Lake County R-1 - ES Addition and Replacement - Lake County Intermediate – 1977

District:	Lake County R-1
School Name:	Lake County Intermediate
Address:	1000 West 6th Street
City:	Leadville
Gross Area (SF):	109,476
Number of Buildings:	1
Replacement Value:	\$32,205,478
Condition Budget:	\$17,948,324
Total FCI:	0.56
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,605,930	\$4,103,575	0.89
Equipment and Furnishings	\$499,627	\$390,432	0.78
Exterior Enclosure	\$2,935,063	\$709,491	0.24
Fire Protection	\$923,662	\$1,614,077	1.75
HVAC System	\$5,163,105	\$3,551,153	0.69
Interior Construction and Conveyance	\$5,079,257	\$3,766,276	0.74
Plumbing System	\$1,849,968	\$1,682,306	0.91
Site	\$1,810,186	\$1,120,349	0.62
Special Construction	\$1,113,429	\$1,391,786	1.25
Structure	\$8,225,250	\$84,793	0.01
Overall - Total	\$32,205,478	\$18,414,238	0.57

Building/Site	G5F	FCI	Year Constructed	Replacement Value	Requirement Cost
Lake County Intermediate Main	109,476	0.55	1977	\$30,395,292	\$17,293,889
Lake County Intermediate Site	319,165	0.62	1977	\$1,810,186	\$1,120,349
Overall - Total	428,641	0.56		\$32,205,478	\$18,414,238

● **Campuses Impacted by this Grant Application** ●

Lake County R-1 - ES Addition and Replacement - Lake County ES - 2022

District:	Lake County R-1
School Name:	Lake County ES
Address:	130 West 12th St.
City:	Leadville
Gross Area (SF):	61,150
Number of Buildings:	1
Replacement Value:	\$22,969,110
Condition Budget:	\$1,812,884
Total FCI:	0.08
Adequacy Index:	0.02



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,069,882	\$1,739,380	0.57
Equipment and Furnishings	\$1,081,785	\$0	0.00
Exterior Enclosure	\$5,499,467	\$0	0.00
Fire Protection	\$768,658	\$0	0.00
HVAC System	\$3,646,271	\$0	0.00
Interior Construction and Conveyance	\$3,343,507	\$63,312	0.02
Plumbing System	\$1,037,900	\$0	0.00
Site	\$1,848,381	\$10,191	0.01
Structure	\$2,673,260	\$0	0.00
Overall - Total	\$22,969,110	\$1,812,883	0.08

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Lake County ES Main	61,150	0.09	2022	\$21,120,729	\$1,802,692
Lake County ES Site	450,832	0.01	2022	\$1,848,381	\$10,191
Overall - Total	511,982	0.08		\$22,969,110	\$1,812,883

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Lake County R-1

County: Lake

Project Title: ES Addition and Replacement

Current Grant Request:	\$25,766,861.94	CDE Minimum Match %:	49%
Current Applicant Match:	\$20,245,391.52	Actual Match % Provided:	44%
Current Project Request:	\$46,012,253.46	Is a Waiver Letter Required?	Yes
Previous Grant Awards:		Contingent on a 2024 Bond?	Yes
Previous Matches:		Historical Register?	No
Total of All Phases:	\$46,012,253.46	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$923.01	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$154.69	Affected Pupils:	531
Hard Costs Per Sq Ft:	\$768.32	Cost Per Pupil:	\$86,652
Previous BEST Grant(s):	7	Gross Sq Ft Per Pupil:	214
Previous BEST Total \$:	\$38,552,361.19		

Financial Data (School District Applicants)

District FTE Count:	889	Bonded Debt Approved:	\$13,870,450
Assessed Valuation:	\$365,774,300	Year(s) Bond Approved:	19
Statewide Median: \$143,052,675		Bonded Debt Failed:	\$45,000,000
PPAV:	\$408,646	Year(s) Bond Failed:	23,23
Statewide PPAV: \$229,467		Outstanding Bonded Debt:	\$19,900,306
Median Household Income:	\$78,942	Total Bond Capacity:	\$72,657,187
Statewide Avg: \$70,838		Statewide Median: \$28,824,395	
Free Reduced Lunch %:	54.10%	Bond Capacity Remaining:	\$53,254,554
Statewide District Avg: 51.87%		Statewide Median: \$17,408,578	
Total Mills \$/Capita:	\$1,660.53		
Statewide Avg: \$1,121			

I. Facility Profile

Lake County R-1 (1510) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Addition and Replacement (1510-SG00001) - - New - Application Number (26)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Lake County Intermediate School - 1510-4901 ▼

* Facility Name & Code

Lake County Elementary School - 1510-9486 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Lake County Intermediate School (LCIS) facility was constructed between 1975-77. Funding was made available by a local bond passed in 1974.

The Lake County Elementary School (LCES) facility was constructed in 2020-21. Funding was made available through both a bond and BEST Grant in 2019 for LCES.

The grant application is for an addition at the new LCES facility as a replacement school for the students currently at LCIS.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Within a few years after opening LCIS in 1977, the 'open concept' classroom model popular in the 1970's was not conducive to learning. The school district renovated the classrooms to install walls and doors post-construction.

LCIS - in 2014-15, we were awarded BEST grants to address a leaking roof beyond its life and to abate the mercury flooring in our gym.

LCIS improvements in past 3 years:

- Boiler pumps and motors
- Interior railing infill with lumber
- Removal of failing exterior stairs
- Repair and replacement of corroded/failed plumbing between kitchen and gymnasium bathroom

LCES - In 2019, we were awarded a BEST grant, and with support of a bond measure, we were able to replace our PreK-2 elementary school. LCES is a new facility opened in 2021.

All of our BEST grant projects were completed on time and on budget.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Maintenance of a new school will be budgeted appropriately as part of the District's annual operating budget. Renewal and replacement of equipment will be funded through the District capital projects fund.

The District annually transfers money into the capital projects fund from the general fund. The current amounts (2022-23) budgeted are \$100 per pupil (\$84,000 total) \$42,000 for the LCHS, and an equal amount of \$42,000 for LCES B.E.S.T. grant set aside. These transfers may increase as needed depending on the projects required each year.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted

A Facility Master Plan is underway, but not yet completed

A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Lake County R-1 (1510) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Addition and Replacement (1510-SG00001) - - New - Application Number (26)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Assessed value/pupil too high; Proj \$/SF too high

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

LCSD formed in 1877 in the county seat of Leadville - America's highest incorporated city at 10,200 ft. Leadville's history and economy are intertwined with mining. Leadville got started as a boom town during the first gold mining rush in 1860. In 1880, the population was estimated to be between 25,000 and 40,000-the second most populated city in Colorado.

Historically, Lake County's economy was completely dependent on the boom and bust cycle of the mining industry. In recent history, the Climax Mine, which operated for more than 50 years and employed 3,000 people at its height, drove the local economy. The Climax bust came suddenly in late 1981 - just four years after LCIS opened in 1977.

Today, Lake County's population is 7,400 people living in the 384 square miles of Lake County. Leadville serves primarily as a bedroom community for neighboring resort communities; approximately 70% of Lake County residents commute out of the county for work. Its industry is more varied from education to tourism to outdoor recreation. Like so many mountain communities, the county's demographics are changing with the rise of Airbnb and the exodus of urban dwellers to mountain towns. Since 2019, property values and taxes have increased.

Meanwhile, student enrollment has declined over time. LCSD serves approximately 872 students. In 1999, the district served 1321 students - a 34% overall decline. Declining enrollment and limited resources increase the pressure at larger school facilities such as LCIS to operate efficiently.

Lake County Intermediate (LCIS) serves 263 students in grades 3-6. Lake County Elementary serves 268 students in grades pk-2. The district serves a diverse population with 50% of students eligible for Free and Reduced Lunch, 64% minority students, and 30% students designated as multilingual learners.

Reflecting the diverse and high-needs population, the district received a \$1.6 million grant in 2020 from CDE to implement a literacy program for students living in poverty, English learners and students with disabilities. In 2018, the district was featured in CDE's "Promising Practices: Quality Schools" for improving its academic standing. In 2022, LCIS was one of 21 schools across the state to receive the Governor's Bright Spot award, recognizing schools that have demonstrated excellence and the ability to advance learning through challenging times.

LCSD employs 200 staff. Our maintenance program is led by facilities staff equipped with general maintenance skills. Three full time and one part time employees handle district maintenance duties. Our facilities staff works diligently on prioritizing facilities maintenance projects to be as proactive as possible with limited funds.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

LCIS is a 110,000 square foot three-story steel and masonry building, completed in 1977. In addition to the classrooms, the building contains a kitchen, gymnasium, indoor swimming pool, and locker rooms. The original design reflects an open-plan classroom concept, popular in the 70s. As in many open-plan schools, the classroom wings were renovated post-construction to enclose the classrooms, which resulted in odd-shaped, dark, and narrow classrooms that are not conducive to modern learning.

LCSD has a lease with the County Recreation Department for use of the swimming pool and locker rooms in LCIS. As such, that portion of the building has a separate entrance from the school and is not used by the students. The aquatic center has been closed since December 2020 for failures in the pool liner and equipment as well as deteriorated drainage lines from pool chemicals.

CDE completed a facility assessment for LCIS in 2021, grading the overall building at a FCI of 0.49. Through our master planning process in 2018 and 2022, architects and engineers have provided facility assessments. Maintenance staff have continued to battle additional deterioration since the conclusion of our master plan process.

Deficiencies at LCIS are Priority 1 items, are critical and need to be addressed.

SECURITY: LCIS has no secure entry vestibule. Staff members do not have a direct line of sight to see who is approaching the building. LCSD gets by with a camera solution in lieu of the vestibule and line of sight. However, this limited camera system does not have surveillance for the entire school property. Nooks and crannies are abundant. The confusing, maze-like layout could delay first responders in getting to the correct location in an emergency. The District has installed some 3M ballistic safety film, but the school has many windows and glass throughout without protective film. LCIS doesn't have the capability to lock down classroom pods. A Lockdown can be called through the PA system, but there is no panic button or automatic magnetic doors to keep intruders out of the classroom areas. LCIS does not have an integrated access control system to notify staff if exterior doors are ajar. The school's fire alarm has old horn strobes, but no communication functionality. The doors between the pool and locker rooms are not fully secured to limit access to the school. The gate at the fence at the gym can no longer be pulled fully closed and has resulted in an unsecure play yard area.

SAFETY: The exterior metal stairs have deteriorated into tripping hazards. A structural engineer reviewed concrete exterior stairs outside of the library and determined them to be unsafe and only used in emergencies. The exterior concrete stairs from the gym to the aquatic center have been demolished because they completely failed. In the winter, not all egress doors open because of heaving concrete and expansion and contraction of the 70's storefront assemblies causing a safety concern in the event of emergency.

Interior railings and guardrails throughout the building are not compliant with current code. LCSD maintenance installed 1x4 lumber to the bottom of the railings so students couldn't fall through the gap from the second floor to the first floor.

Older concrete walks on site have experienced cracking and slab movement causing trip hazards throughout the site.

HAZARDOUS MATERIALS (Health, Safety): An environmental consultant tested all suspected areas of hazardous materials in LCIS. The test results came back indicating almost all of the rooms have at least one building material containing asbestos. There is asbestos containing materials (ACM) in the drywall texture, joint compound, CMU wall block filler, adhesive floor tile and floor mastic.

WATER SUPPLY (Health, Safety): The water service to the building is at the end of its useful life. Failure of this service would cause the school to shut down until costly repairs are made. If the service line were to fail in the winter, it could cause a longer school shut down as repairs would take longer in the freezing temperatures. Since our first BEST application for this project two years ago, the school's drinking water has had elevated levels of lead, requiring several drinking fountains and one sink to be turned off.

SANITARY SEWER AND PLUMBING (Health, Safety): As noted in the CDE assessment and confirmed by the master plan Civil Engineer, the sewer service to the building is beyond its useful life. The line has experienced several failures over the past few years, resulting in raw sewage backing up into the school and causing portions of the building to be shut down for costly repairs. During these closures, students did not have access to some toilet facilities. Images from a robotic camera in the sanitary service line showed failures where the line collapsed. This line is in need of full replacement.

Inside the building, the sanitary interior plumbing system is original and beyond its useful life. LCSD has had to replace 4" cast iron lines with 4" PVC in areas of failure. Many failures are under interior slabs and inaccessible without costly demolition and repair. In the past two years, the 3rd grade sanitary line collapsed, removing the kitchen handwashing sink and teacher lounge sink from service. As the pandemic made clear, it is critical to have access to handwashing sinks.

The sanitary line running in the 2nd floor classroom hallway has leaked raw sewage into the classroom hallway, causing a health and safety issue. Last year, the District had so many sanitary line leaks, we had to shut down the boys and girls restrooms in the 6th grade wing for over a week. Many floor drains no

longer work because lines have collapsed. Maintenance staff spend a lot of time chasing leaks and clogs in LCIS' sanitary and plumbing systems. The frequency of these repairs is increasing as the cast iron continues to have calcium deposit build up inside the lines. The District has looked into cleaning the calcium deposits from the lines, but the cleaning procedure could result in additional failure and breaks in the aging system.

FIRE SAFETY: LCIS classrooms have fire sprinklers. The kitchen, gym ,and music room do not have fire sprinklers. Lacking sprinklers in the kitchen is a significant deficiency because the equipment used to prepare food in this area poses a high fire risk. There is no fire lane around the building for fire department access in case of an emergency. Fire hydrants on site are inaccessible and outdated.

HEATING SYSTEMS (Health, Safety, Technology): LCIS is served via hydronic heating water boilers which distribute hot water to air handling units throughout the facility. The vast majority of the facility is served via overhead forced air heating, without the capability of preheating, which is not ideal for Leadville's cold climate. The boilers are not equipped with glycol, which puts them beyond their intended life. We just invested in part replacements for the boilers to keep them operating. With the cold temperatures in Leadville, the school would have to shut down if the boiler system failed for emergency repairs.

The 1970's controls system is unreliable and beyond its useful life. It is a Honeywell system that is incompatible with modern controls systems. An antique laptop is needed to control the systems. Pneumatic controls are also still utilized in portions of this facility.

Ventilation/Indoor Air Quality (Health, Safety) : The louvers for fresh air intake are stationary, which means they cannot be adjusted to optimize the efficiency of fresh air intake-something known to combat Covid-19 airborne transmission. Therefore, the school falls woefully short of meeting the current recommendations for classroom air exchange rates. If CO2 content goes up in LCIS, there is no way to adjust the fresh air coming into the building. The District has installed MERV 13 filters, but they are only filtering interior air.

Structural Systems (Safety): The structural engineer noted many areas of masonry deficiencies on the exterior of the building. There is heaving concrete; the wall at the gym exit is showing signs of failure; the retaining wall at the library emergency egress appears to be failing.

ELECTRICAL SYSTEM (Safety, Technology): With the exception of some distribution equipment when the classroom partition walls were built (to move away from the open concept plan), the electrical system is original to the building. The electrical service to LCIS is 1200 Amp, 480/277V Volt, Three Phase, 4 Wire, served by a transformer. Lead time to receive needed replacement parts for the system has been long since the pandemic.

Some classrooms still have fluorescent light fixtures, installed in the 1990s. There is no generator. There are limited convenience receptacles provided throughout the building. Surface mounted wire mold, outlets, and power strips had been added throughout the years to accommodate user's needs in classrooms, corridors and offices. Power conditioning would need to be provided for additional critical loads such as computer labs, server equipment and AV equipment.

ROOF AND BUILDING ENVELOPE (Health, Safety): Membrane roofs were replaced about 10 years ago. Standing seam metal roof and exterior fascia is original to the 1970's and in need of replacement. Exterior soffits exhibit signs of water damage due to water from adjacent fascia.

Currently in the 4th grade hallway and 6th grade hallway, there are active roof leaks where the metal meets the TPO. There is a concern about snow and ice shedding from the roof causing injury. The building envelope is not compliant with current energy codes. The windows and exterior doors are mostly original and not energy efficient and beyond their useful life. Some window latches have broken over time requiring replacement parts and many screens are missing posing a security hazard. Some grades adjacent the building do not have adequate slope away, causing ponding near or against the building adversely

impacting the building envelope.

TRAFFIC SAFETY: Asphalt drives and parking lots are at the end of useful life. The majority of the concrete walks are at the end of their useful life, cracked and heaved.

Today, more parents drop off their students than when the school was built, causing traffic and safety concerns in the neighborhood. LCIS is right across the street from LCHS causing traffic backup for many vehicles. The District has installed concrete jersey barriers to separate traffic, but this is not a permanent solution for separation of buses, drop off, parking and aquatic center parking. Because of these concerns, the Leadville police are present almost every day to assist with traffic safety at parent drop off and pick up, however if they get called to an emergency, we no longer have their assistance and this is not a sustainable solution.

ACCESSIBILITY: ADA accessibility is limited. There is no ADA compliant entry anywhere. A hearing impaired system does not exist for students who need it. Interior door hardware and all casework is not ADA compliant. Single fixture restrooms throughout the building are inaccessible. Drinking fountains throughout are original and not ADA compliant.

INTERIOR SYSTEMS: All interior systems such as casework, interior doors, flooring, windows and plumbing fixtures are original and beyond their useful life. In addition, our technology infrastructure within the school is antiquated and in desperate need of updating for 21st century learning; several connections in the school are still over Cat 3 cable, which has not been commonly in use since the 1990s. Many areas of ceiling in the building are original, and show signs of damage and age. The school does not meet current acoustical code.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The proposed solution is a fulfillment of the master plan strategic implementation that was conducted in 2018 and updated in 2022 as a Phase 2 to the LCES project.

In early 2022, the district engaged in a Master Plan Update. Coming out of the pandemic, and with leadership changes in the District and community, the District felt it was important to revisit the strategic plan for implementation. A master plan team comprised of architects and engineers who specialize in k-12 design was procured to confirm and provide updated deficiencies in the LCIS building. These professionals included architects, civil engineers, electrical engineers, mechanical engineers, technology engineers and structural engineers. As noted above, the deficiencies have continued to worsen over time as confirmed by the latest master plan team of design professionals.

An environmental consultant provided a more in-depth report on areas to be abated beyond an AHERA report.

The drinking water was tested for lead in compliance with public schools.

The majority of the deficient systems were noted in the CDE assessment recommending replacement by 2021. This school has urgent needs based on information from the professionals at CDE and our hired consultant teams.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

Our proposed project is to build a new addition at the new LCES facility for the students who currently attend LCIS in the 1977 facility. This will result in one new facility for grades pk-6.

Prior to 2018, the District's previous facility master plan was completed in 2011 which addressed urgent needs related to the High School. It was important to undertake a new master plan process to evaluate the rapidly expanding needs of our elementary schools. Through a procurement process, the District hired TreanorHL to lead and complete the new master plan, which was approved by the Board of Education in January 2019. The master plan had input from a dedicated committee and feedback from the community with several public meetings.

The unanimously supported solution for the master plan was a two-phase approach: Phase 1 involved consolidating the elementary school (grades k-2) with a decentralized PK program. This project was completed in 2021 with a successful BEST application and bond. Phase 2 - the subject of this application - is to build an addition onto the new pk-2 facility to serve grades 3-6. This addition will serve as a replacement to the LCIS facility.

As Phase 1 was planned, decisions were made so that we could accommodate appropriate space for the eventual Phase 2 with minimal demolition or re-work.

After successful completion of the LCES pk-2 school project, the District engaged in a procurement process for a Master Plan Update to engage the community and selected Hord Coplan Macht.

As the LCIS facility has continued to deteriorate, the District investigated costs to address all of the deficiencies in the facility. Given that the 1977 LCIS' school space is about 110,000 SF, the costs to renovate the large facility were comparable to building a new, efficient, approximately 49,000 SF two-story addition to the new LCES for grades 3-6.

The new addition will serve all of our 3-6 grade students currently located at LCIS and will adhere to modern security, be energy efficient, have no hazardous materials, have full fire sprinklers and code-compliant fire alarm, be conducive to 21st century learning, provide for teacher and student collaboration space and allow for all of our pk-6 students to learn under one roof. The site was planned for a two story addition with classrooms on both levels. It will allow for code-compliant storage in the existing basement level without building additional square footage. All students will have one main point of entry and exit at the beginning and end of each school day.

The successful BEST application for Phase 1 noted the need for larger common spaces and a larger gym than a typical pk-2 building program, knowing Phase 2 would eventually build out the full master plan. This additional space was approved in the 2019 grant and has already been built, saving costs for additional PE space and library space in the brand new building. Minimal additional parking will be needed when compared to a typical new school facility as much of the parking has already been installed. In addition, there is already survey, traffic and geotechnical information. The separate bus loop and parking already exists and will provide a safer traffic flow. Snowmelt has been installed around much of the exterior walkways to reduce slip and fall hazards. A new synthetic turf playfield was installed as part of the LCES project and will be utilized for grades 3-6 recess. Some additional play equipment will be installed to accommodate the older students in the school.

Technology deficiencies will be addressed with updated modern infrastructure with new servers, switches and wireless access points throughout the new

addition. The phone devices installed at LCIS in the past 3 years are planned to be re-used at the addition as the phone system installed is a District standard.

A student-led initiative of our high school environmental club of roughly 10 students, and championed by the environmental club president, brought to the administration and Board of Education's attention, the feasibility of adding solar PV to this project. Through this student-led initiative, a community partnership with a local sustainability non-profit has been established and the group engaged a consultant to consider renewable energy and energy efficiencies which were presented as recommendations to the Board. At the presentation by the environmental club, the student senate club of roughly 20 students also sent four student representatives who spoke publicly of their support of this initiative by their fellow club members. A PV solar array of 400 KW is included in our solution with the intent to offset 100% of the electric costs at the PK-6 LCES.

The new LCES building was certified Green Globes, 3 Globes designation and the District intends to adhere to the Green Globes program for the new addition.

The addition to LCES will provide long term financial and operational efficiencies as it will allow the District to operate schools on two main campuses: grades pk-6 at LCES and grades 7-12 at LCHS. Prior to our master planning in 2018, the District was operating on a total of four separate campuses, three of which were aging and deteriorating facilities.

With a successful BEST grant and 2024 ballot measure, design would commence in the fall of 2024, construction would start in the summer of 2025 and students would be able to use their new facility by the 2026-27 school year. Students would continue to use LCIS for the 2024-25 and 2025-26 school years.

The current budget includes abatement and demolition of the classroom wings at the LCIS building. The District will retain the upgraded indoor gym for educational programming needs. The district has had several discussions with community partners including the Lake County Board of County Commissioners about the interest of acquiring the LCIS building. The County and other community entities have expressed interest in the use of LCIS for office space and potentially to house the public library and a senior center. A community center concept was identified in the master plan as an alternative use for LCIS when Phase 2 became a reality. It has the potential to provide a single location for many community services and amenities the county provides.

It is the hope of the District that the County, or another stakeholder, and the District could come to an agreement that does not include demolition of the classroom wings of the facility. The timeline to finalize an agreement would need to be by the spring of 2026, giving the various entities time for vetting of the options.

In the event LCIS is acquired by a community stakeholder, the cost of the demolition would not be spent and proportionately returned to the BEST program as required.

This is the third year in a row LCSD has applied for a BEST grant to address the urgent needs at LCIS with this project. Previous reasons for non-award were the assessed valuation per pupil was too high and the \$/SF seemed high. While we do not have control regarding the former, we would like to address the latter: Included in our budget is the abatement and demolition of a majority of LCIS, a large building full of hazardous materials. Those costs add almost \$90/SF to our proposed program. The proposed new school addition is 49,000 SF, replacing a school that is 110,000 SF. Because of this efficient design, we lose economies of scale as classroom spaces are more expensive than large open spaces that are already constructed at LCES. The addition is planned for

two stories, which results in the need for an elevator, driving costs. Finally, building a project at 10,200' is a challenging endeavor. Winter conditions costs are triple for a project in Leadville than on the front range. With the active construction market, skilled labor does not have a need to come to Leadville and therefore costs are higher for those that will work on the project. We do not have a large enough local workforce so these workers have to factor in housing and per diem, with housing rental prices reaching an all time high in our community. There are cost efficiencies with the solution versus building a new intermediate school that would cost tens of millions more than our proposal. This project is a replacement school for four grades (268 students) that, combined with grades PK-2 will serve over 500 students, with a total cost of \$46M for a 50+ year solution. While the \$/SF may seem high, we believe this solution is financially prudent beyond a single metric.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The District has planned for this project since the 2018 master plan to ensure the solution would be as efficient and cost effective as possible. By planning ahead for larger program spaces, the cost of the project to serve four more grades is lower than a completely new building replacement project.

Throughout 2021 and 2022, our design team and master plan update team for LCES, Hord Coplan Macht, engaged in several intensive planning sessions with LCSD staff, LCIS leadership, LCES leadership and teachers from both facilities to confirm a program and conceptual design for grades 3-6. This program was presented to the Board of Education for review and comment in January of 2023.

In 2023, the district engaged a public polling firm to gather sentiments of the community about the direction of the school district facilities. There was support around both options: the addition at LCES and support for a renovation of the intermediate school. In considering the interest of a newly formed non-profit in the community that had interest in reviving the aquatic center, the board of education desired to ask the community, in the form of two bond ballot questions in November of 2023, their support of renovation projects at the Intermediate school. Both measures failed with support of 4A (minimal repairs to building structure) at 38.9% and support for 4B (additional repairs that would include classroom renovations and sports field renovation) at 32.3% support. Given that the initial polling showed support for both concepts of either a renovation or an add on to the LCES campus, and the community had spoken with their votes against the ballot measure to renovate the 1977 LCIS, the Board considered what had changed between initial polling and the ballot. Changes within the community included the significant rise in assessed valuations leading up to the election, the non-profit in support of pool has realized that either the renovation or the new build does not exclude their efforts in establishing a pool for the community, and the district budget could benefit significantly from efficiencies from a single campus model especially with our declining enrollment. As a result, the board of education decided to move forward with this grant application for the third year in a row to fulfill the master plan direction set forth six years ago and confirmed post-pandemic in from 2021-23.

Survey and geotechnical information is already completed because of the pk-2 LCES project. A traffic engineer was also consulted on the design of LCES' traffic flow with the information that grades 3-6 would eventually move to the campus.

The ACM abatement has been budgeted through an abatement contractor familiar with working in Leadville.

Minimal utility service upgrades are needed for the addition as the District already holds EQR's for LCIS and those will be transferred by the local sanitation District. New water and electrical services are already installed.

CDE's Regional Program Managers have been actively involved throughout the master planning process, Phase 1 design and construction and were kept

informed of planning for Phase 2.

Our team of professionals have been studying the construction cost escalation market to provide appropriate escalation into the budget, specifically in the Leadville, CO construction market based on other active projects in the area. The cost to build in a remote location at 10,200' through a winter is more expensive than in a Colorado front range metro area and will cost more on a cost/SF basis. Our cost consultants have deep experience successfully delivering school projects in mountain communities, including specifically, in Leadville.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

If the boiler, water service or sewer fail, then we would have a crisis without adequate space to educate our students who attend LCIS. We experienced what remote learning looks like in the spring of 2020. Being a somewhat rural community with lower economic status, many families did not have appropriate internet service or did not have internet service at all. Sending home portable 'mi-fi' devices was futile for some families because of lack of cell service in their residential area. As noted, our Free & Reduced Lunch population is 50% of our students. Many students rely on school breakfast and lunches as the majority of their daily nutrition, and not being able to provide this service would be detrimental. While we know we can 'go remote' it is not ideal and students will lag behind on learning. Grades 3-6 are critical learning years and we know in-person learning is the best environment for our students, especially our most vulnerable ones. The students currently at LCIS were impacted by the pandemic when they were in grades PK-2, and already experienced disruption and lost valuable in-person learning time in their early educational journeys.

The County's and therefore LCSD's largest funder of property tax dollars is the Climax Mine. The mine has been a large part of our local and state history and has expanded and contracted over the years. Mining output is directly correlated to assessed value. At one point, during the years that LCIS was constructed in the 1970's, Climax employed over 3,000 workers. Currently, Climax employs about 400 workers. Now Climax has announced it will close and cease operations in the late 2030's, adversely affecting our assessed value and bonding capacity. Acting now will provide our students with a long term facility solution that can be supported by a matching ballot measure.

Outside of the BEST Grant program, we would be unable to raise the large amount of funding needed to address costly repairs nor build a new facility. We live in constant fear of a major system failure in LCIS, which would require us to divert limited resources to what would ultimately be a band-aid fix. Though LCIS has served Lake County students for almost 50 years, it is time for a new solution. We long for the ability to focus all of our energy on the educational program for our students -rather than on worrying about their educational environment.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

LCSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff and community for as long as possible. A new school will first be under warranty by the general contractor and then maintained according to our regular schedules. The contractor will also provide training and operation/maintenance information to our maintenance department for all new components such as doors, hardware, windows and flooring. IT software upgrades will be the responsibility of the District over time, and hardware and software costs over time will be budgeted by the District. Having gone through this process since the renovation and expansion of Lake County High School, and the new Lake County Elementary School, we understand the needs that arise to maintain a new facility and to plan for replacement of equipment that reaches end of life.

At the start of the new LCES project, our facilities manager created a district standards manual for all facility related items across the district.

Per CDE's recommendations, we will implement a facilities maintenance plan across the district. This plan will provide documentation and direction on the facility maintenance strategy. The maintenance plan will be formulated by engaging stakeholders within our district and community. We will develop short, medium- and long-term goals with the plan to clearly identify which maintenance actions need to be taken and within what timeframe. These items will be identified in four categories: emergency, routine, preventative and predictive. Our staff will be trained to understand the document and what actions need to be taken to keep it updated. We will work to develop a system for documenting work orders and measuring time to address the work orders against the goals within our plan. Our plan will be a guiding document to appropriately budget each year the maintenance to be performed. It will provide a strategy on how to catch up in the event maintenance needs to be deferred. Every three years the plan will be updated and we will work to continually improve the plan as we become familiar with our new facility and plan to keep it in the best condition as it ages over time.

Maintenance of a new school will be budgeted appropriately as part of the District's annual operating budget. Renewal and replacement of equipment will be funded through the District capital projects fund. The District annually transfers money into the capital projects fund from the general fund. The current amounts (2022-23) budgeted are \$100 per pupil (\$84,000 total) \$42,000 for the LCHS and \$42,000 for LCES B.E.S.T. grant set aside. These transfers may increase as needed depending on the projects required each year. Total capital project transfer for the district averages approximately \$187,500 annually, \$215/pupil districtwide.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

As noted in the solutions section, the budget has included abatement and demolition of LCIS classroom wings.

The District is hopeful a community stakeholder will want to acquire LCIS for community purposes. If no community partner comes forward, the district intends to keep the gym portion of the building for educational programming such as PE, after-school and summer school programs. The gym roof and gym floor abatement at LCIS were partially funded by BEST grants in the past 10 years.

The amount budgeted for demolition of LCIS in the application, and priced by a general contractor, is \$2.8M. The amount budgeted for abatement, including environmental consulting, is \$1.5M. The total amount carried in the budget is approx. \$4.3M.

If the building is not demolished or only partially demolished because of an acquisition, the District is aware the budget for the demolition may not be used for other purposes in the proposed project. Some abatement may occur depending on the terms of the acquisition.

III. Detailed Project Cost Summary

Lake County R-1 (1510) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Addition and Replacement (1510-SG00001) - - New - Application Number (26)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

49.00 %

* B. Actual match on this request - Enter Actual Match Percentage

44

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	46,012,253.46
D. Applicant Match to this Project	\$	20,245,391.52
E. Applicant Grant Request	\$	25,766,861.94
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	46,012,253.46

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

12/31/2026 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The District engaged FCI Constructors, Inc. to provide cost estimating services for the project. FCI is a well-known school general contractor on the Western Slope and has worked on the District's projects over the years providing familiarity with the systems, including LCES Phase 1. FCI was able to arrive at a construction cost estimate by using historical data and reaching out to subcontractors for pricing input. The master plan design and owner's representative team had time to review, comment and question the estimate prior to using for the BEST grant application budget.

An environmental consultant provided the budget for LCIS abatement activities. FCI provided the demolition budget for LCIS' classroom wings.

Assuming a start of spring 2025 an appropriate construction escalation was included for the geographic location of Leadville. While the rate of construction escalation has started to ease, the market is continuing to see a higher rate than pre-pandemic norms in mountain communities. Last year, the application carried 20% for escalation, as that was the reality from mid 2021-mid 2022. This year, the application has adjusted escalation down to 9%, consistent with current market trends.

The overall budget, including soft costs, was prepared by the Owner's rep, Dynamic Program Management who has managed many BEST grant projects of similar scope including recently in Leadville.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Our plan for project management will have several layers. We plan to keep our executive committee structure including the superintendent, CFO, Board of Education representative and school principals to help guide the day-to-day decisions on behalf of the district. This group will work with the project team to report to the Board of Education and community of project progress.

We will work with an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty.

The design team and general contractor will be competitively procured and have experience with similar projects. These teams will be responsible for managing their core competencies in design, code compliance and best practices in the industry.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

LCSD went through an RFP process in 2019 when the district was seeking the LCES BEST grant/bond and wanted to engage an Owner's Representative for project management and potential for on-call contract for several years. This Owner's Representative was selected as they carried personal knowledge of district facilities and systems that current administration does not have and needed to have to support our facility maintenance and operations. LCSD will look for guidance on procurement for this scope by our CDE Regional Program Manager for this scope of work and adhere to the guidance received.

We do believe it makes sense from a professional standpoint to continue with the geotechnical engineer of record and professional surveyor for the LCES project when their services are needed.

The Design Team, CM/GC, Commissioning Agent, FF&E vendor, technology vendor, construction material testing firm, moving company and any other professional services and vendors will all be competitively procured through a RFQP process facilitated by the Owner's Representative. A selection committee will form for all procurements. A clear scoring rubric will be provided to candidates and score cards will be completed based on the rubric.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The District has addressed the emergency facility needs at LCIS that our capital budget could support, including bell and PA, boiler part and roofing and abatement investments. In addition, the District was a key player in the community-organized effort to fund improvements to the play yard in 2014.

Our district has and will continue to apply for grant dollars from other funding sources from federal, state and local sources, and has been successful in the past. However, the deterioration of major systems in the LCIS building are now of a scope that our current funding sources and other grant programs are insufficient to address the deficiencies.

The District has carefully considered its request for a BEST grant. We believe that the fact that the District had secured a BEST grant prior to both the 2012 and 2019 elections was absolutely key to the initiative passing.

With the proposed solution, the district has gained efficiencies such as already having a full site survey, much of the geotechnical information and appropriately sized gym, library and parking areas so that significant costs for these scopes, already paid for, do not need to be included in the proposed budget.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Our average utility costs for gas and electric at LCIS are \$125,000.

We expect our energy and water usage per square foot to be reduced with a more energy efficient replacement school. In addition we are planning for a PV solar array to offset electric costs. The projected efficiency gain from our current utility costs is about 30%.



District or BOCES Name: LAKE COUNTY R-1

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

Lake County has a proven success with executing BEST grant projects on time and on budget. It took our community 30 years to pass a bond prior to our first successful BEST grant project in 2012. Passage took two attempts. This was an \$11M bond used in combination with a \$15M BEST grant to expand and renovate our high school.

In 2019, we were successful again in passing a \$13M bond with a \$20M BEST grant to build the first phase of our master plan for our students in pk-2.

We are concerned about asking our community in 2024, for a bond at our calculated match, which would be \$22.5M. We feel the small reduction in match will make a difference in our ability to sell the project to the community as a reasonable investment.

(3000 characters max)

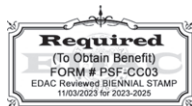
2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

There are two extenuating circumstances that we request be considered.

The first is the cost of living in our community is rapidly outpacing income. Like many mountain communities, many residents are struggling to find housing. Homeowners are shocked at the rise in assessed valuation of their homes. With home values skyrocketing and income not keeping pace, residents are already feeling a property tax crunch that will make a large new bond initiative unpalatable for many.

The second factor is that our assessed valuation is disproportionately skewed by the presence of one large taxpayer: the Climax Mine. Leadville is keenly aware that mining is a volatile industry. When the mine closed in 1982, it had a devastating economic impact to the town. Our current assessed valuation presents the appearance of a low bond burden on our community and a high level of confidence about our economic future, however neither represents the entire picture.

(3000 characters max)



**The following are factors used in calculating the applicant's matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

Match Factor (To be Completed by CDE)	Figure Used in Match Calculation	Weighted %	Out of Weighted Max%
Per Pupil Assessed Value	\$408,645.60	7.25%	10% max
Median Household Income	\$78,942.00	17.13%	25% max
Free and Reduced Lunch %	54.1%	11.52%	25% max
Bond Elections in the last 10 years	3	-6%	-2% per/max -10
Total Mills \$/Capita	\$1,660.53	5.843%	20% max
Remaining Bond Capacity	\$52,756,881	13.15	20% max
	Total CDE Minimum Match	49%	100%

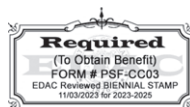
2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

The district's assessed value is largely reliant on Climax mine, which continues to be volatile.

In 2023 the mine accounted for \$157 million (40%) of the district total assessed value of \$400 million. The mine has been open and closed several times over the district's history. In fact, in 2012 the total assessed value of the mine only accounted for \$14.8 million (13%) of the district's total assessed value of \$116 million and the expectation is the mine will be closed by 2038 (14 years from now, much shorter than a bond term of 20 or 25 years).

These large fluctuations in the value of the mine creates continued uncertainty among district taxpayers as to who or how much their tax bill will be from year to year. Because of this, we believe the PPAV and remaining bond capacity weighted percentages are too high on average for our community and are asking for a reduction in the match percentage by 5%.

(3000 characters max)





3. What efforts have been 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? Please include all efforts, even those which may have been unsuccessful.

The Lake County community has many urgent needs. In 2023, our county commissioners had to provide funding as a backstop for the local hospital not being able to make payroll. The county does not own or operate the hospital, but they understood the importance of community members being paid for their work at the hospital.

The County has many dire facilities needs of their own. The Lake County jail has been found to be so unsafe, prisoners must be transported across county lines to be detained. This means a large expenditure for the county to transport prisoners, in many cases, to counties near the Kansas border.

The City of Leadville is in desperate need of a police station. The city has prioritized the need for a facility for law enforcement at the present time.

Lake County School District has been successful in the past and will continue to apply for grant funding from DOLA, GOCO, Colorado Health Foundation, Gates Family Foundation and local non-profits. However, the award amounts from these entities would barely scratch the surface for the needed funds for this project.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	49
Match Percentage Requested	44
Amount of requested reduction from CDE Minimum	5

Is a Statutory Limit Waiver also being submitted? Y N



● **Campuses Impacted by this Grant Application** ●

Frenchman RE-3 - K-12 Major Renovation and Addition - Fleming K-12 – 1938

District:	Frenchman RE-3
School Name:	Fleming K-12
Address:	506 North Fremont Ave
City:	Fleming
Gross Area (SF):	70,891
Number of Buildings:	2
Replacement Value:	\$23,537,581
Condition Budget:	\$13,319,637
Total FCI:	0.57
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,761,540	\$3,783,840	1.01
Equipment and Furnishings	\$1,576,182	\$797,778	0.51
Exterior Enclosure	\$5,114,522	\$386,295	0.08
Fire Protection	\$15,831	\$982,880	62.08
HVAC System	\$2,190,522	\$2,619,595	1.20
Interior Construction and Conveyance	\$4,454,404	\$4,050,681	0.91
Plumbing System	\$1,028,674	\$529,032	0.51
Site	\$2,496,465	\$1,106,312	0.44
Structure	\$2,899,441	\$27,012	0.01
Overall - Total	\$23,537,581	\$14,283,425	0.61

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fleming K-12 Agriculture	4,500	0.61	1998	\$842,834	\$569,334
Fleming K-12 Site	522,720	0.51	1926	\$2,130,473	\$1,087,452
Fleming K-12 Main	66,391	0.57	1938	\$20,564,275	\$12,626,639
Overall - Total	593,611	0.57		\$23,537,581	\$14,283,425

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Frenchman RE-3

County: Logan

Project Title: K-12 Major Renovation and Addition

Current Grant Request:	\$25,706,677.59	CDE Minimum Match %:	54%
Current Applicant Match:	\$9,282,780.60	Actual Match % Provided:	26.53022105%
Current Project Request:	\$34,989,458.19	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:		Contingent on a 2024 Bond?	Yes
Previous Matches:		Historical Register?	No
Total of All Phases:	\$34,989,458.19	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$451.37	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$87.22	Affected Pupils:	223
Hard Costs Per Sq Ft:	\$364.15	Cost Per Pupil:	\$156,903
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	368
Previous BEST Total \$:	\$0.00		

Financial Data (School District Applicants)

District FTE Count:	201	Bonded Debt Approved:	\$597,604
Assessed Valuation:	\$46,413,903	Year(s) Bond Approved:	20
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$232,315	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$0
Median Household Income:	\$59,464	Total Bond Capacity:	\$9,339,067
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	24.40%	Bond Capacity Remaining:	\$9,282,781
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$1,064.87		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Frenchman RE-3 (1850) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00001) - - New - Application Number (7)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Frenchman RE-3 - 1850

Other, not listed

Fleming PK-12 School

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Fleming PK-12 school is located in the Town of Fleming, Colorado and was originally constructed in 1914. Through a consolidation with several other area schools, the Fleming K-12 School became the only public-school facility in the area. In 1959, the school district was officially formed, and the Frenchman Re-3 School District boundaries established. Through our buildings' 109 years of history, one demolition and six additions have occurred, providing a larger facility and comprehensive educational programming for our district's growing enrollment, and to serve all grade levels from pre-kindergarten to high school students.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

In 1938 a new gymnasium was added to the original 1914 structure, providing much-needed indoor physical education and athletic spaces. In 1963-64 the original 1914 school building was demolished, and two additions were incorporated to provide a larger facility for the growing enrollment, expanded educational programs, and to serve pre-kindergarten students. In 1973 a new main gymnasium and auditorium were added, providing for expanded athletic and performing arts programs. In 1995, the Town of Fleming supported an addition, establishing a shared library amenity for both the school and the Fleming community to utilize. The inclusion of a public library is a testament to the strong support and community partnerships that Frenchman Re-3 School District and the Town of Fleming share to this day. In 1998, the last two major projects and educational components were added to the school, which included a new cafeteria, attached to the original structure, and an agriculture building which was constructed across West Champa Street to the south.

In the last 3 years various upgrades to the HVAC system have been made, adding new gas-fired boilers to account for a failing geo-thermal mechanical system. The current geo-thermal system is in a state of failure, running at 50-60% of its original capacity. The new boilers were added at a critical time to provide necessary capacity to the heating side of the mechanical system. Currently, due to a multitude of leaks within the in-ground loop grid, and other on-going failures within the system, the geo-thermal system is only providing cooling to the school. We have been systematically replacing deficient and aging fluorescent light fixtures with high efficiency LED fixtures and have replaced approximately 50% of the light fixtures in our school at the time of this submittal. Cosmetic maintenance, such as painting and as-needed floor finish replacement has occurred in the last 3 years, but there hasn't been a major capital improvement to our school in over 25 years.

Due to age of the 1938 gymnasium and 1960's additions, we have submitted information to History Colorado about our facility and the proposed project. History Colorado has determined that the school is not a property of Historical Significance.

Research from information available, the bond measures that have passed after the 1938 gymnasium addition were in 1963, 1973 and 1998. The 1995 addition was funded through local Town of Fleming tax revenue sources. It is believed that all other interim projects were funded through school district budgets. Upon analysis from the consulting team, these interim projects were viewed as band-aid solutions as issues arose and the associated remedies were critical to occur immediately. The school district has made strides in forecasting future needs by completing a comprehensive master plan and facility assessment in 2023-24.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

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 our facilities age. The district annually transfers money into the capital projects fund from the general fund. The current amounts for 2023-24 are budgeted at \$500 per pupil. These transfers may increase as needed depending on the projects required and planned for each year.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Frenchman RE-3 (1850) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00001) - - New - Application Number (7)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Officially formed in 1959, Frenchman Re-3 School District is a rural school district in northeastern Colorado, located in Logan County. One of 4 districts in the county, Frenchman serves the southeast zone and the Town of Fleming, Colorado, the population within the school district boundaries is approximately 1,400 with school enrollment of approximately 225 students annually. Our District places a strong emphasis on educating the whole child and focusing our students on being lifelong learners. We have a commitment to ensure every student reaches their fullest potential and are college and career ready upon graduation from high school. Our students are respectful and prideful of their school and community. We are "Accredited with Distinction" based on CDE's academic frameworks for performance and proud of our graduation rate at 100% within five years. Our educators are passionate about their mission every day and it is reflected in the success of our students. The economic drivers in our district include agriculture, ranching and the oil and gas industry. Many residents farm and ranch their own land or work on someone else's ranch.

Frenchman Re-3 School District consists of students that are .07% Hispanic, 99% White, and .01% from a variety of other ethnicities. Across the district 40% of our students receive free or reduced lunch. Just over 0% of our students are English Language Learners, 10% of our students have an Individualized Educational Plan, and 40% of our students are identified as Gifted and Talented.

Our maintenance program is led by facilities staff equipped with HVAC, electrical, carpentry and general maintenance skills. Detailed inventory of mechanical equipment and related preventative maintenance schedules are tracked and implemented. The facilities director has kept a chronological list of all maintenance performed on the school facility since 1982. The facilities staff is comprised of 3 employees, which includes 2 full-time custodians. The CDE facility assessment notes a multitude of items that are functioning, but beyond useful life. During the facility assessment phase of the master planning effort, the architectural and engineering consulting team was impressed by the condition and cleanliness of the school at first glance, given its age and the multitude of additions that have occurred since 1938. Only when taking a deeper dive into the infrastructure of the school facility were major deficiencies discovered on some of the most critical HVAC and electrical systems that have been maintained for over six decades. Our facilities staff works diligently on prioritizing facilities maintenance projects and works to be as proactive as possible with limited funds. Due to the age of the facility the costs to continue to repair or replace systems is not sustainable. Without assistance from the BEST grant program, we would not have the funding necessary to repair and improve our educational assets.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Safety, security, health & technology are categorized as priority one for our Fleming PK school. The deficiencies at the school are associated with the site and building security, hazardous materials, air-quality, HVAC, sewer & plumbing systems, fire protection, electrical systems, technology, roof & building envelope, site safety, food service equipment, door hardware, & ADA accessibility.

Security (Security, Safety, Health, Technology):

The administration area is set internal to the building and does not have direct visibility to the entry to the vestibule, access controls, an integrated panic button, and line-of-sight visibility to drop-off zones and parking lots areas. Staff are unable to observe and assess who is approaching and attempting to enter the building. The community library shares the main entry vestibule, and interior access with the school increasing the vulnerability of the school during school hours. Visitors to the community library can freely access the school. The building is bounded on four sides by roads that are all directly adjacent to the building with no buffer. There are no elements of intrusion detection consisting of door position switches, motion detection, or glass breakage sensors throughout the facility. Exterior doors are old and not latching properly further compounding the overall perimeter security issues. There are 22 exterior door locations, 5 of which are within classroom spaces, and 5 are from an unsecured courtyard area, creating security issues as students and staff often prop open doors for easy access and/or ventilation. These doors do not have door positioning sensors nor exit egress lighting. The school lacks adequate exit egress lighting around the entire perimeter. There are no identifiable markings on the exterior doors to communicate with emergency responders. A security card reader system does not exist for any entries. Classroom vertical blinds have missing panels and malfunction which hinders the ability to secure a classroom from views in the event of an emergency Most door hardware is a mix of various ages and types of levers/knobs that are unable to lock with one motion to meet current code. Interior access from gymnasiums does not allow them to be separated and secure from the academic learning spaces allowing people to roam the halls freely during an afterhours athletic event. The bell and PA systems are 50+ years old and have reached the end of their life cycle. The PA system has been patched many times with the inability to control volume across the school. The school's fire alarm system is equipped with outdated horns and strobes, without communication or functionality for voice evacuation.

Hazardous Materials (Safety, Health):

We have worked with an environmental consultant to assess all suspected areas of hazardous materials in our school. Over the years, the district has prioritized abatement as capital improvements were made. Asbestos containing materials (ACM) can be found in floor tiles, floor mastic and roof mastic. Our environmental consultant has provided information on how to mitigate these hazardous materials for our proposed solution. In addition, the chemical storage for our science room is considered insufficient and in need of improvement and we do not have a working fume hood.

HVAC, Sanitary Sewer and Plumbing Systems (Safety, Health, Technology):

The heating and air conditioning system is primarily comprised of distributed heat pump fan coil units. Except for the gym and kitchen spaces, each zone has a dedicated heat pump. A ground-sourced heat pump condenser loop connects each heat pump within the building to a horizontal loop field. Gas-fired boilers provide supplementary heating for the condenser loop when the demand of the heat pumps exceeds the capacity of the ground loop. Many of the ground loop circuits are leaking and have had to be isolated from the condenser loop to prevent total failure. This has significantly compromised the capacity of the system. Currently, it is estimated that the system is operating at 50-60% capacity and supplemental gas-fired boilers have been added. During the winter months this reduction in capacity is masked by the operation of the boilers. In the summer months this reduction in capacity results in less than optimal efficiencies of the heat pumps and compressor failures have occurred. The sanitary sewer line from the kitchen continually backs up with food waste. The sewage backup occasionally overflows the cleanouts in the cafeteria disrupting lunch and resulting in the facilities staff using wet/dry vacuums to hose out the sewage. Our kitchen hood is not equipped with a code compliant fire-suppression system which is a fire and safety issue.

Indoor Air Quality (Safety, Health):

A primary concern at our school is the lack of outside air ventilation. Outdoor air is required by the International Mechanical Code (IMC) for all occupied spaces and is lacking. Proper ventilation is critical to the learning environment and health and welfare of the building occupants. There is currently no ventilation or outdoor air provided to the heat pumps. Any new or replacement mechanical equipment will be required to be provided with ventilation. Our middle school science classroom is not sized for lab functions, and it does not have proper ventilation. Similarly, our high school science classroom does not have an operational fume hood, so chemistry experiments are drastically limited. Neither gym is equipped with a means of ventilation or fresh air.

Fire Sprinkler (Safety, Security, Health, Technology):

There is no fire sprinkler system/fire suppression system at the school. There are also cross corridor security gates throughout the building that do not meet the current fire code, and voice evacuation does not exist as a part of the fire alarm system.

Electrical System (Safety, Security, Health, Technology):

There are (3) three existing branch circuit panelboards that are in poor condition and near the end of their life. The facility director struggles to find replacement parts due to its age. The system is beyond its useful life and the facilities director fears he will be unable to source parts, leading to difficulties keeping the school open when electrical systems fail. More than 50% of our school, including classrooms, are still equipped with fluorescent lights and have no lighting controls. Students utilize Chromebooks for educational purposes during the school day and convenience receptacles are extremely deficient given the vintage of the building. The District has been cited for multiple Fire Inspection violations due to daisy chaining power strips and extension cords. Access to power is severely lacking throughout.

Technology (Security, Technology):

A lack of power and technology infrastructure as well as outdated technology equipment impede delivery of the most basic education at times. Unreliable Wi-Fi and internet connection, Promethean boards or laptops that don't work, and lack of power availability take time away from teaching and learning.

Roof and Building Envelope (Safety, Security, Health):

The roof system at the facility is an over-framed standing seam metal roof that has been applied over the original flat roofs. This occurs over the entire facility. The plenum space between the original flat roof areas and the over-framed metal roof areas is un-sprinklered and unprotected from fire. With the entire school lacking any fire-sprinklers, the plenum space between the two roof systems is a point of concern as access into these areas in the event of a fire is greatly limited. Water intrusion at the perimeter due to improper drainage results in heaving slabs that have pulled exterior paving away from the exterior wall, creating an easy path for water infiltration and damage along the perimeter foundation walls.

Site Safety (Safety, Security, Health):

Our playfields and athletic fields are across the street. This poses an unsafe and difficult situation for our youngest students. Buses entering our campus do not have a separate and safe bus loop for student drop off. Bus riders are dropped in the parking lot right at the front entry along with parent drop-off. There are not adequate ADA parking stalls and our accessibility challenged students and visitors must be dropped off at a separate location at the side of the facility for ease of access to the school. Our parking lot does not have appropriate site lighting. It has been noted in our assessment report that most of our concrete and asphalt paving is cracked and should be replaced. The asphalt is crumbling in areas that make pedestrian access a trip and fall hazard, and many of the sidewalks around the perimeter and in the courtyard have heaved and cracked over time and are considered a slip and fall hazard. We do not have a separate pre-K play yard which does not comply with licensing requirements. PreK students play on the existing play yard, with equipment is dates to the early 1990's and is beyond its useful life. Fall zones in our existing play yard are not compliant with today's codes. The depth of the pits is not deep enough to have the depth of fall material required by today's standards.

Americans with Disabilities Act Accessibility (Safety, Health):

The site does not meet ADA compliance. There are sloped and cracked concrete and asphalt paving areas throughout the entire site. Perimeter sidewalks do not have access ramps. Playgrounds do not meet accessibility requirements. The interior areas of our school do not meet ADA requirements for accessibility to most of our classroom spaces and restroom facilities. Classroom entries match the width of the door without proper push and pull clearances. Restrooms are in violation of fixture type, location, and without proper handrails and knee space below fixtures.

Interior Systems (Safety, Security, Technology):

The CDE assessment noted that almost all interior systems such as fixed casework, all flooring finishes, including both gymnasium wood floors, and 1938 bleacher systems, exterior doors/frames and windows throughout, and plumbing fixtures are beyond their useful life. These items were confirmed by the master plan team and replacement was recommended.

Academic Programming:

CDE's Adequacy Assessment report and our master planning team identified many classroom spaces that are insufficiently sized, proportioned, and structured to support the programs in which they serve. A reorganization and re-alignment of the learning spaces is in great need. We have identified the following educational environment deficiencies that inhibit instructional delivery and have a detrimental impact to the learning environment:

Classrooms:

8 out of our 20 classrooms are undersized per CDE square feet requirements and several are very poorly proportioned. The classroom spaces are not zoned efficiently for primary, middle, and high school and reorganization of the educational use plan is a critical need.

Science: The high school and middle school science classrooms/labs are undersized at 683 sf and 686 square feet respectively. For the number of students that these classrooms/labs serve, a minimum size of 1000 square feet is needed. Neither of the science rooms have an appropriate prep room or storage space.

Flexibility:

The lack of flexibility to accommodate large and small groups is an impediment to a more collaborative teaching and learning environment. The heavy and bulky furniture is not conducive to quick rearrangement within a classroom and takes up a lot of space, resulting in classrooms that feel too small and crowded. We lack readily accessible and easily supervised group study spaces in the school to support focused group learning or sharing.

Acoustics: Teachers can clearly hear class activities in adjacent classrooms on a regular basis, making it difficult for students to focus on the activities in classrooms.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

On January 5, 2017, CDE completed the facility assessment for our 70,891 square foot school. Per this report, the Facilities Condition Index (FCI) of the building was rated at 0.57 and the site was rated at 0.51. As of the writing of this submittal, the school is now an additional 7 years of age and upon further investigation with our master planning design professionals, and the addition of a myriad of mechanical and electrical issues, we believe our school's FCI rating would be nearing .62 or greater. Additionally, we also believe our schools' adequacy index has greatly decreased in its ability to support modern educational learning environments and spaces. With the condition of the school and poor index ratings, we have firm indications that our school has aged into a facility that has strong needs for a major facility improvement.

In April of 2023, district administration and the school board decided upon review of ongoing maintenance and facility issues and the 2017 CDE assessment reports, to engage in a thoughtful long-term master planning process. The master planning process began in the summer of 2023 with a thorough facility assessment, providing an additional look into our school and adding necessary detail to the 7 years of age the building has incurred since the work done by the CDE staff in 2017. Our intent was to study and analyze our school through a long-range and future forward lens. Through a competitive procurement process, we selected an educational design and master planning firm comprised of architects, engineers, and a general contractor to provide cost estimating and analysis.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The deficiencies our school faces are inherently a result of multiple eras of building additions to the 1938 gymnasium structure and years of "band-aid" reactive remedies instead of proactive and wholistic solutions to our needs. This is evidenced by six additions over the life of the building. The oldest areas of the school are 85 years of age, and the newest additions have been in service for over 25 years. Fleming PK-12 school is an average of 53 years of age, and many aspects of our facility have simply reached the end of their life. Our school district and community are of a "we'll do it ourselves" character and we have proposed facility options and improvements that we could fund from the existing budget or projects we felt the community would support with a bond referendum. We have never submitted a request for assistance from CDE's BEST grant program until now, as the cost to remedy our facility infrastructure,

and educational environment has far outpaced our abilities to fund through a limited bonding capacity of \$9.4 million dollars.

Facility Solution:

The Visioning Team was provided a myriad of options, facilitated by our master planning team, for the renewal of our school facility, and through an immense amount of discussion, revision, and refinement we believe we have developed a facilities solution that balances the retainage of portions of our facility that will continue to age gracefully, with portions that simply need to be replaced. Critical infrastructure and aged building components shall be replaced and/or updated throughout the school, as outlined in the reports from both CDE and the master planning facilities assessment. Safety and Security considerations shall be addressed throughout the school as outlined in the deficiencies section of this submission. The new additions would comply with current building codes and accessibility standards. Renovated existing portions of the school to remain would be renovated to include accessible classrooms, restrooms, door hardware, signage, and finishes for a unified aesthetic upon completion of the project.

The safety and security of our school will involve the relocation of the administration area to be located and connected to the main entrance, providing administrative presence upon approach to the school, and line-of-sight visibility from administration to student drop zones and parking areas. Administration will be in a location to be able to control access to both the school and the community library. Addressing the security and maintenance-intensive characteristics of the existing courtyard will be addressed with an infill of that problematic area, and programming with new areas for a science lab, visual art, and student commons. Additionally, a more cohesive and age-appropriate learning environment shall be a component of the renovation/addition to the school. The renovation shall group instructional zones, within the school, organized around Primary, Intermediate and Secondary grade level considerations, with shared programs and amenities to be centralized within the plan, in the "heart of the school". Our core values of Connection and Camaraderie were key in our planning and thoughtful considerations in the arrangement of our renewed school layout. The plan is very efficient and compact in response to a very tight site and surrounding streets. We are utilizing nearly every available square foot of our available site.

In the Elementary School zone, new pre-kindergarten classrooms will be added to the north, improving their functional relationship and to the kindergarten classrooms. A new secured entry will control access for parent drop-in and check-in functionality. This consideration will solve a current security and safety concern in our current pre-school entry and classroom location. The remaining elementary area will be renovated. 1st through 5th Grade level classrooms will be repositioned to improve connections between adjacent grade-level classrooms and for an improved and appropriate age progression, seamlessly transitioning the elementary zone to the middle school zone.

The southeastern quadrant of our existing school will be demolished and re-built new in its same location with new educational programming occupying the current courtyard area. This new area of construction will contain the administration, main entry, middle school, kitchen, student commons and elements of the high school program.

The middle school "hub" will be arranged for collaborative learning and team instruction, creating a renewed symbiotic relationship of 6th through 8th grade learners and educators. The middle school science lab will be positioned to interact directly across the learning commons from the high school science lab from shared instructor expertise and collaboration.

The programmatic spaces within the high school will be rearranged and positioned to maximize utilization of space, making visible the dynamics of the art and science programs, while creating a "hub" of collaborative learning and instruction. Additionally, in the southwest quadrant of our school, a new kitchen, mechanical plant, and student commons round out our renewed school facility, creating a community heart, student commons, and pre-function space for

the two existing gyms and performing arts programs. Additionally, the wrestling program will be integrated into the renewed school facility, which will allow the district to take a remote, stand-alone wrestling building off-line, as it is in extremely poor condition.

Technology deficiencies will be addressed throughout our new and renovated school, with updated modern infrastructure equipped with new servers, switches, and wireless access points throughout, as well as new end-user devices for students as needed.

Site:

The current site is very compact and somewhat limiting for the accommodation of any additions that would extend outside the current footprint. In the Visioning Team work sessions, the team explored several 2-story concepts to reduce the overall footprint extents. Cost estimates were compiled and analyzed in comparison to various one-story concepts, on this small existing site. The 2-story concepts were eliminated due to complexities of circulation, scale of the neighborhood, and excessive costs necessary to construct and phase. The preferred one-story proposed design solution considers closing off Welton Street, to the north, that runs between the school and the athletic fields. This will create a more cohesive campus for safe access to the play areas without the need to cross the street. The new location of the PK program will provide for a PK specific playground directly adjacent to the building. The parking lot to the east is adequate for the proposed school. Additionally, on-street parking is available to the public for overflow parking during athletic and performing arts events.

The district will analyze options as it relates to pursuing LEED, CHPS or Green Globes and commits to pursuing one of these programs and targeting the certification level required by BEST. We commit to having efficient building envelope and infrastructure systems.

With a successful BEST grant and 2024 bond measure, design would commence in the fall of 2024, and phased construction scheduled to begin in the summer of 2025. Construction is planned to be in process while school is in operation throughout the construction timeline. Details of the forecasted schedule are as follows:

BEST Grant submittal and award process: February-June 2024

Pre-Bond messaging and public relations: July-Oct 2024

Bond Initiative Approval: Nov 5, 2024

CMGC Procurement: Oct-Nov 2024

Other activities: Geotech and Survey Nov 2024

Schematic Design: Mid Nov 2024- Mid Jan 2025

Design Development: Jan 2024 - April 2025

Construction Docs: Multiple bid packages April 2025 Aug 2025

Construction: June 2025 - June 2027

Project Completion - June 11, 2027

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In April of 2023, district administration and the school board decided upon review of ongoing maintenance and facility issues and the 2017 CDE assessment reports, to engage in a thoughtful long-term master planning process. Our intent was to study and analyze our school through a long-range and future forward lens. Through a competitive procurement process, we selected an educational design and master planning firm comprised of architects, engineers,

and a general contractor to provide cost estimating and analysis. The master planning process began in the summer of 2023 with a thorough facility assessment, providing an additional look into our school and adding necessary detail to the 7 years of age the building has incurred since the work done by the CDE staff in 2017. On the heels of the facility assessment, a Visioning Team and User Group Team was then established, and the future of our school facility was fully contemplated, with the vetting of options ranging from minor renovations to a new facility. At the end of all the meetings we always returned to a common conclusion, much of our school has reached the end of its safe and serviceable lifecycle. We feel strongly that the best long-term solution is to complete a major renovation and create new learning spaces that can meet today's standards for safety, security, and educational delivery. This investigation is summarized in the reports and documents in our master plan that show our due diligence in reaching the solution. The planning process included setting our core values for the future improvements of our district and we reviewed these values at the onset of each of the visioning team work sessions. The following is a summary of the Frenchman Re-3 School District statements that served as the master guide for the ensuing project approach, studies, conceptual options, and ultimately the final recommendation:

Safety & Security - Safe spaces promote social & emotional health and learning. Create safe spaces while the school stays centered on "school" and remains a welcoming community asset.

Rich Academic Experiences - Develop spaces that allow for connection to teachers, student-to-student connection, and academic engagement. Create positive and innovative learning environments through technology and active- and inquiry- based learning that allows various choices for students. Functional indoor & outdoor spaces that support growth and create flexible learning environments to allow for productive learning for all students.

Community - A community and social gathering place that is family focused and at the "heart of the community". A generational hub with strong culture and camaraderie. Our School is Our future.

Maintenance - Minimize ongoing maintenance costs from dated systems. Design that promotes long term financial sustainability.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Given that our Fleming PK-12 school facility is the only school in our district, of over 400 square miles, we must continue to operate with our students attending school every day within this single building.

As we have been experiencing first-hand, and confirmed through our master planning process, the condition of our facility's infrastructure is in poor and failing condition and in desperate need of replacement. We must avoid the practice of throwing good money after bad to keep our inefficient and failing geo-thermal system, HVAC, and electrical systems running. Additionally, as the lessons of the Covid-19 pandemic have taught the world, we must address the critical safety issues surrounding the lack of any fresh-air ventilation throughout the Fleming PK-12 School.

If any of our systems fail that are critical to operating the facility, then we would have a crisis with no adequate space to educate our students who attend the Fleming PK-12 School. Outside of the BEST grant program, and our limitations to our bonding capacity, we would be unable to raise the large amount of funding needed to address stopgap and band-aid solutions, let alone fully renovating our school facility with the necessary safety and security measures outlined in our proposed solution. The project approach and proposed schedule was driven by the realization that major deficiencies need to be wholistically

solved in our facility, the reality of our continued funding limitations, and the critical nature of the issues within our community school. We are a school district that has always solved problems on our own, but it is at this time that the costs to repair and renovate our aging school simply outweigh our available funding without the assistance of a BEST grant. The timeframe to address the deficiencies, as identified in our facilities master plan, is as soon as possible.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The Frenchman Re-3 School District prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff, and community for as long as possible. A fully renovated and renewed school will first be under warranty by the general contractor and then maintained according to our regular schedules. The general contractor will also be required to provide training and operational and maintenance information to our maintenance department for the care of all new mechanical, electrical, plumbing, IT and A/V systems. Additionally, the general contractor will provide product care and maintenance instruction for components such as doors, hardware, windows, and flooring finishes. The Information Technology software upgrades will be the responsibility of the district. IT hardware and software costs, over time, will be budgeted by the school district.

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. The district annually transfers money into the capital projects fund from the general fund. The current amounts for 2023-24 are budgeted at \$200 per pupil. These transfers may increase as needed depending on the projects required and planned for each year.

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 specific building component. Some, like mechanical inspections, will require quarterly inspections and adjustments, and others like electrical switchgear would require bi-annual inspections.

2. The plan will also address routine inspection of alternative energy systems built into the building including periodic adjustments to control systems as required to optimize efficient performance.
3. Develop a painting program to repaint/touch-up the interior and exterior of the building on an ongoing, revolving basis.
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.
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 various components in the building rather than performing maintenance in a reactive mode.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

No, we will abate and demolish the existing portions of the structure that are proposed to be removed and plan the interfaces and connection appropriately with the existing portions of the building to remain. Comprehensive planning and coordination with the selected architect, general contractor, and sub-consultants will be provided, resulting in a detailed demolition and phasing plan, as not to disturb the adjacent structures that the new structures are interfacing with in the proposed solution.

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

In our future use and proposed solution plan, we plan to utilize and renovate a majority of the existing school, add a small addition, and demolish and rebuild portions of the Elementary, Middle and High School.

In our proposed solution, we plan to abate and demolish portions of the Fleming PK-12 structure. 19,914 square feet of the existing school will be demolished, and we will be constructing 27,289 square feet back in its place, including the in-fill of the existing courtyard area. 50,230 square feet of the existing school will remain in place and be fully renovated. The existing 4,500 square foot Agriculture Building will remain in place and not planned for renovations. Additionally, in our future use plan, we will be re-organizing and improving the existing programmed spaces to interrelate cohesively with the new construction, enhancing the overall educational adequacy and learning environment.

III. Detailed Project Cost Summary

Frenchman RE-3 (1850) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (1850-SG00001) - - New - Application Number (7)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

54.00 %

* B. Actual match on this request - Enter Actual Match Percentage

26.53022105

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	34,989,458.19
D. Applicant Match to this Project	\$	9,282,780.60
E. Applicant Grant Request	\$	25,706,677.59
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	34,989,458.19

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

11/06/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

06/11/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

As noted throughout the application, the Frenchman Re-3 School District engaged several PK-12 educational design and construction experts as part of the master planning process and BEST grant efforts. TreanorHL led the master planning and facility assessment efforts with a team of Structural, Mechanical, Electrical, and Technology engineering consultants. TreanorHL included Adolfsen & Peterson Construction (A&P), as a cost consultant and team member for the development of construction cost data, and constructability analysis. Both TreanorHL and A&P are respected PK-12 designers and builders within the state of Colorado. Each with extensive BEST school experience and familiarity with the requirements, processes, and expectations of CDE. Additionally, both companies have recently completed BEST funded projects in the immediate area, elevating our trust in their respective expertise in the relationship to our school district and community.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Our plan for the project management of our Fleming PK-12 school entails several facets. We plan to keep our executive committee structure, which includes our school superintendent, the Fleming PK-12 school principal, a liaison from the Board of Education, and our facility director to help guide the day-to-day decisions. This group will work with the project team to report to the Board of Education and community on the progress of the project.

We will competitively procure an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty. The Owner's Representative will also consult on which design and construction delivery method will be the best fit for our project. It is our intention to hire a firm with qualifications and experience with similar BEST grant projects.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The district will also competitively procure the architectural design team and general contractor with qualifications and experience with similar PK-12 school and BEST grant projects. These teams will be responsible for managing their core competencies in design, code compliance and best construction practices within the industry.

Other consultants that will be procured include an environmental consultant, abatement contractor, commissioning agent, geotechnical engineer, a construction material testing firm, surveyor, and furniture, fixtures & equipment vendor.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district has used various sources to take care of our facility and maintenance associated with having an older school building. We have used ESSER (Elementary and Secondary School Emergency Relief) funds and other state and federal funding to support the maintenance and repair of our facilities. Some additional sources of funding include local property taxes, bonds, community fundraising including donations from local businesses, individuals and community organizations. The district has taken advantage of multiple smaller funding sources. In fact, the district believes that our BEST grant request would be larger if it wasn't for these other sources of funding.

The district has addressed the emergency facility needs at Fleming PK-12 that our capital budget could support, including a recent boiler replacement project. But unfortunately, major safety/security investments such as providing secure entry vestibules and securing perimeter door access, replacing classroom door hardware, and replacement of failing HVAC systems, and mechanical components to improve indoor-air quality far exceed our available capital resources. The deterioration of major systems in the building are now of a scope and cost that our current funding sources are insufficient to address. In addition, we face issues of so many of the buildings systems, either beyond or nearing their useful life, that we cannot retrofit or repair at a cost below complete replacement and renewal.

The district has carefully considered its request for a BEST grant. When we initiated our master planning process, our bonding capacity was insufficient to fund a major school renovation through local dollars alone. Additionally, our bonding capacity, based on updated assessed values, is far from the scope of necessary improvements that have been outlined. We have heard clearly in our well-attended visioning team work sessions, as well as from input from our community and School Board, that in our conservative district we must secure a BEST grant prior to asking our voters to support our proposed solution with their dollars. For both of these reasons, it would not be possible from a funding perspective, or pragmatic from a community perspective, to go to our voters with a bond initiative for a school without securing a BEST grant prior to a bond election.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

For the 5 last years, 2019-2023, our Fleming PK-12 averaged \$62,257 in annual utility costs. Specifically for electric services we averaged \$34,097 and natural gas at \$15,907.

We expect our energy and water usage to be reduced with a renovated school with modern and efficient systems. The mechanical and electrical engineers have projected that we will see savings of approximately 30% on our existing utility costs.



Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 (<i>Line items A * C from grant application cost summary</i>)	<u>\$18,894,307.42</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$46,413,903.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (<i>Line B x 20%</i>):	<u>\$9,282,780.60</u>
D. Current outstanding bonded indebtedness:	<u>\$ 0.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$9,282,780.60</u>
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<u>\$9,282,780.60</u>

School District: Frenchman School District RE-3
Project: Frenchman School District RE-3 Major Renovation
Date: 1/30/2024

Signed by Superintendent: 

Printed Name: Steven McCracken

Signed by School Board Officer: 
Printed Name: Christa Lousberg
Title: School Board President

● Campuses Impacted by this Grant Application ●

Dolores RE-4A - MS and HS Renovation and Addition - Dolores MS/HS – 1954

District:	Dolores RE-4A
School Name:	Dolores MS/HS
Address:	1301 Central Avenue
City:	Dolores
Gross Area (SF):	37,876
Number of Buildings:	4
Replacement Value:	\$12,312,742
Condition Budget:	\$4,532,646
Total FCI:	0.37
Adequacy Index:	0.46



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,894,158	\$1,633,678	0.86
Equipment and Furnishings	\$467,362	\$230,328	0.49
Exterior Enclosure	\$2,033,449	\$330,785	0.16
Fire Protection	\$432,770	\$41,077	0.09
HVAC System	\$1,270,552	\$302,227	0.24
Interior Construction and Conveyance	\$2,120,937	\$723,687	0.34
Plumbing System	\$610,555	\$379,213	0.62
Site	\$1,560,183	\$813,774	0.52
Structure	\$1,922,777	\$77,883	0.04
Overall - Total	\$12,312,742	\$4,532,652	0.37

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Dolores MS/HS Art/Wood	4,808	0.28	2003	\$1,645,090	\$459,544
Dolores MS/HS Main	19,989	0.51	1954	\$5,085,258	\$2,586,440
Dolores MS/HS Site	245,829	0.52	1954	\$1,560,183	\$813,774
Dolores MS/HS Band	1,870	0.62	1995	\$428,051	\$265,030
Dolores MS/HS Science/Vo-Ag	11,209	0.11	2013	\$3,594,160	\$407,864
Overall - Total	283,705	0.37		\$12,312,742	\$4,532,652

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Dolores RE-4A

County: Montezuma

Project Title: MS and HS Renovation and Addition

Current Grant Request:	\$19,776,553.49	CDE Minimum Match %:	37%
Current Applicant Match:	\$10,108,448.00	Actual Match % Provided:	33.82448551%
Current Project Request:	\$29,885,001.49	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$29,885,001.49	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$712.82	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$82.63	Affected Pupils:	622
Hard Costs Per Sq Ft:	\$630.19	Cost Per Pupil:	\$48,047
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	202
Previous BEST Total \$:	\$2,863,400.68		

Financial Data (School District Applicants)

District FTE Count:	622	Bonded Debt Approved:	\$11,000,000
Assessed Valuation:	\$62,017,240	Year(s) Bond Approved:	23
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$98,723	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$13,730,000
Median Household Income:	\$53,333	Total Bond Capacity:	\$12,281,092
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	49.40%	Bond Capacity Remaining:	(\$1,326,552)
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$467.53		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Dolores RE-4A (2055) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS and HS Renovation and Addition (2055-SG00001) - - New - Application Number (31)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Dolores Secondary School - 2055-2208 ▼

Other, not listed

Middle School 2206, Commons, Science building

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> bus lane, courtyard, drainage improvement, ADA Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

All buildings in the Project area were built for the purpose of being Dolores RE-4A facilities.

Secondary School

Middle School: 1954, 11,800 sf

High School: 1954, 8,650 sf

Additions: 1971

The structure is masonry bearing exterior walls with brick veneer, wood beams and interior masonry block walls. The foundation systems are unknown, but assumed to be spread footings. The High School roof is a standing seam metal system, and the middle school roof is built-up bitumen. The High School roof sheds water directly to the ground with no storm water management system in place. The middle school sheds water to aluminum gutters and downspouts. The building was adequate to meet the needs for which it was built.

Commons and Library

Year Built: 1995

Size: 15,600 sf

Constructed in 1995 as an addition to the Varsity Gymnasium (1954), the building is a steel framed structure with spread footing foundations and a slab-on-grade floor. The envelope consists of stucco on metal studs. The windows are aluminum thermal break systems with insulated glazing. The roofs on these

facilities are a single-ply membrane EPDM roof on the Commons and standing seam metal roof on the Library. The drainage system includes internal roof drains on the Commons and aluminum gutters and downspouts on the Library. The insulation levels in the buildings are adequate. The mechanical system includes a large heating and ventilating unit mounted on the roof. Cooling is provided with a swamp cooler. The electrical supply is sufficient. There is a commercial kitchen located in the Commons. The building is sprinkled and ADA compliant throughout. The building was adequate for the needs of its time.

Wood Shop/Art Building

Year Built: 2002

Size: 4,808 sf

The building contains one art classroom, one administration office, a computer lab, and shop space for wood working. The Wood Shop and Art facility is a steel framed structure with spread footing foundations and a slab-on-grade floor. The exterior envelope is comprised of metal stud framing with corrugated metal panel siding. Windows on the facility are insulated and are aluminum thermal break units with insulated glazing. The building has a standing metal seam shed roof without a drainage system.

The heating in the building is provided by a small boiler with hot water pipes to unit heaters in the spaces. The ventilation and dust collection systems were never adequate for a wood shop, and do not meet current IBC code requirements. A unit ventilator and exhaust was recommended in the 2012 Master Plan but not installed.

The dust collection system in the wood shop is located in the electrical/mechanical room and was recommended in the 2012 Master Plan to be relocated outside the building to due code requirements. The plumbing and electrical systems in the building are adequate, the building is sprinkled and ADA accessible.

Science Building

Year Built: 2015

Size: 11,209 sf

The building contains a science classroom and lab spaces,

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The District Administration offices occupy a Former Forest Service Facility, that was built in 1938 and is located several blocks west of main campus. The remaining facilities except for the Pre-School are all located on main campus, about 9 acres. The secondary school, which includes the middle school and high school was built in 1954 and the Varsity Gymnasium was built the same year as the sec. school. Dolores Elementary School was built 14 years later in 1968, and the sec. school had an addition built in 1971 to accommodate growing student population. The Varsity Gym added locker rooms in 1976. Another wave of growth took place in the 1990s. The Auxiliary Gymnasium was Built in 1990 and Dolores Elementary School received an addition in 1991. The Teddy Bear Preschool was built in 1993 and is located two blocks east of main campus. In 1995, the Commons, which includes Library and Cafeteria was constructed as an attachment to the Varsity Gym, and the Band Room building was constructed north of the sec. school that same year. In 1996, the elementary school expanded a third time. Then in 2002 the Art/Woodshop was constructed to provide art learning space on campus and a modular building was constructed to provide classroom space for growing elementary student populations once again. Most recently, the Science building was constructed in 2015 to provide up-to-date facilities for HS science. Overall, the Dolores RE-4A school district has seen steady student population growth and has had to continue expanding campus facilities to accommodate that growth.

Below is a list of capital projects undertaken since 2015.

Capital Projects since 2015

Items listed in the COE 2015 Assessment the District has addressed include:

Upgraded the IT capabilities in all the buildings.

Replacement of several sidewalks which were badly spalling and damaged.

2015

New mini split NC units in High School and Middle School

New Fire suppression system for High School and Middle School

2019

New exterior doors (Front Door of High School, Back Door of High School, Middle School Front Door, Back Door Of Middle School)

New Fob system for all exterior doors on High School and Middle School

New interior doors for High School classrooms

New exterior lock hardware

Updated Intercom System

All High School and Middle School classrooms got new Interior paint

New Vinyl plank flooring for rooms M-2, M-4, M-9, New Carpet for room M-10

New Rubber Membrane roof for Middle School

New Vinyl Flooring for Commons/ Lunchroom

2020

New Gutters for Middle School

New Window blinds

All new exterior L.E.D wall packs A.K.A outside lighting

New water bottle Dispensers for High School Hallway

New water bottle Dispensers for Middle School Hallway

2021

Updated the video camera system

New Emergency Lights for all of High School And Middle School

2022

Remodeled room H-5 and turned it into 3 office spaces

New Forced air heating unit for room H-7, H-9, H-10

2023

Adding SRO office space in Commons

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities.

(Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

We have averaged \$520,000.00 annually to Capitol Outlay to use for the improvements of our facilities over the past 4 years. We also maintain a BEST grant Capitol Renewal Reserve and contribute the 1.5% of per pupil funding as required.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Dolores RE-4A (2055) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS and HS Renovation and Addition (2055-SG00001) - - New - Application Number (31)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input checked="" type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

We were not high enough on the list to be funded.

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Dolores School District is located in the Southwest corner of Colorado in the town of Dolores, at an elevation of 6,980 feet. The District is located in Montezuma County, which includes Mesa Verde National Park and the Ute Mountain Ute Reservation. The Dolores School District RE-4A has served the Dolores area since 1930. The schools are currently located within the Town of Dolores (Population 885) but the District's boundaries extend well into Montezuma County. Dolores School District has a vibrant preschool program that began in 1985 and continues to see yearly increases. Dolores School District has been a school of choice for many in the Montezuma County. The breakdown of current enrollment is as follows: Dolores out-of-district students: 31.4% or 229 out of 729. Dolores in-district students: 68.59% or 500 out of 729. The District currently has a state performance ranking of "accredited." The Secondary School won the "Governor's Distinguished Award" in 2019 for demonstrating tremendous growth in assessments and participation. Dolores High School is housed in the oldest building on campus and was built in 1954. The Colorado Historical Society has determined that this building does not have significant historical value. The Main Gymnasium was also constructed in 1954. In 1968, the northwest wing of the elementary school was constructed and a few years later, the middle school and high school received an addition (1971). The Main Gym added locker rooms in 1976. In 1990 and 1995, the southeast wing of the elementary school was added, along with construction of the Band Room directly north of the sec. school. The Wood Shop and Modular Building near the elementary school were constructed in 2003. Ten years later (2013), the elementary school received another addition to the south providing more classrooms in response to the school's steady growth. The dedicated Science Building was also built in 2013 just north of the Wood Shop.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment

- 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Deficiency 1: Unsecure Campus

The Dolores RE-4A campus and facilities have been built in a disjointed progression over multiple decades, which has resulted in our present campus layout which lacks cohesion and is connected by unsecured pedestrian corridors and fragmented areas of open space that create multiple opportunities for an intruder to hide in place while obscuring clear routes of campus egress. The multiple points of entry into campus and location of the bus drop off require constant outdoor travel between bldgs. which creates a priority-1 health, safety and security concern of student exposure.

On the southeast portion of campus, the layout of bldgs. creates an open alley from the southern public access at Central Ave all the way through campus north to the football field and geographical bluff without sightlines from any administration offices-allowing intruders to reach the heart of campus before school personnel can stop them. Essentially, the perimeter of the site is porous and vulnerable with multiple unsecured points of entry.

Deficiency 2: Unsecure Middle School playground location

The playground has cedar chip surfacing and a concrete half basketball court. The playground is presently within the campus fence, but its location compromises the secure perimeter of the site and minimal sightlines to the playground exist from the adjacent current HS and Wood Shop, a priority-1 issue of student safety and security.

Deficiency 3: Unconnected Secondary School/Art/Woodshop/Science Buildings

Students must leave the sec. school and walk outside to travel to the Art/Woodshop and Science bldgs., posing a priority-1 safety and security issue of exposure.

Deficiency 4: Admin offices are situated so that personnel are unable to see people who are entering campus. Admin offices & personnel are blindly located and do not have eyeballs on anyone who enters campus. There is no secure vestibule at the sec. sch. Admin. entrance for check-in. There are 5 different locked doors without secure vestibules across the sec. bldgs. which use doorbells that the sec. secretaries answer and buzz people through. Students are constantly traveling between bldgs. that must remain locked during operating hours due to the lack of secure vestibules.

Not all doors have a buzzer and camera. Students trying to enter through locked non-buzzer doors are exposed and stand outside after knocking, waiting to

be let in. These are urgent priority-1 safety and security hazards.

Deficiency 5: Secondary school secure entry, administrative office, reception space and student entry/hallway safety and security

Middle school students attend classes in the HS wing because of overcrowding in the MS. To get to the HS, MS students must use the hallway which passes directly through reception space where both the MS and high school secretaries work. Behind the secretaries are the administration and counselor offices.

There is no barrier except for the secretaries to keep the public/students from going behind the reception counter and the otherwise unrestricted hallway to access the admin. offices. The school security camera monitors and other sensitive/restricted info is housed behind the secretaries' counter. If they are away from their desks their area is unsecured which poses a serious priority-1 security breach and hazard.

There is usually a traffic jam of students, teachers, admin, parents and visitors interacting in the reception hallway between the MS and HS making it a chaotic and hazardous administrative space, which is very loud and disruptive to people carrying out their tasks. When it's especially noisy the secretaries duck down on the floor behind the counter to hear and be heard on the phone.

Adding to the unsafe/hectic atmosphere of the workplace are the crowded and limited number of office spaces. The Adm in area had to impinge upon precious limited classroom space to carve out a small counselor's office from the adjacent classroom. The School Resources Officer has been bumped from the administrative area to make room for a counselor. The new SRO office in the Commons does not have privacy because the Commons has a high drop ceiling with fire sprinklers, so the office walls cannot go up to the ceiling. This limits/interferes with law enforcement and is another priority-1 health, safety and security hazard.

Deficiency 6: The Secondary School is undersized for the needs of the students and to carry out the full district programming/curriculum

The secondary school is comprised of the HS and MS, totaling 12 traditional classrooms. The HS is a double loaded corridor with one door at each end and no entrances with a secure vestibule or direct connection to admin. If one is able to enter the high school from the unsecured east corner of campus, they have full access to the HS and MS with no additional interior barriers, a major priority-1 safety and security deficiency. Five of the 8 classrooms in the high school do not meet the COE min sq ft requirements. We have 25 students in 500 sq ft classrooms. Two HS classrooms are used for both MS and HS programming. Our special education program for the MS is housed in a small meeting room in the HS. Six MS classrooms do not meet the COE minimum square footage requirement. The average MS classroom size is 670 sf - far below the 800 sf benchmark for contemporary classrooms. Cross traffic between MS and HS students is unavoidable.

Deficiency 7: Lack of contemporary learning spaces and technology in Secondary School

The only breakout space in the HS is shared with the MS. It is undersized with low ceilings, ½ dozen high tabletops, and void of any contemporary technology to make the space a useable learning environment.

The age of the bldg. does not allow for comprehensive technology in the classrooms. What tech we have been able to add over time is supplied via surface mounted conduit/junction boxes and multiple power strips and extension cords.

Currently the sec. school has only 2 science labs operated in renovated classrooms that were not originally intended to be labs and lack gas connections and eyewash stations.

Deficiency 8: No centralized HVAC system in Secondary School

We have multiple heating/AC systems throughout the bldg. Heating is provided through individual furnaces in small mechanical closets in each room. These furnaces are highly inefficient and beyond their useful life expectancy. In the HS main hallway alone we have four different air conditioning mini-split units. Secondary school HVAC systems have no filtration or intake of outside air, unlike a typical central unit. No filtration or fresh air intake exposes students and

school employees to higher rates of airborne pathogens and particulates, which are priority-1 health and safety issues. Maintenance staff must maintain upkeep on multiple HVAC systems. If more than one system stops functioning some rooms will be too warm or too cold until maintenance can be addressed, another health issue for students and staff.

Deficiency 9: Middle School Building is Deteriorating

Of all the facilities on campus the envelope of the MS wing is in the worst condition. There are multiple areas of extreme ice damming and freeze/thaw patterns actively deteriorating roofs, soffits, and brick, and creating safety issues at exterior doorways.

Deficiency 10: Commons building water infiltration

Windows on the commons east side are not level and there are gaps between the windows and other materials on the bldgs.' exterior showing that water is entering the bldg. envelope. Window seals are broken and moisture is visible between glass panes. Constant exposure to water infiltration and freeze/thaw cycles during cold months is causing deterioration of the exterior stucco. Moisture within the wall cavity could also affect indoor air quality, raising a priority-1 health concern in the commons. Foundation settlement and visible cracking is also a primary concern of the bldg.

Deficiency 11: Commons/Cafeteria Health and Safety

This space is not large enough. Because all grades share the space, elem. students are forced to eat their lunch within 15 minutes to allow older students time to eat, which is a priority-1 health issue. The cafeteria is widely used as a connector to get across campus and is not functional as a communal space, which is a health and safety issue, yet it is the only dedicated

Deficiency 12: Science Building ADA Non-compliance

Ramps on the Science bldg. west exterior are too steep at 2.7% and 4% cross-slopes, respectively, which is a priority-1 health and safety issue.

Deficiency 13: Unsafe Bus/Car Pickup/Drop Off and Parking

Secondary:

Presently there is no infrastructure separation of traffic flow at the sec. sch. The lack of dedicated bus lanes and separated parking does not meet COE site requirements.

The sec. sch. is where the greatest chaos occurs on Central Ave with car cueing for passenger pick up and drop off, thru-street vehicular traffic, nose-in parking on the street, and HS students walking across busy Central Ave. to get to their parking lot. These conditions create traffic jams at the corner of Central and 14th that back up onto State Hwy 145 blocking traffic flow and creating priority-1 health, safety and security hazards.

Elementary:

Busses drop elem. students off at the northwest corner of campus next to the elem. sch .. Bus loading at the ES occurs on a dirt lot shared with the town recycling bins and does not include sidewalks, curbs, gutters, or separation islands. There is no separation between pedestrian, vehicle, and bus traffic at the ES loading zone - a priority-1 health, safety and security concern.

Deficiency 14: Insufficient and ADA Non-Compliant Parking

There aren't enough parking stalls on the campus to support vehicles. The district rents 2 dirt surface lots next to the campus for the overflow, with no defined ADA stalls. The main parking is nose-in along the south edge of the site. This causes challenges for snow removal along the sidewalk and creates a dangerous scenario during pick-up and drop-off as vehicles try to back out of the stalls while parents queue behind them to pick up students.

Deficiency 15: Campus Drainage Is a Safety/Security and Maintenance Issue.

The eastern 2/3rds of campus, including the entire secondary school, is located within the Dolores River FEMA floodplain and has experienced recurrent flood events across multiple facilities, which exacerbates priority-1 safety and security concerns and disrupts teaching and learning.

Flooding occurs in spring when snow melt is high. Heavy snow and rainfall conditions in March 2023 have caused all but one of our secondary school buildings to experience flooding. In March 2023, the MS has water running through the central heating system, which requires increased heat to keep classrooms warm, and raises concern for mold. The heating system must be sprayed to prevent mold growth, a priority-1 health issue.

Science is the only building not flooding because it was mitigated by a BEST grant in 2012 and built 3 ft out of the floodplain. Dolores experiences significant snow and ice 5 months of the year. Students/staff are regularly injured due to slips/falls in snow/ice as they walk across campus. The campus has limited space to remove snow. Maintenance directs snow to small open areas like the courtyard between the MS, Art/Woodshop and Science bldg., where the ground becomes saturated for months on top of the water table a few feet under campus. Soil drainage mgmt. is a constant issue. The drainage system is undersized for the amount of water, causing ponding in the courtyard space, which students must navigate to get from MS to Art/Woodshop and Science. The limited capacity to remove snow, ice and standing water is a priority-1 health and safety issue.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The Dolores RE-4A developed several iterations of a Facilities Master Plan, beginning in 2012 to evaluate the existing facilities with respect to their overall condition, their adequacy from an educational standpoint and, their compliance with current bldg. and life safety codes, security and potential energy conservation opportunities.

The Colorado Department of Education (COE) conducted a Facilities Assessment Report of the Elementary School and Secondary School bldgs. on March 17, 2015, updated on May 29, 2019.

On May 1, 2019, a technical consultant from the Rocky Mountain Masonry Institute identified deficiencies, including water infiltration, in the sec. school masonry. To supplement this information and the COE Assessment and understand the realities of the day-to-day operations of maintaining the aging campus and bldg. systems, the Design Team held a meeting with the Director of Maintenance, Alfonso Goad and his team on May 2, 2019 in which they had a detailed conversation about the mechanical, electrical, heating and cooling, IT, bldg. envelope, and site maintenance deficiencies. The Mechanical, Plumbing, and Electrical engineering reports provided in the 2012 Master Plan were presented to the facilities team to confirm if any improvements had been made to the systems identified as deficient at that time. In general, a large majority of the deficiencies remained and had increased in severity in the last seven years.

The Master Plan report was then revised on August 9, 2019 based on the Design Team's evaluation of the facilities of the secondary school bldg. and the elementary school bldg. For the most recent Master Plan in 2022, the Design Team reviewed the CDE's 2019 Facilities Assessment Report, then conducted extensive walk-through of all the various facilities in order to examine and further assess the condition of the facilities.

To solicit stakeholder input, the Design Team developed DAGs (design advisory groups) comprised of parents, community members, town officials, administrators, teachers, and staff. The DAG had regular meetings to maintain community awareness and feedback in the Master Plan development process. Feedback from the DAG meetings was incorporated into the list of campus deficiencies.

In November of 2022 a comprehensive campus accessibility assessment was conducted by the Colorado Community College System, where our campus deficiencies in ADA compliance were noted.

All of the above efforts contributed to identifying our stated deficiencies.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Overview

This project will create a safer, healthier and more secure campus, adequately sized for our present community population, with 21st century learning technology and appropriate classroom facilities for maximum student learning and achievement. The proposed project will create the greatest level of priority-1 security and alleviate priority-2 overcrowding with the fewest possible new constructions and new bldgs.

Efficient use of state and local resources is a primary consideration for the decision to re-use the existing HS and Art/Woodshop bldgs. instead of demolishing and re-building them.

The proposed commons space of the new HS will include flex space we are currently lacking: two open technology labs that can be used for specific classes, or used as break-out spaces for the adjacent classrooms. Additionally, the infill construction between the existing commons and sec. sch. will create a central, secure new front door to the campus while adding much needed flex dining space.

The construction standards and cost estimates capture the systems and materials included in a typical, contemporary educational bldg .. The assumptions are cost conscious while ensuring the appropriate quality and durability for a 30+ year facility.

We will replace the existing HVAC in the sec. sch. (to be new MS). The new centralized system will be more appropriate for a school space, will intake fresh air, filter out pathogens & particulates, and will be controlled through a "Building Automation System" BAS, creating a much more energy efficient, sensitive, safe and lower-maintenance heating and cooling system.

Solution 1. Secure southeast perimeter of campus

New construction to fill the gaps between four existing bldgs. will create a priority-1 secure southeast corner of campus which will accommodate all current administrative and educational programmatic needs of the sec. school.

In addition, the safety and security of the southeast corner of campus will be enhanced with new dedicated bus lanes and infrastructural separation of vehicular and pedestrian traffic.

Based on current conditions, the existing MS wing is to be demolished, the existing HS wing will be renovated to be the new MS and a new 2-story high school will be constructed on the southeast corner of campus - currently the site of the MS playground. All entrances that aren't adjacent to admin will have cameras and door hardware to let students in. The entrance across from the new parking lot at 14th street will be exit only for egress requirements and locked from the outside at all times. Staff will have keycards for entry. The HS will require students to walk around the south side of the new building to enter at the main entrance. Three distinct elements will be carried out to secure the perimeter-Solution 2, Solution 3, and Solution 4:

Solution 2: Infill building between HS & Commons

The 2022 Strategic Plan for Implementation includes in Phase-1 interior renovations and expansion of the dining area with the construction of the infill bldg. to close the gap between the existing sec. sch. and the Commons, which will also address water infiltration on the Commons east side to preserve and extend the life of the bldg. that is otherwise adequate. Some demolition is recommended on the east side of the Commons to allow for a clean connection to the new infill piece. The infill will be above the FEMA flood plain and stairs/ramps will be added within the Commons to connect the two bldgs .. One existing computer lab on the east end of the Commons will be moved to the new HS, and the MS SPED classroom will move into its space. A new MS

administration office will be located at the new entrance to the commons (within the infill) to allow a dedicated entry for MS and ES students, who will pass through that entrance from the new bus drop off. The current lobby to the Varsity Gym will be demolished and an expanded lobby will be constructed with concessions and ticketing that can double as flex learning space during the school day. The existing foundation on the east side of the Commons bldg. will be inspected for settlement, and mitigation work carried out if necessary while the infill is being built.

This new construction and renovation will create a protected entrance for the presently weakest security point on campus. There will be a secure vestibule connected to a new, adequately sized secondary admin. office that has windows and direct sightlines to the south edge of the campus, addressing current health and safety of students on campus.

These new admin. offices will create desperately needed space for all of the MS admin. personnel and address the present overcrowding at the sec. school. This secure entrance dedicated to MS and ES students will allow for dedicated, separate entrances for MS/ES/HS.

The construction will include stairs and ADA ramp access to be 3' out of the floodplain--An architectural "civic gesture" that creates a vertical barrier because the entrance will not be at street level. Finally, the construction will create additional indoor Commons space for student activities - addressing priority-1 safety and security and priority-2 overcrowding hazards.

Solution 3: New two-story high school building on southeast corner of campus & old HS renovation

The new construction of a two-story HS bldg. will create a protected entrance for the currently exposed southeast corner of campus, with a secure vestibule access point dedicated to HS students.

The HS administration and SRO offices will be located adjacent to the secure entry at the new HS along the southern side of the bldg. with direct sightlines to the south edge of campus in order to maintain priority-1 security at the campus south entrance--This is the most exposed vantage point on campus with relationship to the town of Dolores. We will be able to see State Hwy 145 and Central Ave - all road entries leading to the SE side of campus. These new administration offices will also remedy current admin. overcrowding at the sec. school.

The primary education spaces on the first floor will be 3 science labs which will also be utilized by the MS. The 2nd floor will be dedicated to HS classrooms which wrap the perimeter of the bldg. to take advantage of southern natural light. The center of the 2nd floor will provide two open technology labs and flexible learning/ breakout space - both of which the current HS lacks. The improved academic facilities will more effectively prepare HS students for post-secondary education.

The bldg. will be 3' out of the FEMA floodplain, alleviating the risk of flooding, and have ADA compliant ramps that will enhance priority-1 safety and security allowing interior circulation from existing bldgs. into the HS.

Solution 4: Connection between High School, Art/Woodshop & Science building

Science Building:

The 2022 Strategic Plan for Implementation includes the addition of an accessible connection between the Science bldg. and the new HS. Academic space will include the construction of a VO/AG Lab between the Art/Woodshop and Science bldg. with a dedicated office for the Science teacher, which currently does not exist.

Art/Woodshop:

The bldg. is in adequate condition for its intended use and HVAC and the dust control systems will be updated to meet code and thermal comfort needs. The 2022 Strategic Plan for Implementation includes enclosing the covered walkway on the west side of the bldg. to create a secure, interior connection to the Science bldg. and new HS. Given that the Art/Woodshop bldg. is below the FEMA flood plain, the new corridor will ramp down from the new HS to hit the finish floor of the Art/Woodshop bldg., and ramp up again to the north to connect to the Science bldg.

Connection between HS, Art/Woodshop & Science:

The connection will secure the campus perimeter on the eastern side of the SE corner with a new enclosed corridor between the MS, HS, Art/Woodshop bldg. and Science bldg., allowing students and staff the ability to move internally through every school on campus, radically improving District priority-1 safety deficiencies.

An addition will be made to the Science bldg., which will include an office for the science teacher and an agriculture lab. The construction will fill in the gap between the north edge of the Art/Wood shop and the south edge of the Science bldg.

This element of construction will replace non-compliant ramps to the south side of Science bldg. with ADA compliant ramps that are at most 2.1 % grade as per 2015 ADA standards for priority-1 student safety and security.

Solution 5: New dedicated bus drop off lane on southeast corner of campus

The new site infrastructure proposed on the southeast corner of campus will organize what is currently a chaotic and unsafe drop-off and pick-up environment through the addition of nose-in parking at the edge of the property, a dedicated bus lane separated from the parking with a concrete median, and a generous entry plaza that will allow students to immediately enter the new commons or HS directly from the bus, eliminating the current requirement of MS and HS students to walk all the way across the open campus to get from the bus drop-off to the schools.

Solution 6: Footprint of demolished MS becomes a safe, secure outdoor space and new playground on west side of Art/Woodshop & Science

The priority-1 safety and security of our MS students will be improved with the relocation of their playground from the southeast edge of campus (where the new HS will sit) to the footprint of the demolished MS. The demo also provides space for additional campus-wide amenities including outdoor learning and dining spaces, improved storm water infrastructure, and increased permeable area for snow removal and management.

Solution 7: New Parking lot on 14th St for HS Students

The purchased lot adjacent to the east side of campus on 14th St. will be used as a parking lot for the HS. We will move the HS parking away from Central Ave, which is a town thoroughfare and where the most traffic conflicts occur, so that HS car and foot traffic will occur on 14th St. This will provide priority-1 safety and security for student drivers and eliminate a layer of congestion on the south edge of campus during pickup and drop off.

Solution 8: Demolish Middle School Building/Renovate High School

The bldg. is outdated and deteriorating, has multiple water infiltration issues, and is too small to house the number of students attending MS-priority-1 safety and security issues. Demolishing the bldg. will create open space in the heart of campus for safe and secure outdoor learning and play, and relocation of the MS playground.

Once the new HS is completed and occupied, the existing HS wing of the sec. school will be renovated to become our new MS. The scope includes: new finishes, updated classroom technology, updated lighting, new thermally broken window systems, and the heating and cooling will be with the new centralized system that will be installed with the HS. On the exterior, covered walkways will be added on the north and south of the bldg. resolving the priority-1 health and safety concerns currently present with ice damming and snow buildup along the walkways.

Solution 9: Build all new buildings out of FEMA Flood Plain

Considering that in March 2023 all secondary school buildings are flooding but one, it is critical to account for the need to construct all new facilities proposed in the Master Plan above the FEMA flood plain. This means finish floor of new bldgs. must be 3' above existing finish grade, on avg., when built within the flood boundary. The 2019 Master Plan suggested raising finish grade of the entire portion of campus that sits within the boundary 3'. Due to

current construction costs and economic inflation, the 2023 approach recommends a series of ramps and stairs to connect new and existing bldgs., and provide ADA compliant entrances.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In 2019 Dolores School District retained the services of RATIO I HPA Architects with the support of Goff Engineering and Surveying, and Jaynes Corporation of Colorado to build upon their 2012 Master Plan and provide an updated facilities vision based on the current campus needs. Due to District leadership changes and the effects of COVID-19, F&M Architects was procured in 2022 to revisit the decisions made in the 2019 Master Plan. The 2022 Dolores RE-4A Master Plan is designed as an amendment to the 2019 Master Plan report as it utilizes a large amount of previously compiled data while also defining a fresh plan for the 50+ year development of the campus. Phase-1 of the 2022 Master Plan is intended to serve as a basis for a 2023 Colorado Department of Education BEST Grant application. Throughout the process, the District's Design Advisory Group (DAG) committed to making decisions that directly address the BEST Grant Priority-1 funding categories of health, safety, security, technology and overcrowding. The DAG was provided current and projected construction costs to support design decisions that would maximize the value of each Master Plan phase. The DAG and School Board also met with the District's BEST Grant Regional Manager, Meg Donaldson, to gain insight into the available funds, and competitive nature of the grant in 2023.

The Dolores School District has gone to the Colorado Department of Education twice before to secure grants that addressed immediate needs, yet did not provide a holistic solution for the long-range future. Through our DAG and community meetings, it was made clear to the Design Team that it was time for a vision that described the road-map to success for the next fifty years and beyond.

The Design Team held three stakeholder meetings (on 10/20/22, 11/9/22 and 12/7/22) which included participation by parents, students, teachers, community stakeholders, and administrative staff, where participants created groups to develop their own Master Plan concepts. The Design Team presented multiple iterations of the Master Plan to the Design Advisory Group before finalizing a comprehensive Master Plan that will be administered through 4-phases intended to prioritize immediate safety and security needs and account for minimal student displacement and operational interruptions. Phase-1 of the Master Plan was intended to be the basis of a Colorado Department of Education BEST Grant application in spring of 2023 and was approved by the Dolores School Board on December 8th, 2022.

The 2022 amendment to the 2019 Master Plan was unique in that F&M Architects was able to build on a thorough understanding of needs and hopes for the future of the campus. This knowledge allowed our team to quickly move into the design process with the current Design Advisory Group (DAG): testing previous design solutions and establishing an updated set of Master Plan goals for the project. The Design Team utilized the information received from the DAG meetings, along with the facilities observations, and advice of our consultants to make recommendations on how the campus facilities should either be remodeled, added onto or replaced.

This design authentically reflects the desires of the Dolores School District community. Our project will propose to comply with Verified Leader CHPS accreditation. Upon award of the grant, the design of the proposal will adhere to OSA's Sustainable Priorities.

In the summer of 2023 Dolores School District retained Goff Engineering to perform a flood analysis and flood mitigation plan. We did this in response to our first BEST grant proposal and feedback we received to provide more information on flooding. The flood mitigation plan shows that flood waters can be diverted and controlled with additional civil work behind the school.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

For many of the campus deficiencies outlined in this application the urgency has existed for years. Our maintenance team does a commendable job maintaining the facilities with our annual capital improvements budget, but the most significant safety and security concerns exist on a scale that is beyond our financial capacity to resolve.

We educate students with the daily awareness that majority of our buildings are within a floodplain, our campus is not secure, we lack necessary surveillance to react quickly to threats, and without an integrated alarm and intercom system, and voice evacuation and fire suppression systems, we face extreme limitation in our emergency response capabilities.

What's more, our student drop-off and pick-up scenario requires a daily disproportionate amount of staff supervision to avoid pedestrian and vehicular accidents.

Added to these safety and security urgencies is the outdated and overcrowded secondary learning environment and overcrowded administrative space.

The comprehensive project will positively impact the safety, security, health and learning of students in every bldg. as a result of a wide ranging and interrelated plan of renovation and construction across the campus. The simultaneous implementation of the entire project is necessary because each component impacts one or more of the other components, as facilities are upgraded, embellished and rearranged to make the campus more cohesive, secure, safer, less crowded and provide state-of-the-art academic facilities and programming for our students.

If this project is not awarded we will continue to provide the safest and most competitive learning environment we can provide while applying band-aids to the campus to keep up with the maintenance of our decrepit and outdated facilities. Students will continue to learn in outdated, undersized educational spaces, and the security deficiencies will remain.

Our deficiencies will only increase over time, and in the near future our MS will deteriorate to the point we no longer feel comfortable utilizing the bldg. to educate our students.

The middle school must be replaced as soon as possible. The 2019 COE Facilities Assessment Report indicates that systems in the building are presently beyond their useful lifespan:

The years remaining for the wood framed roof have been reduced due to the wood exterior joist tails showing signs of rot.

The brick veneer walls years remaining have been reduced due to the years of freeze thaw cycles evident by areas of deterioration and extensive efflorescence.

Many areas of brick are currently failing and it appears water is regularly getting into the wall cavity.

For a majority of the aluminum windows the years remaining have been reduced due to most of the head, sill, and jambs around the window units deteriorating

The overhang on the east egress route between the MS and HS is severely damaged from years of ice damming and storm water leakage.

The 2019 Facilities Report identified this area as a Priority-1 replacement item (due within 1-year of inspection) and noted it "is in danger of collapse. And recommended having a professional investigation performed to determine if any integrity issues with the roof structure existed and the proper course of action that would need to be taken to correct the issues found during the investigation."

On the MS interior, a majority of the systems are past their useful lifespan, including; fire alarm, telecom, security, electrical switching, and emergency lighting.

Based on the findings for the COE report, expert opinions from the Rocky Mountain Masonry Institute, and observations from the design team, it is clear that the cost to rectify the list of deficiencies far exceeds the cost of demolishing the bldg. and moving the MS into the HS wing.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

- Yes
 No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The general upgrade and maintenance of the current facilities and the upgraded results will come from the District general fund maintenance budget, and capital renewal budget of at a minimum 1.5% of per pupil base funding annually based on the October 1 FTE pupil counts each year.

The District facilities team has done an exemplary job of maintaining the quality and durability of their buildings for decades and the long-term maintenance of the new facilities will be included in the annual facilities budget when it is presented to the Board of Education each year. The district average maintenance budget over the last 4 years = \$520,000.00/year, and in the 22/23 school year the budget = \$773,500.00. While it is anticipated that major maintenance costs will not be an immediate need, the District will be able to plan for large cost items based on life expectancy of the building components. The HVAC system is anticipated to be VAV system and will be planned for replacement in 15-20 years. Additionally, all building components will be verified to include industry standard manufacturer warranties, and the contractor will be required to comply with a 2-year minimum warranty on workmanship. At the time of close-out, facility staff will participate in O&M training to ensure all systems are accurately maintained and regular service is conducted.

Manufacturer warranties includes, but are not limited to:

1. All mechanical equipment.
2. Roof warranty 25+ years.
3. Storefront window systems.
4. All finish materials.
5. GC workmanship warranty: two years.
6. Concrete, steel, and masonry will have warranties as well as independent inspections throughout construction.

The District's % of PPR = 5.2. Capital outlay is spent annually, and the amount fluctuates based on specific needs.

The District maintains a \$20,000 BEST Grant Reserve dedicated to the Science Building. Future known spending on the Science Building includes the

replacement of ADA ramps at each entry which were found to be non-compliant based on a recent audit by the Colorado Community College System. The report has been uploaded with this application. If the BEST Grant is awarded, the new Science Building ramps would be included in the scope. We also have \$50,000 annually set aside in small rural funding for maintenance and building improvements. We have \$208,000 in capital projects funding for upcoming 2023 projects in the RE-4A district.

Districtwide annual budgets for last 4 years of Capital Projects Fund:

2019-2020 \$340,325

2020-2021 \$728,148

2021-2022 \$518,000

2022-2023 \$499,260

Average annual district-wide capital projects spending is \$520,000.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

The existing common building - which would be adjacent to the new commons infill on the south edge of campus shows signs of settlement on the east side of the building, which could potentially have adverse impacts on the new infill. To eliminate the hazard, the contractor will have the opportunity to examine the commons foundations when excavating for the new infill, and potentially add reinforcement to remediate the issue. Additionally, the structure for the infill will be independent of the commons building, and will include a 2" expansion joint allowing the two buildings to move independently.

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The proposed solution will demolish the existing middle school to provide safe and secure outdoor learning and play space in the middle of the campus.

The estimated cost of the middle school demolition is \$150,000.00.

The existing high school will be renovated and become the new middle school. The high school will move into a new two-story building.

As a result, no existing public school facilities will be abandoned, or dedicated to a new use - other than education.

III. Detailed Project Cost Summary

Dolores RE-4A (2055) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - MS and HS Renovation and Addition (2055-SG00001) - - New - Application Number (31)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

37.00 %

* B. Actual match on this request - Enter Actual Match Percentage

33.82448551

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	29,885,001.49
D. Applicant Match to this Project	\$	10,108,448.00
E. Applicant Grant Request	\$	19,776,553.49
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	29,885,001.49

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2023 - passed overwhelmingly	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

06/01/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

In 2023, we consulted with local general contractors with extensive K-12 building experience: Jaynes of Colorado and FCI Constructors. Also, we researched previous BEST Grant projects of similar scope in the region, and we reached out to an independent estimating firm - Rider, Levett, and Bucknall - to verify our contractors budget. We received a second estimate from FCI which came in essentially \$2M lower than Jaynes. A vast majority of the estimate delta was in the escalation. We revisited with FCI on their escalation number, given that it was so much lower than we had researched. FCI felt comfortable with a lower escalation number given that recent project budgets were holding and the local construction market is seeing much slower escalation than in recent years in response to COVID.

In December of 2023 we went back to FCI and had them re-estimate the original bid and contingencies. The new figures were somewhat escalated, due primarily to local subcontractor rates. but certainly within reason. The project scope did not change from the 2023 grant application. FCI was also able to estimate lower costs in some construction divisions such as storefront glazing and HVAC. Overall construction escalation (predicting a start of construction in 2025) was set at 4% due to FCI's awareness of local market and procurement stabilization compared to the trends from a year ago.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

A combination of internal district staff lead by the superintendent, Dr. Reece Blincoe, who has extensive knowledge in school construction. Through the competitive selection process, the district will procure an Owner's Representative who will manage the procurement of the design team and CM/GC partner.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

We will release a public RFP/Q for architect/ engineer design services. The architect will choose the design consultants with the approval of the district. We will also release a public RFP for CM/GC services. The CM/GC contractor will procure their sub-contractors. Local labor will be encouraged to the greatest degree possible. In addition, we will procure an owner's representative through a competitive public RFP/Q process.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this**

project, directly or indirectly.

We will pursue every possible grant available to off-set costs. Department of Local Affairs (DOLA) is a potential funding source; we will also work with the City of Dolores to consider pursuing a GOCO grant for Middle School playground relocation.

The Dolores School Board has committed \$1M out of fund balance to fund other projects in the master plan but not included in this project, namely a track and field and a new playground for the elementary school. With this additional appropriation the Dolores School Board is demonstrating its commitment to improve facilities for our students and community.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Utility costs for 2023 for all district facilities (approximately):

Water and Sewage: \$19,000.00
Natural Gas: \$42,500.00
Electricity: \$97,000.00
Telephone/Internet: \$70,000.00
Trash: \$17,000.00


District Statutory Limit Waiver for BEST Grant


A partial / full (circle one) district match reduction 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 * C from grant application cost summary)	\$11,059,855.17
B. School District's certified FY2023/24 Assessed Value	\$67,017,240.00
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	\$12,403,448.00
D. Current outstanding bonded indebtedness:	\$2,295,000.00
E. Total available bonded indebtedness (Line C-D).	\$10,108,448.00
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E, unless additional matching funds are voluntarily offered)	\$10,108,448.00

School District: Dolores RE-4A
 Project: New High School / Remodel current HS to MS
 Date: Feb 5, 2024

Signed by Superintendent: 
 Printed Name: J. Reece Blincoe

Signed by School Board Officer: 
 Printed Name: Maegen Crowley
 Title: Board President

● Campuses Impacted by this Grant Application ●

Cheraw 31 - K-12 Renovation and Addition – Cheraw K-12 - 1960

District:	Cheraw 31
School Name:	Cheraw K-12
Address:	110 Lakeview Avenue
City:	Cheraw
Gross Area (SF):	64,580
Number of Buildings:	3
Replacement Value:	\$18,235,086
Condition Budget:	\$7,358,923
Total FCI:	0.40
Adequacy Index:	0.47



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,052,669	\$2,031,832	0.67
Equipment and Furnishings	\$555,260	\$384,370	0.69
Exterior Enclosure	\$3,228,272	\$798,320	0.25
Fire Protection	\$15,522	\$935,060	60.24
HVAC System	\$1,729,368	\$13,445	0.01
Interior Construction and Conveyance	\$3,975,999	\$2,913,132	0.73
Plumbing System	\$1,006,259	\$570,443	0.57
Site	\$1,513,903	\$713,996	0.47
Structure	\$3,157,834	\$40,000	0.01
Overall - Total	\$18,235,086	\$8,400,598	0.46

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Cheraw K-12 CTE Building	2,650	0.32	1996	\$633,004	\$261,915
Cheraw K-12 Site	435,220	0.47	1960	\$1,513,903	\$713,996
Cheraw K-12 Main	41,030	0.41	1960	\$11,465,039	\$5,370,318
Cheraw K-12 MS/Gym	20,900	0.38	1968	\$4,623,140	\$2,054,369
Overall - Total	499,800	0.40		\$18,235,086	\$8,400,598

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Cheraw 31

County: Otero

Project Title: K-12 Renovation and Addition

Current Grant Request:	\$29,110,965.40	CDE Minimum Match %:	45%
Current Applicant Match:	\$1,714,383.60	Actual Match % Provided:	5.56160321%
Current Project Request:	\$30,825,349.00	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$30,825,349.00	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$620.42	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$85.68	Affected Pupils:	222
Hard Costs Per Sq Ft:	\$534.74	Cost Per Pupil:	\$138,853
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	224
Previous BEST Total \$:	\$2,762,188.40		

Financial Data (School District Applicants)

District FTE Count:	207	Bonded Debt Approved:	
Assessed Valuation:	\$8,571,918	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675	Bonded Debt Failed:	
PPAV:	\$41,425	Year(s) Bond Failed:	
Statewide PPAV:	\$229,467	Outstanding Bonded Debt:	\$0
Median Household Income:	\$60,208	Total Bond Capacity:	\$1,714,987
Statewide Avg:	\$70,838	Statewide Median:	\$28,824,395
Free Reduced Lunch %:	50.20%	Bond Capacity Remaining:	\$1,714,384
Statewide District Avg:	51.87%	Statewide Median:	\$17,408,578
Total Mills \$/Capita:	\$299.90		
Statewide Avg:	\$1,121		

I. Facility Profile

Cheraw 31 (2560) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2560-SG00001) - - New - Application Number (49)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Cheraw School - 2560-1546 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The existing facility was constructed by the school district in 1960. Subsequent additions have been constructed onto the original building/campus occurring in 1968 (Votech Building now the Middle School wing), 1975 (Elementary), and 1996 Auxiliary Gym and Middle School addition. The building was adequate at the time of its original construction.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The Cheraw School District has been engaged in regular and ongoing efforts to maintain facilities and adequately serve the school community. These efforts have involved continual plumbing repairs, roof leak fixes, and HVAC work to address ongoing problems that occur routinely each year including a number of such repairs that have occurred in the last year. In the summer of 2023 the school district installed perimeter fencing and gates to better secure the Ag Shop building and adjacent site. The school district has continued to make drainage improvements around the existing buildings in an ongoing effort to prevent flooding as we do each and every summer rain season.

1. Plumbing/HVAC/Locker Room BEST Grant Improvements - 2019/2020
2. Preschool Playground - 2021
3. Security / Fencing Improvements - 2023

The Cheraw School District was awarded a BEST grant in the 2019/2020 cycle and completed a plumbing, HVAC and Locker Room improvement project in the

High School, Middle School and Elementary portions of the building. This project provided the district with critical maintenance and improvements necessary to keep the school running and functional for students. Without this project the locker room showers were not functional, the quality of domestic water in the building was unhealthy and classrooms were not able to maintain appropriate temperatures to conduct school operations. In the summer of 2021, an unexpected surplus in funds from the Colorado Preschool Program (CPP) supported an update of the Cheraw Preschool playground. The update included a replacement of all old equipment and safety surfacing of the 3,400 sf play area. In 2023 security fencing was installed around the north side of the campus to include the CTE facility.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Cheraw School District allocates at least 4% of the overall budget annually for Capital projects and capital maintenance needs on current facilities. The funds are set aside in a separate account and approved as needed to maintain the district facilities and plan for future systems replacements such as roofs, HVAC systems, and other similar elements. This annual capital outlay has occurred since prior to the 2019 BEST project and will continue into the future indefinitely. The district exceeds the minimum amount required (1.5%). The actual amounts are between \$100,000 to \$200,000 annually.

This proposed project anticipates reusing mechanical units that were installed during the 2019/2020 BEST HVAC project. These mechanical units will be relocated to the new project during the summer of 2025 and will continue to serve the district needs. Additionally, the new playground that was installed in 2021 will be reused either in the current location or be relocated to a new location per the final design. It is the Cheraw School District's intention to preserve any work that may be applied to the new project. As described above, adequate funds have been set aside each year for ongoing upkeep and maintenance and eventual replacement of work installed in past BEST grant projects. Funding allocation for maintenance does exceed the minimum amount required (1.5% required and 4% actually allocated) each year.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Cheraw 31 (2560) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2560-SG00001) - - New - Application Number (49)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

The project includes retrofitting of spaces housing an Agriculture Program. Note that the existing Ag Shop will be retained and improved with the addition of classroom space, student restrooms, an office and storage.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

- Yes
- No

If "yes" what was the stated reason for the non-award?

The project fell below the funding line.

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Cheraw School District is located in southeastern Colorado in Otero County, approximately 10 miles north of La Junta. Primarily a small farming community, the town of Cheraw has a population of 194 residents. The School District serves both the town of Cheraw and the surrounding countryside with an enrollment that has remained fairly constant over the last 20 years at about 200-236 students. About 50% of the students come from out of district (and have for a long time) and choose Cheraw due to tradition, small class sizes, and community values.

The Cheraw School District facilities consist of three separate education buildings encompassing a high school, middle school, elementary school, and a CTE Building. Additional school district site features include a 6-man football field surrounded by a dirt track, a detached restroom building near the field, small storage sheds, bleachers, a fenced basketball court, playground equipment, a concrete-paved plaza, gravel parking lots, a pavilion, two separate district-owned residences that are rented out, and a bus barn on the west side of the football field. The site is surrounded by residential homes and farmlands to the North, East, and West, with residential, commercial and industrial buildings to the South.

With facilities that are aging and deteriorating, the school district finds itself in a position where maintenance and deficiencies outpace the community's ability to repair and keep up with facility needs. In order to adequately address all facility issues, major improvement projects would be needed every several years for the next two decades. With a bonding capacity of \$1.77M (2023), these many needed projects exceed the district's ability to even provide matching funds if grants were to be obtained. The district is seeking a long-term strategic solution for facility needs that address the educational and financial situation.

Past capital projects (excluding ongoing maintenance projects performed by custodians) that have occurred in the last three years include:

1. Plumbing/HVAC/Locker Room BEST Grant Improvements - 2019/2020
2. Preschool Playground - 2021
3. Security / Fencing Improvements - 2023

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Building and Site Security:

Building Entry: While the main entry is provided with electronic hardware and an iPhone, the office has no direct visibility or connection to the front door. The office staff has only very limited ability to see who is entering the building and no ability to monitor the drop-off and pick-up of students throughout the day. After visitors get through the front door, they can access the entire building with little ability for the office to control further access leaving students and staff with limited entry protection against malicious individuals.

Campus Security: With students moving between three buildings during the day, it is extremely difficult to maintain locked and secured buildings at all times. Outside doors are locked with electronic hardware. Students in grades 6-12 have card keys programmed to unlock doors during school hours, which becomes problematic for students who lose their cards or younger students who need to access the building. Access to the CTE building requires students to leave the two academic buildings and travel to a third remote facility. Due to the fact that no adequate drop-off exists for buses, the school has been using the track for this purpose. The current track is in a condition that no further damage can occur to it, but this lack of adequate site zoning mixes students and vehicles in a way that puts students at risk of traffic-related incidents.

Domestic Plumbing Systems (Health and Safety):

The existing domestic water plumbing system (water and sewer) in the High School/Elementary portion of the building is estimated to be almost 60 years old and almost as old in the middle school. The school is continuously fighting plumbing problems, poor flow, poor water quality, and backups. The system consists of both copper and galvanized piping. The piping has excessive corrosion caused in part by the dissimilar pipe materials and by leaking/deteriorating di-electric unions. The engineers who assessed the building in the master plan process recommended that all the piping be replaced due to the age of the piping and the very poor condition of the existing piping. While the accessible portions of plumbing in the High School were replaced two years ago, all the old plumbing in other areas including under slabs in the elementary and middle school is original plumbing and should be replaced. Due to the difficulty in accessing this plumbing, it is a very big endeavor. Adequate plumbing is a basic health need in any school environment and is adversely affecting the students in the building.

Fire Protection/Corridor Systems (Health and Safety):

With the age of the building it is no surprise that no fire sprinkler system exists; however when sprinkler systems are not present then we rely on the integrity of rated corridors to protect occupants from fire and smoke. However; there are no compliant rated corridors in the entire facility with substandard doors, no closers, a lack of adequate wall construction, and a lack of opening protectives. The existing construction does not provide adequate protection for occupants in the event of a fire, smoke, or other building-wide emergencies. Furthermore, a code-compliant mass notification system is not present in the facility to communicate the nature of emergencies other than fires to students and staff putting them at risk.

Water Intrusion (Health):

One of the most difficult ongoing struggles at this campus is the persistent water infiltration due to stormwater. The overall site and surrounding neighborhood are very flat with minimal stormwater infrastructure. Rain storms have consistently created situations where stormwater enters areas of the building due to the fact that the building floor is lower than most of the site. Flooding occurs on the entire west side of the gym/locker rooms, the west side of the preschool, the high school, north and west sides of the elementary school. The carpet and contents of rooms are routinely wet leading to mold and air quality issues. Numerous drainage improvements have been installed over the years only to erode, fill with sediment, and fail. The fundamental issue is that the finish floor elevation is too low relative to the adjacent area of town. There is no easy or permanent fix for this problem at the existing buildings.

Electrical Systems (Health and Safety):

The main electrical distribution system in the building is now over 60 years old and lacks basic safety provisions that are present in new systems. The main distribution system is located in the basement of the high school where high groundwater and flooding are a regular occurrence. The sump pump in the electrical room was replaced in the 2020 project, but due to the fact that it runs continuously, it will fail periodically and this presents a significant hazard to the school. Beyond the inadequate main distribution system (lack of safety provisions such as ground fault and arc fault protection), all the branch panels and wiring are at the end of life and lack the capacity to support school technology and other functions. Most of the panels in the building are no longer manufactured and require used parts purchased on the internet.

Site Improvements/Playground (Health and Safety):

The current parking lot and all site drives are not paved and lack adequate site lighting. The unpaved parking and drive lanes create dust and erosion that are a nuisance to air quality and are continuously tracked into the building. Site lighting is not adequate for students and overall safety during evening practices and events as it is very dark at most of the site. Playgrounds lack modern and accessible equipment. Most of the playground equipment is over 50 years old and lacks basic safety provisions and design. Pea gravel fall protection has been eroded away almost entirely creating a safety concern in an area that students use daily. The track around the football field has deteriorated into a dirt road and is not safe to use for track and field.

Building Structure (Health and Safety):

The structural engineer who assessed the building noted several items of concern. First, the exposed wood roof framing has dried and exhibits very large checking (cracks). Some of these cracks have been repaired over the years with steel reinforcing; however, there are a number of large cracks remaining. Secondly, there has been documented through-wall cracking and movement in the load-bearing masonry construction at the gymnasium. It was observed that the roof joists have shown signs of movement at the exterior wall and are being monitored for continued degradation. It may be that excessive sagging in the roof joists due to snow loads has caused the movement. The engineers don't feel this poses an imminent threat today, but it will only get worse and needs to be taken seriously.

CTE/Ag Building (Safety and Security)

The school district operates an Ag program out of the building on the north side of campus. This building lacks adequate PA communication with the main building to communicate in an emergency. It lacks adequate exhaust systems, it lacks fire alarm systems, and smoke detection. But fundamentally, the building is remote from other school buildings and so it inherently is less safe since it does not have the supervision and connectedness of other buildings on campus. The students in this building are somewhat isolated with limited communication or protective building systems.

Roof and Building Envelop (Health and Safety):

The roof on the building was installed in 2007 as a sloped over-framed solution above an existing flat roof assembly. This roof system has worked to prolong the life of the buildings and provides a space for mechanical units to serve the existing building, but it is showing signs of aging and has already developed a number of leaks due to the geometry of the underlying building. Flashings and penetrations in the metal roofing are now requiring some rework to remain watertight and areas of the roof experience leakage during large storms and high wind events. By the time the existing buildings are removed this roofing project will have served the district for almost 20 years.

Educational Adequacy (Health & Safety):

The high school science lab lacks functioning sinks, plumbed gas, a fume hood, an emergency shower, and adequate casework to conduct chemistry experiments in a safe and controlled environment. The school library consists of a 400 sf space outside of the elementary classroom group. There is not adequate space to house reference materials, much less perform the basic functions of a modern media center. All classroom areas of the building lack adequate breakout space to support differentiated education. The gymnasium serves as the performance space and lacks accessible seating, and fire detection and is an exceedingly poor space for acoustics. The existing kitchen is too small to meet the need for all meal preparation (480 sf) and the cafeteria is only able to seat a small portion of the students needed (1190 sf). The exterior play areas are nowhere near the cafeteria making supervision at lunch difficult. The IT infrastructure including the main rack sits exposed on top of a counter in a classroom.

Overall Building Challenges (Health and Safety):

In summary, the campus consists of three separate buildings that have been built over the last 63 years. While the buildings were once adequate, they are now aging and experiencing frequent maintenance issues. Most of the building systems are at the end of their service life and are in need of replacement as identified in the CDE Insight Facility report. Key elements such as plumbing and electrical systems require very expensive and invasive projects to upgrade. The actual cost and difficulty of replacing these systems far exceeds that identified in the Facility Insight report. Drainage issues are ongoing and can best be solved by raising the floor elevations of the buildings (which is not feasible). Note that the drainage issues and building flooding does not fit into the Facility Insight report format and thus is not adequately captured in those reports. The district has completed several large capital projects to address the identified needs, but fear that they are throwing good money after bad. The district spends lots of money fixing large issues only to be left with even bigger issues that can't be solved with small renovations. The school district is seeking a long-term solution to provide safe, healthy, and high-performing facilities for its students. We believe that the facility issues that exist can best be remedied only through a replacement or major building renovation/addition project.

*** E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.**

In the fall of 2017, the school district retained RTA Architects to conduct facility assessments as part of a comprehensive Facilities Master Plan process. The master planning process included detailed documentation of existing physical conditions as well as a thorough review of the educational adequacy of campus facilities. This master plan provided the district with relevant tools to understand, prioritize and begin to address facility needs for the school district. As identified in detail in the sections above, this 2017 planning effort resulted in the execution of projects to address the most urgent facility needs in the district.

In the fall of 2022, the Cheraw School District retained RTA Architects to update the Facilities Master Plan including an update of the facilities assessment. This master planning process allowed the district and community to have ongoing discussions about the original assessment findings and the long-term vision for the district. The current grant application is based on data obtained through both rounds of Facilities Master Planning efforts plus the updated CDE Insight assessment that was also conducted in the fall of 2023.

The solution cost model was developed by working with HW Houston Construction who has worked on the Cheraw Campus. HW Houston took recent project costs for a new school in Pueblo and adapted the costs for Cheraw with the anticipation of a construction start in 2025.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution involves an addition and renovation to the existing school campus buildings. This solution was one of six options considered by the school district and was selected for its ability to address current deficiencies, provide safe new learning spaces, and maximize the reuse of existing buildings. The addition/renovation concept replaces the oldest portions of the existing buildings and retains the newest building for reuse consisting of 14,120 square feet constructed in 1996. The existing building to remain will house the gymnasium, locker rooms, weight room, music room, and associated support spaces. The addition will be built on the existing playground areas and will provide new classrooms, a library, kitchen, cafeteria, administration, and support spaces. A small addition on the Ag Building provides classroom space to support the CTE programs with classroom, restroom and office space that is desperately needed.

The proposed solution plan addresses existing deficiencies by providing a single school building without the need for students to move between buildings during the school day. A centrally located entry is adjacent to the administration for secure access control, supervision, and observation. The proposed plan allows for proper drop-off, parking, and service access drives for safe and efficient student arrival and departure. Playgrounds are located on the south side of the building for solar gain and supervision from the administration with modern play equipment and proper fall protection. The football field and track will remain as existing with future improvements provided by the school district to allow the focus to be on educational spaces at this time. The new additions allow for finished floor elevations to be raised for proper drainage. A two-story classroom wing is efficient on the site with a small footprint and allows for the zoning of elementary and secondary students. The cafeteria would be adequately sized for lunch as well as for dual use for performance lobby space with access to the playground for recess.

The proposed solution includes a very modest size building that is essentially only 35,500 sf of new space to serve the entire PK-12 student body. Every opportunity to combine space uses is being incorporated into the concept including the use of the existing gym as the performance space. A small stage is planned to be added onto the building to allow this function to occur. The cafeteria is also serving as the lobby space for athletic events and is the community room for meetings including the board of education meeting space. Classroom sizes are efficient and the science lab is shared between the middle and high school. The Ag Shop is being retained and made more functional with a small classroom addition. The location for the new addition, places the Ag Shop much closer to the remainder of the school buildings minimizing the district traveled to this facility.

Project phasing and Construction:

The design concept takes advantage of locating the classroom additions on the current playground to allow for phased construction. Temporary playground space will be created on the south side of the campus for use during the construction year. Middle school classrooms would be relocated temporarily to the high school to allow for the removal of the middle school wing and allow for the construction of the proposed kitchen and cafeteria/commons. Upon the completion of the new additions, the old elementary/old high school building would be removed to make room for the new parking, drop-off, and playground areas.

Mechanical, Plumbing, and Electrical:

The new additions would provide the school with all new plumbing and electrical systems. The HVAC units that were installed in 2020 would be reused and moved to serve spaces in the 1996 building and the remainder of the new additions would receive new high-efficiency units. The building would pursue the high-performance building certification program with all the energy, and indoor environmental requirements associated with the program.

The proposed solution provides the school district with a long-term solution addressing all current deficiencies and providing a new safe, healthy and efficient facility to support learning and serve the community into the future. The solution strives to be economical by maintaining the current campus and reusing as much of the existing building and site elements as possible (such as the football stadium). By adding onto the existing Ag Shop for classroom, restroom and storage space, the Ag Shop can be enlarged and deficiencies can be addressed with very little cost to the overall project. The 2024 BEST Grant concept is much smaller than the previous proposed concept and focuses on core educational needs. For instance, a second gymnasium has been removed

from the proposed project for this application. Classroom sizes have been reduced to comply with minimum classroom sizes described in the CDE Construction Guidelines (675 sf per classroom). The existing building is 300 sf/student, while our proposed plan trims the program to 225 sf/student. Reusing a portion of the old building leaves us with some existing spaces that are larger and thus drives up our sf/student in the proposed solution. Overall we believe our proposed plan for this application is very efficient and is as small as we feel it can be to serve students needs.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As part of the 2022 Facilities Master Planning process, The Cheraw School district retained RTA Architects to assist with the development of a proposed project solution. Through the course of four meetings with the school district and community, a preferred option was selected (one of six options considered). Other options considered include 1. Maintenance only (rejected as this doesn't address ongoing systems failures and overall design issues), 2. Minor renovations/additions (rejected as this does not address drainage issues, and building and site programming issues adequately), 3. Major Renovation/Additions (preferred option - current version has been reduced in size by eliminating the new gym, reusing the existing Ag Building, and reducing classroom sizes), 4. New building on the north side of the property (not preferred as this option is perceived as too costly), and 5. New Building on the current football field (not preferred as this option is the most expensive). Option three (3) is the preferred option and has been developed to a conceptual level including a space program, conceptual site plan, floor plan, and cost model. The proposed solution (option 3) was selected based on its ability to address key issues that have been identified through the planning process including safety and security, physical deficiencies, site deficiencies, long-term educational needs, lowest long-term costs, and financial efficiency for the district. The school district appreciated that the selected option took advantage of reusing the newest portion of the existing school buildings and replaces the oldest areas of the school. This option represented a more cost-effective solution than a wholesale building replacement and has been reduced in size and scope for this BEST Grant application.

The proposed solution takes advantage of detailed hazardous materials investigations that were performed as part of the district's 2020 improvement project. The solution is based on compliance with the Public School Facility Construction Guidelines (CCAB) as well as best practices for the design of K-12 facilities as represented by enlisting the services of a firm specializing in the design of educational environments throughout Colorado. The proposed solution is in adherence with the recently adopted 2021 IBC, IECC, and other relevant codes adopted by the Colorado DFPC and other authorities having jurisdiction for the construction of school facilities.

The proposed solution is in alignment with and in concert with the town of Cheraw's ongoing infrastructure improvement plan. The planning efforts included working with the town's mayor to address technology, transportation, access, drainage, and utility concerns. The proposed solution anticipates that two modular classroom buildings will be needed to temporarily house students during the construction period.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Currently, there are a number of existing situations that are unsafe and unhealthy for students. Each year that goes by the campus requires more maintenance to keep systems operational including more time, money, and energy channeled into maintaining aging and outmoded facilities. The Planning Advisory Team along with the Board of Education in their efforts to support needed capital projects that correct deficiencies, realize that at some point a new facility is going to be needed. Putting money into small capital projects one at a time cannot address all the school issues efficiently or effectively and is a drain on budgets and resources. Therefore the Board of Education recommends the pursuit of a long-term solution that positions the school for the future. Building on a long history of stable enrollment and successful school operations, the school district wants to position itself to be successful for many years to come. With a bonding capacity of only \$1.7M the school district will never be able to finance a major renovation without financial assistance of some form.

As a responsible and proactive governing body, the Board of Education is beginning the planning process for major renovations/additions to address the district's needs now. While other grant opportunities will be sought, there are no clear alternatives for school funding for small schools with limited financial means. The longer the process to obtain funding takes, the more resources the school district will have to divert to keep the current facilities operational and safe for students.

There are a number of projects that require attention now.

Students move between three buildings throughout the day. The vulnerability of our students increases each time they go outside a building. This is scary. Specially trained teachers carry concealed firearms and doors are electronically locked requiring students carry key-cards. But this does not provide the same level of security as one building.

Two sections of our school still operate with the original plumbing. The piping in the elementary/library section crumbles when updating drains or water fountains. The plumbing from the office to the kitchen, which includes two toilets, provide challenges that include sewage backing up multiple times this last year. There is no crawl space. Within a couple years, we'll be forced to dig up multiple classrooms, the library, the kitchen/cafeteria and the spaces in between to update plumbing.

The main gym has wood ceilings that are sagging, enough snow would create a major safety issue. The outer wall is visibly separating from the roof a little more each year. We've covered wall cracks with posters. The bleachers are steep and far from ADA compliant. Anyone with needs cannot access seating or stumble up the stairs as best they can with assistance from family and friends.

Our bussing and parent parking continue to mix. This is not safe. We are lucky not to have had an accident. We are considering options, but there is not a lot of room to work between road and the building.

The roof on one of the buildings needs to be replaced. We locate and seal the leaks as best as we can. But, we cannot identify the leaks until the snow melts or after a rainstorm.

The school has breaker boxes in random places throughout the facilities. Existing mains and branch circuits lack ground fault or arc fault protection.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The School Board has already approved by policy (DB) reserving 4% of the budget each year into a capital fund (43). The funds are to be used for capital projects that support and sustain the public's investment in school district facilities. Currently, Cheraw administration keeps an eye on major facility deficiencies and anticipates the need of future capital projects. For example, the latest CDE School Report on the conditions of our facilities show the life of

the roof on one of our buildings has come to its conclusion. The roof will need to be replaced soon. HVAC unfortunately does not have a long life span. We plan to have capital funds available that will immediately replace the old HVAC system. Plumbing in the elementary wing of the building is crumbling. Having capital funds available allows the immediate replacement of deficient facilities and allows us to plan adequately for the future maintenance of our facilities, thus improving the safety and educational environment for our students.

Although it has been very challenging to maintain a staff of maintenance personnel, the Cheraw School District strives to provide the staff necessary to maintain our buildings as recommended. We are currently in a position with three maintenance staff, and plan to add a fourth. The Cheraw School district does plan for maintenance and makes it a high priority.

Through this grant process, Cheraw School officials met a grandfather of an elementary student who is retired from a career involving extensive maintenance at a nearby school district. He is providing input and we are working on a plan to add him to our efforts as a mentor for our young maintenance crew. He will provide training, planning, and assistance in any way to help us maintain our facilities, whether we are granted BEST funds or not.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

Any existing facilities associated with this project that will no longer be used for school operations will be demolished as part of this project. The budget for building abatement and removal has been considered and included in our cost model. Ongoing district investment in the football field and track will be required and will occur outside of the BEST grant work.

III. Detailed Project Cost Summary

Cheraw 31 (2560) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation-Addition (2560-SG00001) - - New - Application Number (49)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

45.00 %

* B. Actual match on this request - Enter Actual Match Percentage

5.57

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	30,825,349.00
D. Applicant Match to this Project	\$	\$1,714,383.60
E. Applicant Grant Request	\$	\$29,110,965.40
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	30,825,349.00

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

08/05/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

10/30/2026 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The estimate was developed by RTA Architects working in tandem with HW Houston Construction and Nunn Construction. The estimate is based on the conceptual floor plan, the space program and knowledge of the existing building. Costs were taken from similar recent projects completed in Pueblo and adjusted for location and escalation. HW Houston and Nunn Construction maintain a database of current cost information as well as utilizing local trade partners for current cost data and trends. The costs represent construction that conforms to the CDE Construction guidelines and is similar to recent schools completed in Pueblo D60.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The Cheraw School district will be retaining an owner's representative to manage this project for the district. The school district will form a construction committee that will procure the services of and interface with the owner's representative. Both the district superintendent and the district facilities manager will participate in this committee and help provide guidance and direction to the owner's representative team. The selection of the owner's representative will be through a competitive publicly advertised process conforming to the BEST requirements. The district is not currently working with any owner's representatives for the preparation of this grant application. The owner's representative will manage the procurement of design, construction, testing, furniture, and other services necessary for the execution of the complete project. The owner's representative will communicate with and keep the CDE project coordinator informed as to the status of the project. Cheraw School district has a family member of a student with extensive school facilities management experience who has volunteered to assist with the oversight of a construction project in addition to hiring owner's representatives.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The school district intends to follow the CDE Guidelines for the procurement of owner's rep, design and construction services. The school district understands that this involves an open, advertised selection process that allows for qualifications-based selection of vendors. It is understood that the master plan team can not be retained without following a subsequent procurement process that may include the master planning team as one of the proposers.

In alignment with the State of Colorado Office of the State Architect Policies and Procedures (SBP-BSC and SBP-SCP), the project will comply with Division of

Capital Construction recommendations including the following purchasing best practices for professional services procurement:

- Professional Services fees estimated to be less than or equal to \$25,000; are considered discretionary and do not require a competitive bid or a Request for Qualification (RFQ).
- Fees estimated to be between \$25,000 and \$100,000; grantee must contact at least three (3) firms and select the most qualified. Public notification (advertising) is not required.
- Fees estimated to be greater than \$100,000; require both a public notification (advertising) and a Request for Qualification (RFQ). The minimum solicitation time is 15 days.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Cheraw School District has recently been awarded grant funds to support facility and/or capital projects. We've been awarded a School Security Disbursement (SSD) grant the last couple of years for security cameras and other projects. The School SAFER grants, both through a BOCES-wide project and individually, have provided a high-level ability to communicate via radio not just in the school, but throughout Otero County. State level rural funds have provided new buses and a bus barn to protect the new vehicle investment. I am aware of Brownfields Cleanup Grant and will apply next November to assist with our asbestos abatement efforts. As with most grants, they are ear-marked for immediate use toward smaller projects that support current facility needs.

Cheraw School District plans to use Capital Construction Fund and Reserves for the requested matching funds.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The total costs for natural gas, electric and water/sewer continue to increase each year. In SY21, expenses for utilities were \$73,228, In SY22, the expenses increased to \$96,025. Last year, SY23, utilities cost the district \$107,474.

It is anticipated that a newly renovated facility would include new more energy-efficient systems and a more energy-efficient building envelope. However, the new building will also have much better ventilation which is an additional energy cost. We would expect small cost savings in utilities over what the district pays now, on the order of about 5-10%. Water and sewer would remain about the same as now.

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 * C from grant application cost summary)	<u>\$13,871,407</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$8,571,918</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$1,714,383.60</u>
D. Current outstanding bonded indebtedness:	<u>\$0</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$1,714,383.60</u>
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E, unless additional matching funds are voluntarily offered)	<u>\$1,714,383.60</u>

School District: Cheraw School District 31
Project: K-12 Renovation/Addition
Date: April 9, 2024

Signed by Superintendent: 
Printed Name: MATTHEW SNYDER

Signed by School Board Officer: 
Printed Name: Travis Matthew
Title: BOARD PRESIDENT

Kyle Hansen
33859 CR 30
La Junta, CO 81050

To whom it may concern,

My name is Kyle Hansen, I am a 2005 graduate of Cheraw High School. I am the 3rd generation to graduate from Cheraw High School in my family and my children will be the 4th. Walking through the school this year, it is very evident there are areas that haven't had any renovations since my parents attended in the 70s. Maintenance has been done to the best of the school's ability but it's clear that a renovation or new building is a necessity.

I toured the school last year when the discussion of applying for the BEST Grant was brought up. I knew there were constant issues with the plumbing, that resulted in nearby classrooms being flooded along with parts of the basement. While some parts of the plumbing were updated in the construction a few years ago, that does not address the entire school. There are some parts of the plumbing that I believe were installed in the mid 1960s and some that is newer, around 1990s. It's a mess of new and old that continues to create issues for the students and staff.

School safety is another huge issue that I found during the tour as well. In today's world, we never know what could happen. The easiest way to keep our children and staff safe is to have them all in one building. Right now, students are walking between 2 buildings to switch classes. They are in the open for a small time before they are again behind locked doors. There was an issue last year where there was a gentleman that posed a threat to the school that was just outside the chain-link fence. We were fortunate that everything worked out where no one was hurt but just think what could have happened if the event had taken place between classes, when many of our students were in the wide open, walking between the buildings for class.

Our gym is beautiful, but when you start looking closely, you'll notice the roof is sagging. The bleachers do not meet any ADA requirements. If you go in during the day, you can day light where the walls are separated from the roof.

The high school and elementary building were built in a hole. The football field is higher in elevation than both of our school buildings. Any time we have any rainfall, it all drains towards the school. Since it is in a low spot, there is no possibility of putting in a drainage system to move the water away from the building's foundation. I am not sure what the condition of the foundations looks like, but I could guess that could be why we see daylight in our gym between the wall and ceiling.

There are many more issues that I didn't discuss as I could keep writing page after page. I feel that it is also important that I point out issues with funding the new school as a district. We applied last

year for the BEST Grant; our ask was for around \$40 million for an entire new school. There was only a small amount of funding available last year and we were not one that was awarded the grant. Looking back at BEST Grant recipients that received funding in the past few years, you can see the same school districts applying for more funds for more improvements, maintenance or additions and they are receiving it. Maybe it's because they are larger districts that receive more from property taxes, maybe they were able to match more funds with their request because they can raise their mill levy. We are a small rural school; we are capped on our mill levy and the largest landowner in our district is the State Land Board that does not pay property taxes.

As you know, much of the revenue from the Colorado State Land Board is distributed to the BEST program. I know that Cheraw School has a plan that covers future costs of maintenance written into their long-term plan.


We cannot offer our students the best education in the safest environment without being awarded the BEST Grant.

Thank you for your time and consideration,



Kyle Hansen

MEMORANDUM

From: Tim Beebe, Chief, Cheraw Volunteer Fire Department 
To: Capital Construction Assistance board
Subj: Cheraw School District 31 BEST Fund Grant Request
Date: March 6, 2024

I heartily endorse the Cheraw School District 31 request for a BEST Fund grant. From a perspective of fire safety, there are a number of issues that are troubling.

- These buildings are very old and, over the years, have been remodeled and added onto many times. This has created multiple layers to roofs which causes access issues for fire response. Included in this are holes in some walls which would allow classroom fires to jump walls with direct access to the attic.
- The buildings have outdated electrical systems that are potential fire hazards, plus a multitude of wires running along some hallway ceilings.
- There is no fire suppression system to mitigate any fires that might break out, and hollow classroom doors and handles are not to code.

As a fire department, we urge your approval of the district's grant request for a new and safe school for our children and faculty.

MEMORANDUM

From: Maintenance & Custodial Staff, Cheraw School District 31
To: Capital Construction Assistance Board
Subj: Letter of Support
Date: February 8, 2024

Our Maintenance & Custodial team consists of four good people. We love our jobs and the students we serve. We know their names and they know ours. We know that clean facilities and functioning plumbing and mechanicals make huge differences for good learning environments.

Our current situation is challenging to say the least. Our outdated buildings are a patchwork of fixes over the last 60+ years. We have no access to drains in some areas—or knowledge of where the drains lead. Heavy rains mean leaking roofs, water flow through overhead light fixtures, flooding in certain rooms, and the potential for mold. It is so frustrating to have to spend time chasing these and all the other issues associated with our old buildings. We would much prefer to be accomplishing the deep cleaning and attention to classroom detail which would minimize health risks and contribute to more pleasant environments for our staff and students.

We sincerely hope you approve our district's grant request. It is sorely needed. Please know that our crew would be excited to work through the transitions associated with construction and demolition—as long as we have the end goal of new facilities which allow us to spend less time on emergency maintenance and more time on meeting the needs of our kids and teachers.

Thank you for your consideration!

Micheal Rouille



Robert Bone



Dusty Reynolds



Tim Beebe



To: Capital Construction Assistance Board (CCAB)

2-12-2024

I am writing to express my support for the current request made by the Cheraw school district seeking help with their needs to provide a safer, healthier, secured learning environment for our students. Cheraw's student base comes from a rural farming community with well-rounded students. The current facility is comprised of a group of building and grounds that has been added to and upgraded many times to keep the learning environment going forward. The facility is well maintained but has many uncorrectable issues that possess life safety/health and physical concerns. This project will ensure that these students will have the opportunity to achieve to the highest level to prepare them for today's job market and a productive life in their community.

I am retired now but I have a long history of facility management and building and grounds maintenance, the latest being 20 years as the Maintenance Manager for East Otero School District in La Junta, CO. La Junta's latest Grant project being their West school renovation in 2020/2021 where I was the owners rep for the project. I not only would like to convey my support for this project but will volunteer my time and knowledge to ensure that every student (including my 7-year-old 1st grade Granddaughter and Jr High Granddaughter) have the very BEST opportunities to succeed as they go forward from this facility made possible with the awarding of this grant project.

Thanks for your consideration of this community's future through this educational improvement project.

John W. Canaday
321 Plum Ave.



La Junta, CO 81050
C-719-469-3437

● Campuses Impacted by this Grant Application ●

Platte Canyon 1 - ES and MS Consolidation - Deer Creek ES – 1973

District:	Platte Canyon 1
School Name:	Deer Creek ES
Address:	1737 Cr 43
City:	Bailey
Gross Area (SF):	58,096
Number of Buildings:	7
Replacement Value:	\$16,815,361
Condition Budget:	\$14,831,012
Total FCI:	0.88
Adequacy Index:	0.22



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,312,510	\$2,765,394	1.20
Equipment and Furnishings	\$271,026	\$131,596	0.49
Exterior Enclosure	\$1,425,942	\$923,926	0.65
Fire Protection	\$14,810	\$460,074	31.06
HVAC System	\$3,282,147	\$4,102,684	1.25
Interior Construction and Conveyance	\$3,589,174	\$3,374,266	0.94
Plumbing System	\$733,667	\$851,553	1.16
Site	\$2,177,980	\$2,086,947	0.96
Special Construction	\$529,749	\$529,752	1.00
Structure	\$2,478,355	\$62,468	0.03
Overall - Total	\$16,815,361	\$15,288,660	0.91

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Deer Creek Mod T157/158	1,400	0.85	1995	\$181,922	\$154,049
Deer Creek ES Site	522,720	0.96	1973	\$2,177,980	\$2,086,947
Deer Creek Mod 56/57	1,400	0.80	1995	\$161,289	\$129,671
Deer Creek Music Mod	1,400	0.81	1995	\$168,831	\$137,182
Deer Creek Art Mod	1,400	0.84	1995	\$174,902	\$146,688
Deer Creek ACC Mod	1,400	0.83	1995	\$169,377	\$140,499
Deer Creek Mod 58/59	1,400	0.85	1995	\$178,413	\$151,076
Deer Creek ES Main	49,696	0.87	1973	\$13,602,646	\$12,342,548
Overall - Total	580,816	0.88		\$16,815,361	\$15,288,660

● Campuses Impacted by this Grant Application ●

Platte Canyon 1 - ES and MS Consolidation - Fitzsimmons MS/Platte Canyon HS - 1979

District:	Platte Canyon 1
School Name:	Fitzsimmons MS/Platte Canyon HS
Address:	57093 Us Highway 285
City:	Bailey
Gross Area (SF):	122,721
Number of Buildings:	1
Replacement Value:	\$47,140,892
Condition Budget:	\$24,689,382
Total FCI:	0.52
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,773,987	\$5,524,668	0.82
Equipment and Furnishings	\$1,455,023	\$1,334,409	0.92
Exterior Enclosure	\$3,575,986	\$1,152,223	0.32
Fire Protection	\$1,151,267	\$458,965	0.40
HVAC System	\$8,299,186	\$6,411,588	0.77
Interior Construction and Conveyance	\$8,510,448	\$6,212,199	0.73
Plumbing System	\$2,384,325	\$441,085	0.18
Site	\$7,626,065	\$3,586,066	0.47
Structure	\$7,364,605	\$11,215	0.00
Overall - Total	\$47,140,892	\$25,132,418	0.53

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fitzsimmons MS/Platte Canyon HS Main	122,721	0.53	1979	\$39,514,826	\$21,546,352
Fitzsimmons MS/Platte Canyon HS Site	1,739,091	0.47	1979	\$7,626,065	\$3,586,066
Overall - Total	1,861,812	0.52		\$47,140,892	\$25,132,418

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Platte Canyon 1

County: Park

Project Title: ES and MS Consolidation

Current Grant Request:	\$4,808,219.13	CDE Minimum Match %:	73%
Current Applicant Match:	\$12,999,999.87	Actual Match % Provided:	73%
Current Project Request:	\$17,808,219.00	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$17,808,219.00	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$661.11	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$81.70	Affected Pupils:	320
Hard Costs Per Sq Ft:	\$431.87	Cost Per Pupil:	\$55,651
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	84
Previous BEST Total \$:	\$203,585.69		

Financial Data (School District Applicants)

District FTE Count:	669	Bonded Debt Approved:	\$14,500,000
Assessed Valuation:	\$231,662,113	Year(s) Bond Approved:	23
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	\$69,300,000
PPAV:	\$345,135	Year(s) Bond Failed:	21,22
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$16,080,000
Median Household Income:	\$103,780	Total Bond Capacity:	\$46,179,047
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	30.80%	Bond Capacity Remaining:	\$30,252,423
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$595.68		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Platte Canyon 1 (2600) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and MS Consolidation (2600-SG00001) - - New - Application Number (59)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Deer Creek Elementary School - 2600-7042 ▼

* Facility Name & Code

Fitzsimmons Middle School - 2600-7048 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The following facilities on the Platte Canyon School District 1 campuses were constructed with the express purpose of public education. Construction dates of all campus facilities are as follows:

Platte Canyon Jr./Sr. High School: 1957 - 67 years old

Addition: 1956-66 - 58 years old - 2-story portion added to the original building including the addition of the kitchen, cafeteria, large gym, auditorium, home economics, woodworking center, and additional classrooms

Addition: 1978 - 46 years - pool

Converted to Platte Canyon East: 2001 - 23 years ago - that includes 2 gyms, 2 lockerrooms, 1 theatre, 1 bandroom, and multiple classrooms to allow for classes such as PE, band, weight lifting, and all of Preschool, as well as 4 staff offices.

Deer Creek Elementary School: Original Construction 1972-73 - 51 years old

First Addition: 1980 - 44 years old - This included the addition of the gym, the library, and additional classrooms

Wood Structure Added: 1990 - 34 years old - residential build with residential heating units

Second Addition: 2002 - 22 years old - ADA ramp

Detached Maintenance and Bus Facility: 1978 - 46 years old

Detached Pre-K Facilities (portables): 1993 - 31 years old

Fitzsimmons Middle School: 1981 - 43 years old

Addition: 2004 - 20 years ago - purchase of land for the playground

Platte Canyon High School: 2001 - 23 years ago - new high school build

Addition: 2010 - 14 years ago - softball field

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Past Capital Construction Projects:

Outside of the preschool renovation project currently in progress, the majority of PCSD capital improvement projects have been completed out of necessity. From repairing heating systems, including replacing boilers, to emergency septic system work to allow for proper waste disposal, we have had to allocate the majority of our funding towards temporary, stop-gap measures and emergencies.

Over the past 3 years, we have spent approximately \$2,181,008 (including the below-stated preschool project) on capital projects that have been needed to keep the preschool, elementary, and middle schools open for students. These expenses do not include District labor associated with these projects.

As of 2023, the Board of Education has placed a high priority on consolidating our two campuses into one campus for pre-k-12 students. Our most recent capital project is the renovation of little-used space at the Platte Canyon East building to house a new preschool. This project is estimated to cost approximately \$1.85 million and will offer vastly improved, safer instructional spaces for our preschool students that meet all current child care licensing regulations. This capital project is being funded solely by the District through the general fund and the sale of surplus property.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Platte Canyon School District maintains an annual budget allocation for capital outlay due to the age and deteriorating conditions of facilities on both District campuses. General Fund monies are earmarked yearly with the expectation of emergency repairs due to failing systems. While general funds and insurance coverage have been sufficient to band-aid and keep systems functioning to a certain extent, the District funding has not been sufficient to replace major systems or make considerable long-term upgrades to facilities. The budget stabilization factor, reduced enrollment, and the costs associated with the maintenance of two campuses have significantly impacted overall funding for the district. With the move to a consolidated campus and the proposed elimination of the budget stabilization factor, Platte Canyon will be able to sustain a minimum annual allocation of \$125,000 to address our Capital Replacement Plan and annual maintenance needs. Elimination of the district's second campus and the renovation of the middle school to house the elementary will reduce overall maintenance costs due to system failure and provide a strong foundation for annual preventative maintenance moving forward. Additionally, PCSD employs a maintenance director and two full-time maintenance workers who perform most onsite maintenance including plumbing, internal repairs, and groundwork. Yearly salaries and benefits are estimated to be \$241,265 for this department. Major system failures and other technical work are often outsourced to local vendors and contractors.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Platte Canyon 1 (2600) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and MS Consolidation (2600-SG00001) - - New - Application Number (59)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

approved but not high enough on list

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

General Background:

Platte Canyon School District is located 40 miles west of Denver and serves the mountain communities in and around Bailey, Colorado.

District Demographics:

PCSD has approximately 820 students in PreK - 12. An average of 27% of our families qualify for free or reduced lunch support. 15% of our students receive special education support and 1% of our population are multi-lingual learners. We are a declining enrollment district and have been such for the past 20 years.

Academic and educational programming:

Platte Canyon 1 operates on a 4 day school week with high-impact instruction that allows for our students to excel both academically and in workforce readiness. We have daily electives/specials available to all students, k-12. We offer a robust selection of college/career preparatory curriculum including in-building Advanced Placement courses in biology, pre-calculus, calculus, computer science A, English Literature and Composition, English Language and Composition, U.S. History, and World History. We also offer a variety of honors and concurrent enrollment options. We currently offer a CTE pathway through ACE (Alternative Cooperative Education) that allows students to receive credit through work-based learning. All schools use research-based materials to support instruction in all core curricular areas. Teacher retention is at an all-time high and we have been able to fill all our teaching positions this calendar year.

Facilities:

We currently operate on 2 campuses - one campus houses the preschool, elementary school, and transportation, while the other campus houses the middle school, high school, district offices, and all athletic fields/gymnasiums. The preschool/elementary campus houses our most outdated, deteriorating facilities. The current middle school and high schools operate at less than 50% capacity of what they were designed for.

Current/Past capital construction projects:

Phase one of our master plan moves the preschool from temporary buildings at the Deer Creek campus to newly renovated classrooms in our Platte Canyon East building on the main campus. This has been funded through the sale of surplus land, as well as from the general fund balance. Phase two of the master plan will occur during the 2024 summer. Minor renovations to the current high school building will be completed to accommodate the combining of the middle and high school into our newest (2001) building.. This phase of construction will also be funded from the general fund.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

In order to ensure a comprehensive understanding of the current situation at Platte Canyon School District #1, we carefully planned and executed a master planning process to identify all district deficiencies and potential solutions. At the onset of planning, it was our priority to fully understand the condition of each PCSD facility and campus and subsequently appraise how the condition of each school building affects student learning, student/faculty safety, and fiscal stewardship. PCSD hired the architectural firm RTA and the owner-representative firm Artaic to assist in this process.

The assessment process reviewed all aspects of the buildings and campuses. The direst circumstances occur at Deer Creek Elementary, where nearly all building systems are original to the 40+ year-old building.

Deer Creek Elementary School has an FCI score of .87, making it one of the highest-need buildings in the state. For this reason, and the continued declining enrollment, Platte Canyon School District has decided to consolidate campuses, moving the middle school into the high school and the elementary school into the current middle school. All the following information will be based on the current deficiencies of the existing elementary, middle, and high school buildings.

Through the process, the following needs were identified.

1. Deer Creek Elementary (overall FCI score of .87)
2. All interior floor, wall, and ceiling finishes are aging and need to be replaced.

3. All interior doors and hardware are in poor condition and need to be replaced.
4. Replace casework throughout.
15. Interior restrooms need to be renovated to provide new fixtures and ADA accessibility.
6. Some interior fire-rated walls need to be extended to the deck.
7. All plumbing systems are failing and need to be replaced. Deer Creek's stand-alone septic system continues to need ongoing maintenance. There have been multiple issues with drain lines over the years and the maintenance team works on the sinks, toilets, and urinals weekly. All plumbing pipes are original to the building as well as all lines to the septic system. There are frequent backups of both sets of lines.
8. All mechanical systems are aging and need to be replaced. One boiler failed and was replaced in 2022. The current HVAC at the elementary school is roof-top mounted air handling units with DX cooling. 75% of the roof-top equipment is at least 20 years old. As these units continue to age, they have begun to disrupt students' daily learning environment due to loud, disruptive noise and consistent maintenance issues in a mountain environment. In the last 3 years, students have been displaced from their rooms for weeks at a time when the HVAC systems have failed. There is not enough room between the ceiling and roof to accommodate a modern HVAC system and consequently, ductwork is also mounted on the roof. The existing ductwork is deteriorating due to exposure to the elements, causing the insulation to become brittle, crack, and fall off the ductwork. The current 9. 9. HVAC design limits classroom temperature control with only one thermostat for every three classrooms. Due to the nature of the rooms, staff, and class preferences, several teachers use portable heating units to keep their classrooms comfortable. One of the early additions to the building is heated by a residential heating unit that is housed in a closet.
10. All lighting systems need to be replaced with LED fixtures and code-required lighting controls.
12. 11. Electrical power service systems including distribution switchboards, panelboards, and step-down transformers need to be replaced.
13. Fire alarm systems need to be replaced with code-required voice evacuation systems.
14. Low voltage systems such as IT, access control, and security should be replaced.
15. Site updates are required to improve ADA accessibility to the building and surrounding support buildings. The front ramp is out of compliance with its configurations as well as the fact that it is crumbling, with loose pieces of concrete falling off, creating walking hazards.
16. Bathrooms need to be upgraded to meet ADA requirements.
17. Currently, Deer Creek has no fire suppression system. A code-required fire sprinkler system needs to be installed.
18. Ansul fire protection system over kitchen equipment needs to be replaced.
19. Exterior wall finishes including wood siding are failing and need to be replaced. Exterior grades needed to be corrected to drain water away from the building.
20. Exterior windows are aging and failing and need to be replaced, many are aluminum-clad single-pane windows.
21. Repair, grade, and repave asphalt parking. Deer Creek records at least 3-5 major slips and falls in the upper parking lot due to poor drainage and grading issues.
22. Roofing systems are aging and need to be replaced.
23. The building needs a new control entry vestibule adjacent to the administration area.
24. Deer Creek Safety and Security - The current parking lot drop-off loop for parents and buses is not designed for proper drainage of snowmelt. Furthermore, morning drop-off occurs in the lower parking lot and requires students to walk up a set of old metal stairs and across the bus lane to access the front of the elementary school. While this process is supervised by staff, there is only so much that can be done to ensure student safety. Afternoon pickup requires parents to loop around the lower lot to get in 2 lines to access the upper lanes for student pickup. This is oftentimes confusing. Buses are required to park quite a distance from the front of the building to allow for the carpool pickup lanes. This then requires students to traverse the dirt parking lot and uneven conditions to access their school bus. Additionally, the out-of-date entrance is not supervised by any staff as the administration area is

located near the center of the school. Upon entry to the building, the first access point is the school cafeteria and kindergarten restrooms. Additionally, students must go outside the main building to attend music and science classes that are located in temporary buildings at the back of the main building. Communication with these classrooms is not always possible. The current playground has several pieces of equipment which are failing. The most substantial piece of equipment needed to be dismantled and removed over the winter break due to structural damage. As stated above, the building needs a secured vestibule relocated to allow for direct supervision of the office.

25. Deer Creek Elementary ADA Accessibility/limited access. The elementary school ramp is beginning to deteriorate, with pieces of concrete falling off. The ramp no longer meets ADA regulations and needs to be replaced. The current expansive and geographically dispersed configuration of the campus puts all students at a disadvantage, but students with wheelchairs, crutches, or other physical limitations are more heavily impacted. Additionally, access to most bathrooms in the building does not meet ADA requirements.

26. DCES health concerns. Asbestos has been detected in ceiling tiles, floor tiles, and walls throughout the building.

Fitzsimmons Middle School

1. All interior floor, wall, and ceiling finishes are aging and need to be replaced.
2. Replace casework throughout.
3. Install ADA-compliant door hardware where not compliant (37 doors)
4. Interior restrooms need to be renovated to provide new fixtures and accessibility. Fitzsimmons also only has one set of student bathrooms. Renovation to add additional sets of bathrooms is needed.
5. The entire mechanical system is recommended to be replaced, including HVAC and boilers.
6. Electrical power service systems including distribution switchboards, panelboards, and step-down transformers need to be replaced.
7. It is recommended that lighting systems be replaced with LED fixtures and code-required lighting controls.
8. Fire alarm systems need to be replaced with code-required voice evacuation systems.
9. A code required for the fire sprinkler system needs to be installed. None of the middle building is currently covered by a sprinkler system.
10. Low voltage systems including IT, Data, access control, and security systems should be replaced.
11. Failing roof system for the middle school and attached high school.
12. Repave asphalt parking lot and restripe.
13. Middle School Safety and Security The current building does not have an established secure entry system.
14. The current middle school building has inadequate use of square footage to maximize usage.

Deer Creek and Fitzsimmons Middle School Building Technology Deficiencies

The existing elementary and middle schools are over 40 years old. Technology cabling and wi-fi have been installed ad-hoc given the limitations of the existing buildings. Systems are outdated and the presence of asbestos has made updating these systems expensive and disruptive. Wi-fi coverage and internet capacity are a constant challenge in both the elementary and middle school buildings.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

To ensure a comprehensive understanding of the current situation at Platte Canyon School District #1, we carefully planned and executed a process to identify all district deficiencies. At the onset, it was our priority to fully understand the condition of each facility on the PCSD campuses and subsequently

appraise how the condition of each school building affects student learning outcomes, student/faculty safety, and fiscal stewardship of the school district. PCSD hired RTA architectural firm to assess all district facilities with exterior, interior, code compliance, and site conditions in mind. Furthermore, once GH Phipps came on board, PCSD was able to utilize their experts to hone our needs. Completing diligent research enabled the development of a comprehensive, financially responsible solution that will best serve PCSD students and staff for years to come.

To date, the following have been completed:

- *Geotechnical survey
- *Mechanical systems evaluation
- *Roof evaluation
- *SCI score review
- *Asbestos survey
- *Square footage and capacity evaluation

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Charting a New Course: A Look at Platte Canyon School District's K-12 Facilities Master Plan

In July 2021, amidst a wave of collaborative spirit, the Platte Canyon School District embarked on a journey to chart a new course for its future. Recognizing the valuable insights gleaned from past community feedback, particularly regarding the desire for consolidation, the district launched a comprehensive Facilities Master Plan initiative. This initiative brought together a diverse group of stakeholders, including the school board, dedicated staff members, engaged parents, and experienced planning and design professionals. United by a common goal of creating vibrant and effective learning environments for all students, this team set about crafting a roadmap for the future of education in the district.

The master plan process was characterized by a transparent and inclusive approach. Recognizing the community's past concerns regarding consolidation efforts, the School Board actively sought out new approaches that aligned with their strategic vision. This commitment to open communication and responsiveness resonated deeply with the community, ultimately leading to a resounding affirmation of the plan through a successful bond approval in November 2023.

Consolidation: Unlocking New Possibilities

At the heart of the master plan lies a strategic consolidation initiative designed to optimize resource allocation and create more robust learning environments. The plan proposes the consolidation of the underutilized Deer Creek Elementary School into the existing middle school, transforming it into a thriving K-5 elementary program. This strategic consolidation move unlocks several key benefits:

- **Enhanced Educational Opportunities:** A comprehensive educational program, meticulously crafted through the master planning process, confirmed the middle school's capacity to accommodate the current enrollment with dedicated spaces for diverse learning needs. This includes flexible classrooms that can adapt to various teaching styles and learning modalities, fostering a dynamic and engaging educational experience for all students.

· Repurposing Existing Spaces: The consolidation plan repurposes existing spaces within the middle school to further enhance the learning environment. Dedicated computer labs and special education areas will be transformed into a vibrant library, a state-of-the-art STEM lab, and versatile small group rooms specifically designed to support individual student needs and foster collaborative learning.

· Shared Resources, Optimized Costs: By strategically consolidating the elementary and middle school programs, the plan leverages the existing gymnasium and cafeteria facilities of the high school, minimizing the need for additional construction and optimizing resource allocation. This cost-effective approach ensures that valuable funds are directed towards enhancing the learning environment for all students.

Beyond Consolidation: Building a Safe and Functional Space

The master plan extends beyond consolidation, encompassing a range of site improvements and building renovations designed to create a safe, accessible, and functional learning environment for all. Key improvements include:

· Enhanced Site Safety: The existing middle school site will undergo a comprehensive redesign with a focus on safety and functionality. A dedicated parent drop-off/pick-up loop and a relocated entry point will improve supervision and traffic flow. Additionally, separate bus circulation will further enhance safety and minimize congestion.

· Dedicated Playgrounds: Recognizing the importance of play in fostering healthy development, the plan incorporates the creation of two dedicated playgrounds for K-2 and 3-5 grade students. These age-appropriate play areas will provide students with opportunities for physical activity, social interaction, and imaginative exploration.

· Modernized Building Systems: While structurally sound, the existing middle school building requires significant upgrades to meet the evolving needs of a modern learning environment. The plan outlines the installation of a fire sprinkler system, enhancing safety and creating new possibilities for flexible learning environments. Additionally, the outdated roof will be replaced with a 60 mil fully adhered EPDM roof with code compliant insulation.

Investing in the Future: Seeking Grant Opportunities

To further optimize the project's scope and minimize the financial burden on the community, the district is actively seeking BEST grant funding for the following aspects of the project:

· Fire Sprinkler System: The installation of a fire sprinkler system is a crucial safety upgrade that will enable the creation of flexible learning environments within the repurposed elementary school.

· Roof Replacement: Replacing the outdated roof system with a 60 mil fully adhered roof with additional insulation to meet current building codes.

· Mechanical System Upgrades: Upgrading the 20-plus-year-old inefficient mechanical systems will create consistent and comfortable temperatures for students and staff, improve energy efficiency, and enhance the overall reliability of the building infrastructure.

A Vision Shared: Community Support and Looking Ahead

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Master planning began in May of 2021 with the interviewing and selection of RTA architectural firm. They went to work immediately performing a district-wide assessment. The data identified the deficiencies and helped develop a full-scale, strategic, and financially responsible master plan. PCSD convened a planning assistance team (PAT) including board members, teachers, administrators, parents, and community members who were tasked with directing the process. The PAT evaluated multiple solutions and arrived at two options:

*Renovate the existing elementary school with an addition to eliminate the portable classrooms. This would also include the addition of a gymnasium, a new main entry, and administrative spaces added to the existing high school.

*Demolish the existing middle school on the main campus and construct the elementary school at the west end of the High School. Consolidation of the middle school into the high school would allow for this to happen. The high school would continue to receive the gymnasium, new entry, and administrative offices.

A bond question was included on the ballot in November 2021 which did not identify a preference between the two master plan options. The bond measure failed and the district staff talked with voters to seek feedback on the bond measure. The community indicated a clear path forward should be established for the district focused on safety and security as well as efficient use of district resources.

Artaic was selected to represent Platte Canyon as their Owner's Representative to assist with future questions. PCSD again included a bond question on the 2022 ballot with a more focused plan of relocating all students from the Deer Creek campus to the main campus with the demolition of the current middle school and the construction of a new elementary school. This bond measure also failed.

Feedback was again collected from the community indicating the monetary ask was too much and the community did not support such a large bond request.

In January of 2023, the PAT was brought back together to look at more cost-effective options that would allow for the same result, a consolidated campus. Four PAT meetings were held with a new phased master plan. This modified plan allowed for the district to assume the expense for the first two phases of the project, with a bond measure to support the third phase in the short term and another bond to support the final phase in the long term.

In February of 2023 the Board voted to move ahead with phase one of the master plan, moving the preschool from the Deer Creek campus into the Platte Canyon East building, and phase two, renovating the high school to allow the middle school to move in. At this time the Board also declared a piece of property as surplus property and put it up for sale. The sale of this property put over \$1,000,000 into the general fund to help pay for the preschool remodel. At this same time, utilizing both RTA, Artaic, and PAT members, a construction company was selected to complete the preschool renovation, with the hopes of extending the relationship for the second and third phases of the master plan. Through this process, GH Phipps was selected as the contractor.

Construction for the preschool project began in September of 2023.

The district worked with a consultant to put together a community survey that would help construct the 2023 fall bond measure. This bond request was unique in that it extended the previous bond that was passed to build the current high school. The ask was for significantly less, \$14,500,000, to improve safety and security, renovate the current middle school to house the elementary school, and address deferred maintenance issues throughout the main campus. Platte Canyon successfully passed the bond measure. This has now moved Platte Canyon into the design phase for the renovation of the middle school. To date, the scope of the project, budget, and schedule have been established

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Deer Creek Elementary is one system failure away from needing a significant infusion of money to fix/upgrade systems in order to continue operations. With an FCI score of .87 and continued declining enrollment, Platte Canyon School District can no longer afford to operate 2 separate campuses. Of importance, health, safety, and security continue to be a primary concern for both students and staff at this location. Health concerns extend to continued HVAC concerns that threaten the ability of the school to provide healthy temperatures during school hours. Furthermore, plumbing issues continue to plague the building oftentimes allowing for unsanitary conditions and backups in bathrooms and outdoor areas near student play zones. Platte Canyon School District continues to expend approximately \$250,000 - \$350,000 each year to maintain a campus that is not needed. Additionally, the current elementary school, with its .87 FCI score, is one system failure away from needing major repairs to keep students in the building. Additionally, Platte Canyon School District has invested heavily in moving to one campus by renovating space at the Platte Canyon East building to house 4 new preschool classrooms and is moving forward with small renovations to the current high school building to accommodate a combined middle/high school. The preschool(phase 1) will be completed in February of 2024 and the high school renovation(phase 2) will be completed in July of 2024. The renovation of the middle school to house the elementary school(phase 3) is scheduled to be completed in August 2025. This renovation is necessary to address safety and security concerns as well as health concerns related to the number of accessible bathrooms for students. This aggressive timeline will enable the district to only use the current elementary school for one additional year, hopefully mitigating the possibility of a complete systems failure at the elementary school and the continued expense of an unnecessary campus.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Platte Canyon School District 1 works hard to prioritize regular maintenance and funding to support the operations of our facilities. A remodel of the current middle school into a new elementary school will bring forth new warranties that will be easier to maintain. Removing the Deer Creek campus from our financial and maintenance schedules will also free up funds that will better allow for scheduled maintenance. We will work in conjunction with the contractor on all remodel/renovation work to determine a maintenance schedule that will address annual maintenance expectations and extend the life of all facilities. To extend the life of the refurbished or replaced systems/facilities, the district will:
Develop a facility maintenance plan for preventative and upkeep maintenance. This will include routine maintenance of the building addressing the mechanical, electrical, flooring, and lighting.

Perform in-house repairs and services that need immediate attention.
Involve local contractors and repair when we are unable to do needed service in-house.
Develop a painting schedule for all buildings to be carried out on a rotating basis.
Schedule all inspections on a rotating basis.
Develop replacement plans to budget appropriately.
Develop in-house expertise by sending our maintenance staff to trainings for new or refurbished systems.
Our maintenance plan for the renovated building and all other buildings will be based on the best practice of "predictive" maintenance with the goal of avoiding the practice of "breakdown and emergency" maintenance. .

CAPITAL REPLACEMENT PLAN

Platte Canyon will work to maintain facilities on an annual basis by allocating \$125,000-\$200,000 (or approximately 1.5% of per pupil funding) from the District general fund each year in order to create a proactive rather than reactive maintenance platform with an independent account of funds specifically targeted to handle maintenance needs. The District savings from the consolidation of campuses will allow this separate bucket of funds to be used for planned system repairs, annual maintenance, and long-term major equipment replacement planning. Our long-term replacement plan will be determined by the estimated service life of each system or equipment unit, the estimated replacement cost of said unit or system. Allocations for replacement will be made based on the annual straight-line costs of these systems with the Capital Replacement plan modified for actual systems after project renovations. Additional funds may also be added to this account as they become available in the form of additional one-time funding, or when additional support is necessary from the general fund.

FINANCIAL RESPONSIBILITY FOR MAINTENANCE AND CAPITAL REPLACEMENT PLAN

The total annual estimated amount for costs under the maintenance plan and capital plans as described above is approximately \$100,000-150,000. In order to ensure that PCSD can be financially responsible for these amounts, the district has analyzed its historical and projected sources of revenue. The district has been allocating a minimum of \$125,000 - \$150,000 per year for capital improvements and this amount has been sustainable within our budget even with the operations of two separate campuses. Reducing the overall size of our facilities will not only save us in operating costs year after year but also leave the District with a more manageable maintenance load moving forward. Newly renovated systems in our PK12 facilities will allow the District to be proactive with maintenance long term, and allow for the saving of funds within our Capital Account to meet the demands of the equipment replacement plan.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should

include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

Platte Canyon School District will list the Deer Creek Elementary School campus for sale. Based on the most recent evaluation of the property and expressed interest by multiple buyers, the District feels it can sell the property as is for a profitable amount. The current estimate to demolish the Deer Creek campus will cost more than \$2,000,000. The current estimated value of the campus is approximately \$350,000 without the buildings with a potential value of \$3,775,000 with all buildings intact. To be more fiscally responsible, the District intends to sell the property as is, to avoid the net loss of the excessive costs of demolition would likely create. Any revenue resulting from this sale would be available to apply to future improvements. Please see the included appraisal.

III. Detailed Project Cost Summary

Platte Canyon 1 (2600) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and MS Consolidation (2600-SG00001) - - New - Application Number (59)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

73.00 %

* B. Actual match on this request - Enter Actual Match Percentage

73

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	17,808,219.00
D. Applicant Match to this Project	\$	12,999,999.87
E. Applicant Grant Request	\$	4,808,219.13
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	17,808,219.00

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> November 2023	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

09/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

07/31/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The estimate was created by our team which consists of the architectural group RTA, Owner's Representative the Artaic Group, and the construction firm GH Phipps. GH Phipps received a minimum of two quotes from sub-contractors for all phases of construction/renovation. Due to Bailey's proximity to the Denver Metro area, construction costs were only slightly higher than the current construction costs in the Denver area.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Per the requirements of the Colorado Department of Education, and based on the size and complexity of the project, the District has hired the Artaic Group to be the project management/Owner's Representative. The Artaic Group was selected through a Qualifications Based selection process, including solicitation for the position, review of submitted qualifications, and interviews. The responsibilities of the Project Manager/Owner's Representative will include the following:

- *Assisting with evaluating or contracting professional services to evaluate the applicant's needs based on the statewide facilities assessment or facilities master plan.
- *Assist the applicant with a collection of information required by the State for financing.
- *Review contracts between the selected vendors and applicants for services to be performed. Ensure the contractor and their subcontractors are properly insured and bonded.
- *Review plans and specifications for suitability of school use, quality, student and staff safety, building code compliance, fire code compliance, size s/f, future operation costs, and budget.
- *Review of Energy Modeling and assistance with coordination and oversight of LEED and/or CO-CHPS certification documentation, and the overseeing of LEED certification professions and processes.
- *Ensure all permits are procured and the applicant is in compliance with all local fire district requirements.
- *Coordination with and oversight of architects to ensure all FFE(furniture, fixture, and equipment) scope is covered.
- *Ensure all federal, state, and local requirements are satisfied; e.g. bonding, advertising for final payment, OSHA, EPA, EEO, and other agency requirements, etc.
- *Ensure a reasonable, realistic budget is developed and maintained. Make sure that the budget is maintained without compromising the quality or integrity of the project, making sure all fees, profit, overhead, contingencies, etc. are in line with industry standards.
- *Perform on-site inspections for quality of workmanship, quality of materials, conformity with plans and specifications, code compliance, on-site safety, project schedule vs progress, and general progress of the construction project; maintain observation reports/logs including work description.
- *Attend, or conduct, construction meetings with contractor, architect, and major subcontractors that are on site; these meetings should include discussions of

potential or pending change orders, problems, schedule, budget, request for information any other areas of interest.

*Review all test reports and ensure they are in compliance with specifications; e.g. soils, compaction, concrete, welds, and other required tests.

*Help the applicant resolve disputes or claims that may occur.

*Review progress billings and when necessary negotiate revisions; when requested by the applicant review CDE funding request.

*Ensure all lien/claim releases are executed with all progress and final payments.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Requests for proposals were sent to qualifying vendors through list-serv. The architectural firm, owner's representative firm, and contractor were selected through a qualifications-based selection process, including solicitation for the position, review of submitted qualifications, and interviews. Members of the selection committees included administration, school board members, and community members. Since we are already utilizing the services of all the above-stated service providers for phases 1 and 2 of our phased master plan, Platte Canyon intends to extend those contracts for phase 3.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Platte Canyon School District was successful in its 2023 ballot initiative to extend the current bond, netting \$13,000,000 to dedicate to this project.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

For physical year 2023, Platte Canyon School District paid out the following amounts for utilities:

Natural Gas - \$269,792.53

Electricity - \$217,678.37

Waste Removal - \$18,666.11

Telephones - \$16,323.28

Internet - \$86,863.19

Total = \$609,323.48

With the closing of the Deer Creek campus, the following utility expenses will become savings:

Natural Gas - (\$47,231.97)

Electricity - \$49,151.96

Waste Removal - \$6,738.78

Telephones - \$1,068.11

Internet - \$22,665.95

A consolidated campus would produce an estimated minimum \$126,665.95 savings year over year in just utility costs.

● **Campuses Impacted by this Grant Application** ●

Haxtun RE-2J - K-12 Renovation and Addition - Haxtun K-12 – 1962

District:	Haxtun RE-2J
School Name:	Haxtun K-12
Address:	201 West Powell Street
City:	Haxtun
Gross Area (SF):	94,830
Number of Buildings:	2
Replacement Value:	\$34,166,820
Condition Budget:	\$10,975,023
Total FCI:	0.32
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,126,721	\$2,457,986	0.60
Equipment and Furnishings	\$1,662,209	\$457,781	0.28
Exterior Enclosure	\$4,520,816	\$1,660,128	0.37
Fire Protection	\$1,174,582	\$196,406	0.17
HVAC System	\$6,859,050	\$456,874	0.07
Interior Construction and Conveyance	\$5,486,439	\$2,671,489	0.49
Plumbing System	\$1,896,276	\$908,553	0.48
Site	\$4,162,263	\$2,362,218	0.57
Structure	\$4,278,463	\$0	0.00
Overall - Total	\$34,166,820	\$11,171,435	0.33

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Haxtun K-12 Vo-Ag/Shop	10,317	0.47	1956	\$1,963,421	\$1,119,191
Haxtun K-12 Main	84,513	0.27	1962	\$28,041,136	\$7,690,026
Haxtun K-12 Site	1,000,826	0.57	1962	\$4,162,263	\$2,362,218
Overall - Total	1,095,656	0.32		\$34,166,820	\$11,171,435

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Haxtun RE-2J

County: Phillips

Project Title: K-12 Renovation and Addition

Current Grant Request:	\$48,218,849.39	CDE Minimum Match %:	38%
Current Applicant Match:	\$4,991,874.00	Actual Match % Provided:	9.38133083%
Current Project Request:	\$53,210,723.39	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$53,210,723.39	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$744.47	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$75.31	Affected Pupils:	310
Hard Costs Per Sq Ft:	\$483.78	Cost Per Pupil:	\$171,647
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	307
Previous BEST Total \$:	\$5,572,056.04		

Financial Data (School District Applicants)

District FTE Count:	283	Bonded Debt Approved:	\$9,285,000
Assessed Valuation:	\$35,127,796	Year(s) Bond Approved:	13,23
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$124,302	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$8,244,428
Median Household Income:	\$54,444	Total Bond Capacity:	\$7,035,502
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	31.10%	Bond Capacity Remaining:	(\$1,218,869)
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$975.51		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Haxtun RE-2J (2630) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (2630-SG00001) - - New - Application Number (15)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Haxtun RE-2J - 2630

* Facility Name & Code

Haxtun Jr/Sr High School - 2630-3850

* Facility Name & Code

Haxtun Elementary School - 2630-3846

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")

N/A

*

Facility Condition

* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

All of the school district buildings were newly constructed by the district. The elementary school and the vocational agriculture (VocAg) buildings were originally constructed in the 1960s, and several additions were added over the subsequent decades as our programmatic needs evolved and expanded. All facilities were constructed in compliance with standards and codes of the time.

Historically, we have chosen to make incremental investments into our facilities roughly once per decade, to keep our spaces functioning well and able to support our programs. This strategy has been rooted in a strong commitment from our community to provide the best facilities possible for our students. However, it has led us to the situation we are in now. We have a hodgepodge of poorly connected spaces with varying building conditions spread out across our district, and our program-specific spaces are scattered throughout the building. This configuration in addition to the aging portions of our school are significantly impacting our ability to safely support our students and to provide the high-quality opportunities we desire.

* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.

Haxtun School District prioritizes maintaining our facilities, and annually allocates 10% of all of our general fund revenues to maintenance and operations. We have a dedicated maintenance staff which includes a director of maintenance, director of technology, custodians, and groundskeepers. Our team comes in regularly not only on school days but evenings, weekends, and early mornings to continually oversee and maintain the facility and grounds and to make sure everything is running smoothly. Our instructional staff have a keen eye for any needs with our facility and immediately inform our maintenance staff with the needs for any repairs or maintenance.

Each year we allocate 9% of our revenues to capital reserves for updating and improving our facilities. During the 2022-2023 school year we spent 21% of this capital reserve allocations on school improvements. Since 2018, we have allocated 8% of our entire general fund budget to paying our portion of the junior high addition and updates to the HVAC system.

Our preschool received several private grants totaling over \$100,000 to expand the size of the preschool as required by licensing. However, the cost of asbestos abatement prevented the expansion. Therefore, the grant funds were used to address some of the superficial inadequacies. Since asbestos is in the floors and walls, a new floor was placed on top of the existing floor.

We have excellent partnerships with local businesses throughout our region who are quick to respond with any needs we have. The community takes pride in our facilities and is often observed volunteering to improve our facilities whether painting, removing snow, or keeping the facilities clean.

Our school district is meticulous about repairing our facilities. Our aged, yet well cared for facilities, demonstrate diligent care and respect for every dollar our taxpayers spend. Our maintenance team immediately repairs or replaces anything that is damaged or broken including toilets, sinks, lockers, windows, stalls. Recently, we purchased new cafeteria tables and a new oven for our kitchen. Also this year, we partnered with our town to pave our elementary parking lot, and we had the entire district rekeyed to prevent misuse of the facilities and to make sure our buildings are secure.

Over the past several years we have completed several additional capital projects:

YEAR & SOURCE OF FUNDS, PROJECT, AMOUNT:

2013 BEST GRANT/ LOCAL BOND

- JH ADDITION, \$5,804,555

2014 LOCAL FUNDS

- KITCHEN REMODEL, \$78,000

2015 LOCAL FUNDS

- HS PARKING LOT REPAVE, \$28,621

2018 GOCO GRANT/ LOCAL FUNDS

- ES PLAYGROUND EQUIPMENT & SURFACE, \$425,000

2018 BEST/EPC/LOCAL

- K-12 HVAC, LIGHTING, & ROOF, \$4,019,430

2018 LOCAL FUNDS

- BOILER REPLACEMENT, \$200,000

2018 DOLA GRANT/ LOCAL FUNDS

GYM UPDATE

- HVAC, \$143,000

- BLEACHERS, \$115,000

- FLOOR, \$28,000

- LIGHTING, \$22,000

2020 LOCAL FUNDS

- GYM LOBBY CARPET, \$8,900

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

We allocate approximately 10% of the local and state revenues in our general fund to capital reserve projects each year. The capital reserve projects are prioritized based on the impact on student health and safety.

In addition, Haxtun School District maximizes the limited funds we receive and are diligent about being careful to be efficient and effective with every dollar we receive from our taxpayers. Therefore, we have been able to increase our reserves by 10% each year over the past two fiscal years, so we have a reserve that is equivalent to 50% of our annual expenses. Although this is insufficient to pay for all additional renovations of our current facilities, it provides funds to assure that we can immediately repair or replace any damaged areas, so our facility will remain well maintained for decades to come.

More than the 1.5% of students' Per Pupil Revenue (PPR) is set aside each year to annually increase our Capital Renewal Reserve. Currently, we have \$111,000 in our capital renewal reserve, which is set aside if the event the need arises for capital projects in our junior high, which is a BEST-funded area.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Haxtun RE-2J (2630) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (2630-SG00001) - - New - Application Number (15)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

The professional fields concerned with the new CTE project will be: Welding, construction, machines, hydraulics, plumbing, electrical, HVAC, painting, farming, seed sales, agronomist, spraying (crops/ pesticides), plan breeding and researching, veterinarian, vet tech, animal nutrition (feed sales and formulation), pharmaceuticals, production (ranch and cattle), and agricultural policies (CLA, CCA).

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Haxtun is a rural community located on the Northeast Plains of Colorado known as a "Small City with a Big Heart." The town of Haxtun has maintained a population of 1,000 for over a century. Many of the family farms that homesteaded 100 years ago are still being farmed.

The Haxtun School District is home to the fightin' bulldogs! Our district has maintained an enrollment of 300-350 preschool through twelfth grades for many decades. Our district comprises four counties: Phillips, Sedgwick, Logan, and Yuma. Students are involved in many extracurricular activities within our community. Currently 74 of our 106 high school students are involved in FFA, and we maintain a 100% graduation rate. Our small, rural school district is deeply committed to meeting the unique and individual needs of every student.

Our elementary teachers are deeply committed to helping every student succeed and successfully implemented CDE's dyslexia pilot grant by providing evidence-based practices, strategic data reviews, and interventions to ensure every student has strong literacy skills. This year, 14% of our K-12 students receive special education services and 12% of our special education students have significant needs even though we do not have a significant needs facility or room. Currently, 30% of our students qualify for free or reduced lunch.

Our elementary school was built in 1962 and was a beautiful building in its time. It has been well maintained on a superficial basis by an excellent maintenance staff including a director of maintenance, custodian, and janitors. Maintenance staff are quick to correct any concerns and have strong partnerships with businesses to keep student safety a priority. We have received grants to update the roof and HVAC system.

In 1967 our vocational agriculture shop was built directly behind the old high school. In 1990 the school was demolished and replaced around the corner, two blocks away, which our students currently must walk to each period of the day. Agriculture is fundamental to the Haxtun community with over 80% of our students taking vocational agriculture classes every year. Since Haxtun is a key agricultural area, we need a modernized space to provide the ag classes our students need to engage in the agriculture industry of the future. Furthermore, by bringing ag classes to the high school, there will be many opportunities for our CTE teachers to collaborate and develop additional pathways for our students.

Our junior and senior high is one school and share staff across grade levels. However, the junior high is separated from the high school by a full size gym and lobby. The gym is the only hallway between the two areas. This makes supervision and instructional observations difficult. By bringing the junior high

classrooms to the high school, our students will be able to spend time learning instead of commuting and our teachers will be able to collaborate - creating an excellent learning environment!

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Our school has demonstrated persistent dedication to providing quality education over the past 60 years, relying on strategic but small investments. However, this approach has led to a fragmented and poorly organized building, creating significant health, safety, supervision, and operational challenges for both students and staff. It is now imperative to address these issues comprehensively to ensure a safe and effective learning environment.

Our health and safety issues arise from both adequacy issues and building condition issue as outlined below:

ADEQUACY ISSUES PRESCHOOL - 12TH GRADES

Unsafe program locations:

Spaces for several PK-12th grade shared programs are currently buried in age specific areas of the building creating adjacency and supervision challenges.

- The library is embedded in the high school area and creates long travel distances for our youngest students. Sending elementary students to the high school restrooms from the library is difficult to supervise and manage especially when the child is of different gender than the supervising staff person.
- There is no hallway to get past the gym. The journey to the library, art room, cafeteria, and between the junior high and high school requires students to walk through the gym and lobby multiple times a day. Educational activities in the gym are stopped while elementary students are escorted across. These crossings often occur multiple times per class period.
- The location of the K-12 cafeteria in the elementary school brings junior and senior high students regularly into the elementary school causing disruptions and safety concerns.
- We desperately need a significant needs room that is ADA compliant and provides our students with the facility they need.
- Our preschool is known to be the best preschool in the area. However, it is not ADA compliant, and it is cited annually by licensing for being undersized. Although many families would love to send their children to our preschool, our small preschool rooms prevent the children from attending who want and need to be there. With the help of this grant, our youngest students and our students with special needs will receive the facilities they need for long term success!
- The junior high locker rooms are located in the elementary school and are used as the elementary bathrooms closes during the day.
- Bathrooms during the day of home events and brings junior and senior high visiting athletes into the elementary school. Our primary students have bathrooms in their classrooms. However, all 3rd-6th students and staff are reduced to using two single-occupancy bathrooms every time we host a home event since the elementary bathrooms must become the visiting team locker rooms for all junior high and high school events, even though the bathrooms are located in the elementary school. This is especially difficult when sickness erupts in the building.

Remote location of vocational agriculture building:

- The agriculture building is located over 1,000 feet from the main high school building, so students must walk across city streets multiple times a day exposing our students daily to the perils of man and nature. Some of our older students drive, which takes them on the road next to our elementary playground. We have had many close calls with elementary students running out into the street to retrieve balls, not knowing a high school student was driving around the corner from an ag class. The time going to and from ag greatly shortens the amount of time they are able to learn in ag as well as taking significant time away from the class they have after their ag class. We want to provide our students a first in class education in all areas, so we need them to be present at the beginning of each period.
- The path between the school and vocational agriculture shop consists of gravel, dirt, and uneven pavement that is not wheelchair accessible.
- The path is poorly drained and frequently covered in ice, snow, and mud.
- The 1,000 foot journey between the buildings takes longer than the passing time and a significant amount of instructional time is lost.

Supervision & operational challenges:

- There is a long, straight hallway connecting the elementary school to the junior high and gym and without adjacent program spaces along it. As a result, the hallway is unable to be monitored.
- This long hallway has the sole bathroom for the junior high, which is around the corner from the junior high classrooms again creating supervision issues.
- The main elementary restrooms also serve as the junior high locker rooms for the class period of each day. The layout of the locker rooms, intentionally designed in the 1960s to control lines of sight, creates many areas for students to hide. This situation is exacerbated by age disparities of students using the space and when the supervising staff member is not of the same gender as the students needing support.
- The junior high location separates and isolates the staff and students from each other and administration between the junior high and high school. The junior high needs to be located adjacent to the high school.
- The 1960s elementary school lacks appropriate support spaces for intervention, confidential conferences, and support services.
- There are multiple ADA issues throughout the entire 1960s school.
- A significant needs room with adjacent bathroom, changing table, Hoyer lift, and sensory areas are needed to meet the needs of our students.

Preschool:

Our preschool rooms are woefully undersized, with layouts that have been flagged as needing immediate resolution by licensing. New universal preschool legislation raises class sizes to 20 which exacerbate our space challenges. Additionally, asbestos within and between cinder blocks and paint within the entire elementary school have made remodels for compliance cost prohibitive. Our non-compliant preschool licensing issues include:

- Lack of staff bathrooms
- Lack of staff work area/director's office.
- Doorways to coat rooms and bathrooms are not ADA compliant
- Student bathrooms are not ADA compliant.
- Sinks need to be taken out of toilet stalls
- Sinks need to be visible by staff in order to supervise handwashing
- Cubbies need to be in an area where they are easily supervised

BUILDING CONDITION ISSUES - VOCATIONAL AGRICULTURE BUILDING

HVAC deficiencies:

- The wood shop does not have a dust collector, which creates dangerous accumulation of dust and wood chips and significantly impacts air quality.
- The building lacks code-required exhaust and ventilation on machine shop and carpentry equipment.
- The building has no make-up air, the only fresh air comes into the building is through cracks, open doors, and a couple of aged louvers

- Heating is provided only by ceiling mounted garage-style gas-fired heaters that are aged
- Domestic water heater is aged and due for replacement.
- Hot water piping is aged and due for replacement
- Plumbing Fixtures aged and due for replacement

Site and exterior building deficiencies:

- Site drainage issues and lack of paved driveways are causing water and ice, leading to mud between the main building and vocational agriculture building
- Former roof leaks have caused water damage throughout the interior of the building.
- Cracks were observed throughout the building at CMU walls.
- Exterior windows and doors have water damage from cracks and leaks around them and from roof leaks above
- Site lighting is sparse with additional lighting recommended
- Building is uninsulated and consists of simple concrete block wall construction, which is difficult to heat, cool, and keep water tight.

Building interior deficiencies:

- Interior floor finishes are original to the building and clearly damaged
- Interior ceilings have visible water damage and need repair
- Cracking visible in CMU wall on north side.
- Moisture damage at interior walls in all areas causing uneven surfaces and damaged finishes.

Electrical deficiencies:

- Existing Panelboards: All panels throughout the building are outdated and need to be replaced. The quantity of panels can be consolidated for efficiency and cost savings
- Power/Receptacles: Additional convenience receptacles should be provided throughout
- Lighting controls should be updated to meet new energy codes

- Replacement of all exterior wall mounted light fixtures with new LED fixtures is recommended to ensure proper egress lighting
- Provisions to include a new PA system between the shop and the main building need to be considered. The inability to quickly communicate creates a significant health and safety challenge in the event of an emergency.

BUILDING CONDITION ISSUES IN MAIN BUILDING

Mechanical deficiencies:

- Natural gas piping supplying the elementary portion of the building is attached to the crumbling brick facade. This is causing the piping to separate from the building and will lead to pipe damage and leaks if not resolved
- Deficient exhaust in art room, gym storage, and custodial rooms.
- Rooftop exhaust fans are aged beyond useful life.
- HVAC for the weight room is insufficient
- Aged air handling equipment serving locker rooms and the weight room: Several 1960s units are still in place and do not provide code minimum ventilation or appropriate heating or cooling.
- Boiler plant at High School is aged, pumps are leaking, pipes are corroded, and the room is poorly ventilated leading to very high temperatures in the space
- Plumbing fixtures throughout are aged
- The main gas line for the kitchen is coming through the floor of the 1962 K-12 kitchen making it nearly impossible to identify leaks and replace piping

Interior deficiencies:

- Floor finishes are aged and damaged throughout the building
- Casework is original, dated, and in poor condition.
- Multiple ADA compliance issues - door hardware, door widths, clearances

Electrical deficiencies:

- The main switchboard is original to the building and needs to be replaced

- Existing Panelboards: Most panels throughout the building (K-12 areas) are outdated and need to be replaced
- Power/Receptacles: All elementary classrooms are in need of additional outlets. The current electrical demands as well as those needed in the future far surpass the needs from 1962.
- Lighting fixtures throughout the school comprise of fluorescent fixtures and are recommended to be replaced with LED fixtures
- Replacements of most exterior wall mounted light fixtures are outdated HID. Recommendations to replace these fixtures with new LED fixtures to ensure proper egress lighting
- Integrated egress fixtures are outdated and egress lighting should be replaced
- Since the needs of educating students is very different than it was in 1962, the electrical capacity of our elementary classrooms is not only insufficient for our one-to-one device district but is preventing us from being the innovative district we desire to be.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Our organization has diligently undertaken a comprehensive evaluation of building deficiencies and the overall safety and quality of the learning environment, guided by the CDE's Facility Assessment. To thoroughly understand the extent and magnitude of our deficiencies and their impacts on our students, we engaged the services of architectural and engineering consultants with expertise in school facility assessments.

Throughout the year, we have taken various measures to assess building deficiencies, and it has become evident that our challenges are escalating as our buildings age. Our actions include the review and updating of CDE assessment reports, where our team collaborated with CDE assessors to enhance the CDE Facilities Insights Report. Additionally, third-party engineering assessments were conducted by our consultants during master planning.

Our consultants facilitated a series of meetings with a Facility Master Team consisting of district and building staff, including the Director of Maintenance, as well as several community members to discuss how the building contributes or hinders a healthy and conducive learning environment. These sessions allowed us to articulate health and safety concerns within the buildings and sites. After the information was gathered by our team and our third-party team members, the information was presented to the community at two separate community meetings held in the Haxtun Schools cafeteria. The community assisted the Facility Master Team in vetting the challenges that exist and were vocal in the belief that challenges need to be addressed in a holistic manner. The results of these due diligence investigations underscore the growing significance of our health and safety concerns, which are comprehensively detailed in the deficiencies section.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

RECOMMENDED SOLUTION:

ES & VO-AG REPLACEMENT THROUGH ADDITION

- Replace the 1962 ES wing by constructing a new ES addition to the current MS and HS areas of the school
- Build a new Vo-Ag addition to the current High School
- Build a more centrally located kitchen and cafeteria
- Utilize current middle school classroom area as ES classrooms
- Reconfigure the site for safe circulation and function by providing a new drop off lane, visitor and staff parking, and ES and PK playgrounds

This solution resolves the identified deficiencies in a cost-effective manner (while preserving our newer HS & MS wings) as follows:

ADEQUACY ISSUES PK-12

- Unsafe program locations:

Currently our programs are intermixed, and we have program specific spaces that cannot be appropriately relocated without a construction project. This project will create appropriate age adjacencies and safe passage throughout the facility. The resulting building will have clearly defined age appropriate locations with shared spaces between them. No longer will children have to travel through the main gym to attend music or the library. Teachers will lessen stress and not have to decide whether to send young students back through the gym to use the elementary restroom or send a youngster into a restroom that may be full of high school students.

- Remote location of Vo-Ag

Currently the Vo-Ag building is located approximately 1,100 feet away from the HS wing. Our solution of attaching the Vo-Ag shop and classroom to the HS wing addresses the serious safety challenge of students having to make the trek to its current remote location.

- Supervision operational challenges:

Currently several areas of our building are difficult to monitor and supervise. The project will change the layout and adjacencies that create our issues. We will no longer have areas of the building we cannot monitor. Restrooms and locker rooms will be better positioned for easier supervision of students and provide better privacy. Interventions will no longer have to take place in hallways. The long echo hall with no staff in proximity will be eliminated and elementary students will no longer utilize a middle school locker-room as their main restroom.

- Pre-school

Current PK facilities are out of code and licensing compliance. This project will provide us with up to date, fully compliant and licensed facilities for our youngest students.

BUILDING CONDITION ISSUES - VO-AG :

- Currently we have many HVAC, ventilation and air quality, site and exterior building, interior, and electrical deficiencies.

This solution will provide a new Vo-Ag facility that resolves all of these deficiencies and locates the program appropriately adjacent to our HS wing.

BUILDING CONDITION ISSUES - MAIN PK12

- Currently in we have many mechanical, electrical, and interior deficiencies

This solution will resolve our building conditions in a holistic manner and avoid continuing our history of piecemeal interventions and investments.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

We engaged a planning team to help us understand the breadth and scope of our needs and consider our options from a holistic point of view.

We assembled a stakeholder planning team to learn and understand our facilities situation and to articulate priorities and criteria to help identify potential appropriate solutions.

After numerous meetings with experts and our own building and leadership teams, our planning team felt prepared to place before the community a series of options for input.

Prior to engaging the broader community, the planning assessed all options and agreed unanimously that number 7 best matched their previously created criteria. It is worthy of note that number 8 certainly addressed 100% of the deficiencies but was not economically prudent given the age of the Haxtun Middle and High School.

Options Considered in the process:

1. Wait, continue fixing as possible
2. Repair a few deficiencies,
3. Repair a larger group of deficiencies,
- 4a. Competition gym addition,
- 4b. Auxiliary gym addition
5. Vo-Ag addition
- 6a. Additions and renovations to resolve school circulation issues, no vo-ag
- 6b. Additions and renovations to resolve school circulation issues, plus vo-ag addition
7. ES & VO-AG REPLACEMENT THROUGH ADDITION
8. Build an entirely new Pk-12 facility.

At these community input meetings, attendees voiced concerns that we need to address as many of the deficiencies as possible with a holistic approach. We heard complaints consistently that previous "one off projects" to address issues have not gotten us the school that safely and appropriately supports our Haxtun students. Many view our facilities as haphazardly cobbled together. This sentiment may explain why our community overwhelmingly supported the passage of a bond to provide a match for this project by a vote of 62%-38%.

All options were rigorously studied and evaluated by the District, the Master Planning Committee, and input was gathered at two community meetings. Option 7 resolves all critical health and safety issues and sets the District up appropriately for the future rather than continuing our history of small short term, partial solutions and revisions.

The following issues are NOT resolved by 6b:

-Cafeteria, Art and Special Ed are still embedded in ES - therefore, in 6b students still need to travel across the building and into differing age group areas.

- JrHS and SrHS are still split - monitoring and administrative challenges still remain
- Students traversing the new long hallway past the gym every hour would lack supervision, posing monitoring challenges for connecting disconnected programs.
- 6b lacks a significant needs Special Education room.
- There would still be significant amounts of asbestos in the ES wing.
- Gas line issue would not be resolved. The line currently comes through the floor slab into the kitchen. Proper gas piping design should not involve gas piping below inaccessible slabs. This is referenced in the letter from the local plumber.
- Electrical needs in ES would not be resolved.

Through a consensus building process, the community and planning team threw its support behind solution #7. Following the community meetings, members of our planning team presented to the Haxtun Board of Education which in turn voted unanimously to support the recommendation.

The detailed program to identify spaces needed in the proposed project as well as their sizing was conducted after the high level recommendation was made. All spaces will be built in alignment with industry best practices and CDE school construction guidelines.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

In addition to resolving numerous deficiencies, the project is a much-needed course correction. Although some of our building deficiency issues (i.e., HVAC, electrical) could be addressed individually, we realize with great clarity that the more "one off" projects we complete the greater the systemic hole we dig for ourselves, and it does not resolve many of the most urgent concerns including the adequacy and operational deficiencies. It is clear, the deficiencies and adequacy issues outlined above need to be resolved immediately in a thoughtful, holistic manner.

Despite our best efforts to maintain our 1960s buildings, our systems have grown old and are unreliable. Our adequacy issues, including where programs are located and access to bathrooms, must be addressed. Our desire is to create a safe place for all students to engage in the highest quality learning environment including our significant needs students, preschool students, elementary students, and students engaged in agriculture classes. Maintenance and hope will not correct the needs of our facilities.

In addition, given recent rates of escalation in the construction market, the cost of addressing our deficiencies will only increase over time. The deficiencies that need to be addressed are not items and concerns that can be mitigated through the typical capital construction budgeting process.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

We have a proven track record for taking the best care possible of our facility as witnessed by \$553,266.93 spent in maintenance and operations in 2022-2023 (FY 2023), which is \$1,646.62 per student. This school year (FY 2024), we have already spent \$243,201.30, which is \$784.52 per student. This amount is slated to almost double by the end of the fiscal year. If we are fortunate enough to receive a BEST Grant our district is willing to give assurances that we will continue to set aside \$1,000 per student on maintenance in operation and this amount will not decrease. Our new BEST facilities will receive the same care as we have historically given to our aging facilities.

We will continue to allocate 10% of our local and state revenues to maintenance and operations to make sure we are able to take excellent care of our facilities. A lead custodian will be assigned to elementary school, who is also a licensed electrician, and a lead custodian will be assigned to the jr/sr high school who has twenty years of experience in caring for the facility. The director of maintenance will oversee any repairs and replacements that need to be made.

It is imperative that we not only budget to maintain our current and new facility with excellence, but we need to budget an appropriate amount of funding to replace any portion of the project that comes to the end of its useful life. This will be done by setting aside 10% of our capital reserves for operations and maintenance capital projects.

During the last fiscal year (FY 22) we refinanced our current loan payment to take advantage of very low interest rates; this will allow us to pay off our current debt as quickly as possible thereby freeing up some of our allocated funds in capital reserves. In addition, we have continued to increase the amount of money we have put into capital reserves to increase our ability to take care of any needed projects.

It is evident the community has strong support for our schools. They see the excellent job we do maintaining our facilities. In 2017 our community supported a request for a mill levy override which is in place until collection year 202. In the most recent election, our local taxpayers passed a bond with two-thirds of our community voting in support of the additions and renovations to our facilities. When it is time to replace our facilities, it will require a future investment from our local taxpayers for a new facility. However, our outdated, asbestos-laden buildings are replaced, we will be able to maintain our facilities for generations to come because of our dedicated allocations to maintaining and repairing our facilities in both our general fund and to our capital reserves.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The Budget assumes demolition of the ES wing and the current Vo-Ag building. Conversations have taken place within the community regarding the potential to repurpose the Vo-Ag building. If a viable proposed reuse comes forward, the District will consider it in lieu of demolition and understands that the demolition funds identified in the budget would be returned to the BEST program.

III. Detailed Project Cost Summary

Haxtun RE-2J (2630) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Renovation and Addition (2630-SG00001) - - New - Application Number (15)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

38.00 %

* B. Actual match on this request - Enter Actual Match Percentage

9.38133083

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	53,210,723.39
D. Applicant Match to this Project	\$	4,991,874.00
E. Applicant Grant Request	\$	48,218,849.39
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	53,210,723.39

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2023	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

06/15/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The estimate was compiled in a partnership with the district, and Wold Architects and Engineers. This budget has been informed by previous project experiences, existing AHERA reports, the facilities master planning and CDED assessments, and independent estimates completed by FCI Constructors, JHL Constructors and Fransen Pittman Construction.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The District does not have employed staff to oversee extensive renovation and construction projects. The District will procure an Owner's Representative consultant using an open procurement process. The qualifications and responsibilities will include: ability to oversee the project, provide general management of invoice submittals and owner's budget, participation in weekly project team meetings, and other management responsibilities to be determined.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

According to Haxtun School District's Board policy, when materials or services for which bids are required, the superintendent or designee will follow CDE's procurement guidelines and go through a competitive Request for Quote (RFQ) based selection process for all major vendors including the owner's representative, the architect, and the contractor. The district will develop a procedure to pre-qualify bidders. Suppliers will be invited to have their names placed on mailing lists to receive information about pre-qualifying. When specifications are prepared, they will be mailed to all merchants and firms who have pre-qualified. Only pre-qualified bidders may submit bids.

The district shall take affirmative steps to assure that minority businesses, women's business enterprises and labor surplus area firms are used when possible. These affirmative steps include, but are not limited to, placing qualified small and minority businesses and women's business enterprises on solicitation lists and ensuring the small and minority businesses and women's business enterprises are solicited whenever they are potential sources.

All contracts and all open market orders will be awarded to the lowest responsible qualified supplier, taking into consideration the quality of materials (services) desired and their contribution to program goals. The Board reserves the right to reject any or all bids and to accept that bid which appears to be in the best interest of the district.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

In the most recent election, November 2023, Haxtun taxpayers overwhelmingly approved a bond to pay for improving our facilities. They see the need to bring the ag shop on the same grounds as the high school and to build new elementary classrooms and bathrooms, so our children are able to engage in high quality teaching and learning designed for current and future use of technology.

Haxtun taxpayers know the efforts we make to be transparent with our budget and operate in an extremely efficient fashion. The community is supportive of our efforts to take great care of our facilities, provide high quality teaching and learning, and retain and attract excellent teachers. Therefore, in 2017 Haxtun taxpayers passed a Mill Levy Override to support improvements to our facilities, technology, textbooks, and to attract and retain teachers. Haxtun School District partners with the Haxtun Education Foundation who greatly supports facility improvements and raised over \$50,000 last year for improvements to Haxtun School District's facilities. The funds will be used to help with areas of the facility not included in the addition and renovation project. Annual events are currently planned to continue raising funds to improve the Haxtun School District's facilities.

In 2021 the Buell Foundation provided \$200,000 of grant funds to expand our preschool rooms. However, the cost of the asbestos abatement prevented the actual size to be expanded, but the grant allowed the funds to be utilized for health and safety updates to our preschool. In addition, the preschool received the Preschool Development Grant: Inclusion & Universal Design Project through the University of Colorado to coaching to create a more inclusive learning environment.

Haxtun School District also received a grant from the Hospital foundation and another grant from the local Lions Club to provide materials for a special needs sensory room because of our incredibly high number of students with severe autism.

Over the past few years we have also secured several programming grants to provide greater opportunities for our students including federal grants such as the Colorado Multi-tiered System of Supports competitive grant, On-ramps to Post-Secondary Success grant.

Haxtun School District is committed to making sure we are wise stewards of every penny our taxpayers entrust us with to best serve our students by providing them with highest quality learning experiences for all students.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this

project?

N/A

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 (<i>Line items A * C from grant application cost summary</i>)	<u>\$20,220,074.9</u>
B. School District's certified FY2023/24 Assessed Value	\$35,127,796
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (<i>Line B x 20%</i>):	\$7,025,559
D. Current outstanding bonded indebtedness:	\$2,033,585
<u>E.</u> Total available bonded indebtedness (Line C-D).	\$4,991,974
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	\$4,991,974

School District: Haxtun School District Re-2J

Project:

Date:

Signed by Superintendent:



Printed Name: Marsha Cody

Signed by School Board Officer:



Printed Name:

Title: Amy Kilgour

CDE – Capital Construction Assistance

January 25, 2024

Lee Salyards

Haxtun School District Board Member

Leesalyards@haxtunk12.org

Dear BEST Grant Review Committee,

As a former substitute teacher, volunteer, parent and now School Board member of the Haxtun School District, I am writing to bring your attention to the urgent safety and infrastructural needs of our rural school district on the eastern plains of Colorado. Our students and community are in dire need of financial support to update our educational facilities and serve our students on one unified, secure campus.

Currently, Haxtun's vocational-agriculture building is situated separately from the main school building across roads and this is a dangerous situation for students. I've witnessed first-hand students leaving school to drive to the building because of a snow or rain storm. I've also seen students try to walk to the building through the mud, slush, and snow on crutches and one even in a wheelchair. Combining the vo-ag shop with the rest of the school building will not only streamline time wasted between classes, solve safety issues as students leave the main campus but will also foster a more integrated learning experience and better collaboration amongst teachers who aren't connected to the main building.

Additionally, Haxtun's preschool classrooms require significant updates. The district's youngest learners are utilizing a room that has had significant water damage as leaks have ruined class projects on teacher's desks, do not meet ADA standards because of small bathrooms, layouts that make it impossible for teachers to see all children and classrooms are undersized by 300 square feet.

Situated in the same part of the building as the preschool is the elementary wing of Haxtun. The 1962 elementary building has served its purpose, and the lack of line of sight to see down a hallway due to layout, electrical outlets, heating and cooling consistency and water leaks that require the use of 5 gallon buckets show that this wing of the school is in dire need of replacement. I've witnessed Haxtun's youngest learners trying to take tests in the midst of hallway traffic and phonetic intervention happening on a hallway floor because of lack of space. Why shouldn't young students have a safe, quiet, modern learning environment? Why is a district continually having to Band-Aid and pour money into issues that won't resolve unless they are completely updated?

While there is a gymnasium in the school, it is used Pre-K-12 for P.E., inside recess if there is inclement weather, sports practices for Jr. High and High School, and as a hallway for elementary and Jr. High students to travel to the school library. The absence of an auxiliary gym not only limits physical education opportunities for our students but also requires student-athletes to stay later than should be required for youth as they must share the gym with other teams in their district.

The Haxtun Community has already stood behind the urgent need of an infrastructure update for the district as they passed the bond to raise taxes the school district were to be awarded this grant.

In light of the safety and logistical concerns within the Haxtun School District campus, I humbly request your immediate support through the award of the BEST Grant to address these infrastructure needs. The financial assistance is vital in safeguarding well-being of our students and staff and fostering a secure, updated learning environment.

Thank you for considering Haxtun School District's urgent appeal,



Haxtun Police Department

Thomas Bullard Chief of Police

101 N. Colorado Ave. P. O. Box 205 Haxtun, CO 80731
Office 970-774-6289 Fax 970-774-6288 dispatch 970-774-6102

RE: Haxtun Schools Letter of Support

I, Chief Thomas Bullard, was made aware that the Haxtun School District are applying for a grant to build a new school. I have been with the Haxtun Police Department for 10 years and have been the acting School Resource Officer (SRO) during that time. I am aware of the challenges and safety issues that the school has been dealing with. Currently the students must travel to the Ag Building, this involves driving to the building or walking. The road they must cross when walking is a main road that leads into the school district. The crosswalk is set at a diagonal across the intersection due to geography and sidewalk location and the town utilizes a flashing red light and a stop sign for incoming traffic. Many times during my service with the Police Department I have observed vehicles run the stop sign and also fail to yield for pedestrian students. Students that utilize there vehicles to get to the Ag building via vehicles have had driving complaints called on them due speeding or going the wrong way down a one way. This is typical result of teenagers not having supervision of the school and wanting to show off to other students.

The school utilizes a one way street for dropping and picking up of students with buses. The school does not have a bus lane and shares the one way street with other vehicles. The school buses use there flashing red light and stop sign but we still have incidents when cars drive by while load and unloading of kids. Note; at the end of the school day for loading, the buses will orientate and block the one way road which does create a safer environment but shuts down the lane of traffic. The one way is used to get from the Elementary side of the school to the High School side. Issues with blocking the street are that vehicles that turn down the one way are stuck behind the buses and the police department or bus drivers block traffic to allow the vehicle to back into the intersection to go the alternative route to the High school.

The school building itself is aging. Older style doors are leading to security issues. As a SRO I walk the building looking for open or unsecured doors. I have located several doors that have failed to latch along with doors that have been left unlocked or propped open. The school does not have a system in place that helps identify unsecured doors. I have had an opportunity to speak the schools head of maintenance, Don Schelling. What I understand that there are interior doors that are failing to shut and unable to be locked due to door frames wearing out. This is a large concern for the safety of the students. The school utilizes a lock out procedure for school emergencies. If an emergency arises it is a possibility class rooms will not be able to lock and protect students within the class room.

The school utilizes two entry points. One located on the Elementary side of the school and the second located on the High School side. Both entry points are secure and require a person to be buzzed in. After you are let in you have access to the school. There is no barrier or secondary security that would force the person to speak with the front desk. They can simply walk into the hall ways towards class rooms.


Chief Thomas Bullard

January 27, 2024

Marsha Cody
Superintendent
201 West Powell Street
Haxtun, CO 80731

To whom it may concern:

I am writing this letter in support of the BEST Grant application submitted by the Haxtun School District. I feel this grant will help better our school district's safety and student needs.

After reviewing the facilities master plan as of 2023, there are several deficiency concerns with a high urgency to repair in our facility. As a licensed electrician, the Haxtun Schools has done a good job of putting Band-Aids on many of the structural problems within the building, but Band-Aids can only last so long before they become more outdated and unsafe. Many deficiencies are not within the state code. These codes are put into place for safety against electrocution, fires, and other hazards. An example is there are not enough receptacles in the classrooms and extension cords are being used. This can cause an overload to the system and can be a potential fire hazard. Another example is there are numerous outdated panels. It is getting harder to find breakers and replacement parts for these panels. The updated panels are more energy efficient, and they minimize the dangers of electrical fires and other hazards.

As a successful tradesman, I know how important career support is in our school systems. A Career and Technical Education/VoAg addition is where trades are fostered. According to *The Hechinger Report* in April of 2023, there has been an 11.5% increase enrollment in mechanic trade programs, a 19.3% increase in construction trade programs, and a 12.7% increase in culinary trade programs. The benefits of a new and safer facility will provide the students with skills that will foster their future.

As you look at the "Big Picture" these deficiencies and needs all add up and it will be hard for the Haxtun School District to financially afford these items to be repaired and additions to be built. The Haxtun School District is at a turning point as our class sizes are growing. With our growing population and the decline in our school's infrastructure, our needs for safety and health need to be at the top of the list for our children. As a Haxtun Alumni, I know there is great pride in our education system in this rural community. I truly believe people move into our community for the education system we provide. This grant will give us the opportunity to provide our children and the future of our community with a safe and enjoyable learning environment. Thank you for your consideration.

Sincerely,



Jason Hadeen
Community Member

HAXTUN SCHOOL DISTRICT RE-2J

201 W. Powell - Haxtun, CO 80731
www.haxtunk12.org



Dear Best Grant Committee,

I am writing to express my support for the grant application submitted by Haxtun School District to address critical deficiencies in our school's infrastructure.

In 1962 elementary students moved into the newly designed school at Haxtun Elementary. Although the building has served this community well the last sixty two years the students at Haxtun Elementary deserve a facility that supports the needs of all students equally and promotes a positive learning environment.

One of the pressing issues at Haxtun Elementary is the shared space of junior high locker rooms and elementary bathrooms. This situation poses challenges for both the junior high students and elementary students. The shared space is impacting elementary students' privacy and overall well-being as well as a supervision problem. These bathrooms are also locked during the day when used as locker rooms for visiting teams at home sporting events. Elementary students become very upset when they need to use the restroom and have to go to the middle school facility. Allocating funds to create separate and appropriate space for each group will not only enhance their experience but also contribute to a healthier and more positive learning environment.

Another concern for the elementary school is the lack of an appropriate room for our significant needs students. In order to create a supportive and inclusive learning environment for all students, it is imperative that our classrooms are equipped properly. We currently do not have a proper sensory room or restroom facilities for these students. Our sensory break room consists of two partitions separating the classroom. We have to place bookshelves against the partitions to keep the students from tipping them over, creating a major safety concern. The sensory space is in the special education classroom so learning is disrupted when a student needs a sensory break. Also, our current classrooms are not equipped with accessible restrooms/changing tables to address the needs of certain students. Our facilities need to be designed with careful consideration for those with unique requirements, ensuring that they are easily navigable and equipped with appropriate accommodations. By incorporating inclusive restroom facilities within our educational spaces, we promote an environment that values the dignity and comfort of every student, fostering an atmosphere of equality and support for all learners.

By supporting Haxtun School District's grant application, you contribute not only to the physical improvements of the school but also to the overall well-being and success of the students who attend. Thank you for your time and consideration.

Sincerely,

Becky Heinz

- Superintendent**
Marsha Cody
marshacody@haxtunk12.org
(970) 774-6111
- Grades 7-12 Principal**
Amanda Ridlen
amandaridlen@haxtunk12.org
(970) 774-6111
- PreK-6 Principal**
Becky Heinz
beckyheinz@haxtunk12.org
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- Athletic/Activities Director**
Don Myers
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- Haxtun Board of Education**
 - President**
Amy Kilgour
 - Vice President**
Christi Anne Gibson
 - Secretary**
Dean Michael
 - Treasurer**
Ross Edwards
 - Member**
Trever Fix
 - Member**
Lee Salyards
 - Member**
Val Wilson

HAXTUN SCHOOL DISTRICT RE-2J

201 W. Powell - Haxtun, CO 80731
www.haxtunk12.org



January 24, 2024

To: Best Grant Committee,

Please consider the following situations when making decisions for upcoming BEST Grant opportunities. Funding for these issues would be greatly appreciated for our student safety and educational environment.

Due to our Ag Shop being disconnected from our Jr/Sr High School, we have had several behavior problems. There is a long walk between the buildings. We have times when students drive over instead of walking. Sometimes they do not make the best choices and go somewhere off-campus during that time. When this happens, we do not have an account of those students. It is a major liability as well as a safety concern. If there was ever threat, fire, or other catastrophe, we would not know for sure if they were safe or not. In order for the students to return to the campus, they drive past our elementary school playground. This is a one-way street. Multiple times teachers have reported that students are speeding by. This is a concern because occasionally children are leaving the playground area to get balls/toys that have gone over the fence. The thought of a child getting hit by a car is unfathomable. We have also had some discipline issues arise due to the walk to the Ag Shop. The most severe was when a student threw a large rock at a hearing-impaired special education student. This rock hit him in the back of the head at the base of his skull.

Our other problem area is between the Junior High and the High School. We are one school, but separated by the gym lobby and the gymnasium. We share some teachers between the Jr/Sr High. During passing periods we have had multiple discipline issues due to the difficulty in being present in all locations to prevent behavior problems. We have had fights, bullying, rough housing, sexual assault and students not making it to class on time or at all. The bathrooms in the junior high area are out of the line of sight of teachers and makes monitoring that area very difficult.

We also have our library in the high school that is for PK-12 grade students. Because of this shared space, we get young students traveling through our hallways and gym as well as using our bathrooms. Classes taking place in the gym have to be stopped when younger students travel through so that no one is injured. The behaviors and language of the older students is not always appropriate for the younger students. In addition, our Jr/Sr High students have to travel through our elementary school in order to get to the cafeteria. The older students are using their bathrooms at this time, so we have the same problems and concerns in that area.

Our HVAC system is unreliable. Rooms fluctuate from very warm to very chilly. It is not consistent between classrooms, offices, and hallways. There are times you will find students and staff bundled in heavy coats or blankets. Neither extreme in temperature is conducive to an effective learning environment.

If we were able to reconfigure our school layout with shared spaces in the center, this would help by eliminating the student traffic in areas that they should not be in. We could have the Jr/Sr High in one area for better supervision. Building a new Ag Shop that is connected to the Jr/Sr High, would eliminate students traveling back and forth.

Sincerely,

Amanda Ridlen
Jr/Sr High Principal
amandaridlen@haxtunk12.org
970-774-6111

- Superintendent**
Marsha Cody
marshacody@haxtunk12.org
(970) 774-6111
- Grades 7-12 Principal**
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- PreK-6 Principal**
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 - Member**
Trever Fix
 - Member**
Lee Salyards
 - Member**
Val Wilson

Paige Thompson
601 North Colorado
Haxtun, CO, 80731
paigethompson@haxtunk12.org
January 31, 2024

Dear BEST Grant Committee,

I am writing to express my sincere appreciation for the opportunity to apply for the BEST Grant in support of Haxtun Schools. As the director of the Bullpup Preschool, a dedicated educator and advocate for early childhood education, I am excited to share our vision and goals for the preschool and the significant impact this grant will make.

Bullpup Preschool is committed to providing a nurturing and stimulating environment where young children can learn, grow, and thrive. Our philosophy is rooted in the belief that early childhood education is the foundation for lifelong learning and success. Through play-based curriculum and hands-on experiences, we aim to foster the cognitive, social, emotional, and physical development of each child.

The BEST Grant would be instrumental in helping us achieve our objectives and enhance the quality of our program by making facility improvements our preschool facilities play a crucial role in creating a safe and engaging learning environment. Our current classroom has asbestos in the walls, is not handicap accessible, creates safety issues as we are not able to supervise children at all times due to our classroom having a separate room for restrooms and cubbies. Our classroom is crowded and we are unable to serve all of the students that want to attend our program due to not having a classroom that is acceptable for larger numbers of students.

By investing in Bullpup Preschool, you are not only supporting the academic success of our students but also making a meaningful contribution to the future of our community. We are dedicated to using the grant funds effectively and transparently to achieve measurable outcomes and positively impact the lives of the children and families we serve.

Thank you for considering our grant proposal. We are grateful for the opportunity to partner with BEST Grants in our shared mission to promote excellence in early childhood education.

Sincerely,

Paige Thompson, Director, Bullpup Preschool

● **Campuses Impacted by this Grant Application** ●

Holyoke Re-1J - ES Replacement - Holyoke ES – 1954

District:	Holyoke RE-1J
School Name:	Holyoke ES
Address:	326 E Kellogg St
City:	Holyoke
Gross Area (SF):	47,200
Number of Buildings:	1
Replacement Value:	\$15,091,671
Condition Budget:	\$8,961,273
Total FCI:	0.59
Adequacy Index:	0.47



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,196,007	\$1,609,313	0.73
Equipment and Furnishings	\$443,776	\$283,796	0.64
Exterior Enclosure	\$2,155,973	\$666,278	0.31
Fire Protection	\$14,697	\$646,546	43.99
HVAC System	\$2,566,575	\$2,394,881	0.93
Interior Construction and Conveyance	\$3,453,806	\$2,370,475	0.69
Plumbing System	\$961,859	\$656,193	0.68
Site	\$1,336,164	\$864,045	0.65
Structure	\$1,962,812	\$116,293	0.06
Overall - Total	\$15,091,671	\$9,607,820	0.64

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Holyoke ES Main	47,200	0.59	1954	\$13,755,507	\$8,743,775
Holyoke ES Site	174,240	0.65	1954	\$1,336,164	\$864,045
Overall - Total	221,440	0.59		\$15,091,671	\$9,607,820

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Holyoke Re-1J

County: Phillips

Project Title: ES Replacement

Current Grant Request:	\$42,030,867.84	CDE Minimum Match %:	37%
Current Applicant Match:	\$14,843,006.02	Actual Match % Provided:	26.098109744%
Current Project Request:	\$56,873,873.86	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:		Contingent on a 2024 Bond?	Yes
Previous Matches:		Historical Register?	No
Total of All Phases:	\$56,873,873.86	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$943.81	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$132.86	Affected Pupils:	290
Hard Costs Per Sq Ft:	\$810.95	Cost Per Pupil:	\$196,117
Previous BEST Grant(s):	6	Gross Sq Ft Per Pupil:	208
Previous BEST Total \$:	\$4,702,150.16		

Financial Data (School District Applicants)

District FTE Count:	507	Bonded Debt Approved:	\$2,200,000
Assessed Valuation:	\$82,190,030	Year(s) Bond Approved:	20
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$162,045	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$2,065,000
Median Household Income:	\$59,081	Total Bond Capacity:	\$16,431,411
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	66.00%	Bond Capacity Remaining:	\$14,373,006
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$953.13		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Holyoke Re-1J (2620) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - New - Application Number (13)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Holyoke Re-1J - 2620

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

NA

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

In 1956, two years before construction began on I-80S, the link that would become I-76 connecting eastern Colorado communities to I-70 in Denver, Holyoke School District built the original elementary school. Additions came in 1966, 1972, 1978, and 1998. As was typical of that time, the elementary building was erected on a separate site than the original multistory high school building. The schools of that time were one-story masonry buildings, with lots of windows and a flat roof. Holyoke Elementary was in that same fashion. This era of design worked well at its time of construction but does not meet current 2024 educational standards. The other subsequent additions were hastily built, such as the library in 1972, which provided much educational opportunity for students and teachers. However, the addition was built over a storm drainage system by students learning the construction trades. The original school and subsequent additions were each built to the code of the day, but none are complete in space, layout and systems ability to address safety, health, and educational suitability for today's standards, nor offer flexibility for any future adaptations. The 1956 building is cement block wall with brick veneer, including interior partition walls. The remaining additions are steel stud frame construction put up to meet those needs. The Elementary school site is as tight and compacted, with little to no means to expand. This setting, including its detached location from the Jr./Sr. High School, the residential neighbors to the east, north, and west are ideal for an elementary school, but not one that has outgrown its location.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

For nearly 70 years, we have been maintaining the elementary school building. The last major project for the district was part of the district master plan in 2019, capital improvements have been completed at the existing jr/sr high school with BEST funding assistance in preparation for the elementary project: creating a PK-12 campus. Specific to elementary school, as education needs developed, the original building was added onto in 1966, 1972, 1978 and 1998.

In 2011, we took to district-wide master planning for strategic, long-term best use of school buildings & valuable resources. One outcome of facility assessments was that the elementary building would not meet the needs as a long-term facility, but minor actions could be taken to extend the life of the building another 10 years including boiler replacement, improved entry security, and other minor upgrades. So here we are, 13 years later, at the end of the building's usable life.

Within the last 3 years, work at the elementary school has been urgent work just to maintain current, yet outdated function. This work includes:

A new supplemental water heater was added to the kitchen due to a leak between the building water heater and its supply to the kitchen. Original lines abandoned due to inaccessibility and asbestos wrapped pipe insulation. The leak damaged the gym floor that needed to be replaced. April 2023

The site stormwater drain under the library was replaced by an insurance claim with a "temp fix," The district liability insurance providers agreed to pay for a five to ten-year solution rather than a 30-year solution since the idea of replacing the elementary school has been discussed since 2010.

To provide safety and ADA compliance the elementary playground was upgraded with the help of district funds and local Heginbotham Trust donations.

The elementary had a wireless PA system installed in January 2024 due to limited and then non-working 1956 PA system. This was done through a school Violent Prevention Program/COPS grant and can be transferred to a new building.

Replaced gas pipeline in boiler room due to a gas leak in September 2022. This was red tagged by the gas company for 48 hours until a new pipe could be installed by the district and for the gas company to run new lines from the boiler room, under the playground to the street.

After a mandatory lead sampling by Test and Fix Water for Kids Program, October 2022, three sources of water out of nineteen were found to have an unacceptable level of lead. This required the district to filter or abandon the use of these three water sources.

The elementary increased the number of cameras from 15 to 26 to help with security inside and outside of the school grounds.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The district is committed to maintaining sufficient annual transfers to a Capital Reserve Fund to account for necessary district wide facility needs. We are invested in taking care of those small dollar amount items as listed in our masterplan facility document, and we have a legacy of receiving BEST Grant awards to resolve those facility issues unable to be covered by our committed finances. The schools board continues to be committed to the strategic improvement guided by the facility master plan with three updates in 2010, 2019 and 2023.

For the past almost half decade, the district has allocated \$60,000 annual commitment to the Capital Reserve Fund. This money is earmarked for the long-term upkeep and maintenance of district facilities. An allocation of 22% over the last decade, excluding large districtwide projects, has been apportioned to the Elementary school, knowing the long-term solution for the Elementary school included this replacement. During our master plan update, we re-established the financial maintenance and replacement plan for the next 50 years. Our long-term plan and priorities list identifies the expected upcoming at the Jr/Sr High School: roof repair, HVAC maintenance, and carpet replacement.

Food Service funds have been used since 2019 (65,658.85) for all food service equipment upgrades. The Elementary school remains the only district prep and cook service kitchen for all the facilities. Per CDE requirement, we must spend an extra \$110,000 to reduce the fund's amount to a six-month reserve level. This is an incredible opportunity to demonstrate our desire to invest in providing a hot, healthy meal for our students.

Capital Expenditures over the past ten years:

District Wide - \$4,272,722.00

Elementary - \$349,285.00

% @ elementary school - 8.17%

Elementary Repairs - \$54,261.00

largest three projects in past ten years:

Schneider Energy Project - \$1,406,979.00

HS Life Skills Room/ Roof - \$801,416.00

Vehicle /Equipment - \$1,015,877.00

Total - \$3,224,272.00

Capital Expenditures without the largest three projects:

District wide - \$1,048,450.00

Elementary - \$227,123.00

21.66% @ elementary

Utilities the last 12 months:

District wide - \$171,959.00

Elementary - \$39,148.00

22.7% @ elementary school

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

A Facility Master Plan has been completed and a copy submitted with this application

- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Holyoke Re-1J (2620) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - New - Application Number (13)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input checked="" type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The Holyoke School District is roughly 175 miles & 3 hours northeast of Denver, Colorado. It is a farming & ranching community with limited oil & gas presence within Phillips County. The Holyoke School District, K-12th grade is made up of 570 (funded count) and 532 (seat count) students currently with 45 teachers & 110 total employees. The Elementary School is made up of 288 students with 57% of these students participating in the free & reduced lunch school program.

In the last 5 years, the ESL & SPED has doubled in size to meet the needs of the current ESL & SPED populations. The district strives to provide a positive, safe, including & empowering environment for all students, staff, parents & community members. With a knowledgeable, high-quality, & dedicated staff & with partnerships with parents & the community, the district offers an experience where best practiced, professional development, social/emotional learning & aligned curriculum optimize instruction & ensure student learning & success. We need the facility space to be adaptable. The district fosters students who have developed into self-sufficient, highly motivated, critical thinkers who respect cultural differences, are adaptable to change, have positive self-esteem & who have secured the necessary skills to succeed as productive citizens.

The Holyoke School district is organized with a K-6th grade building about two blocks from the combined Jr/Sr High School. The district also provides a CDE approved on-line Alternative High School as a graduation pathway. We meticulously maintain school facilities & grounds as is evidenced by the life of the elementary building. Our staff is committed to providing measurable learning & growth through our SOAR ticket program when students demonstrate safety, ownership, achievement, or respect. The ES uses LEARNERS as a segway to the Jr/Sr HS Graduate Profile demonstrating to students the strong elementary school foundation we provide will have literal & emotional connection to upper grades - a chance to see their educational needs SOAR! The district provides a safe learning & working environment. Over the past year, we created a job description & budget district resources to hire a full-time Security Safety Officer. Having students closer together will help this individual monitor, assess, & intervene if there is a true threat or emergency.

Education delivery methods, education opportunities with higher needs of differentiation, & individual student's needs, look different today than in 1956. From the lack of electrical outlets in a typical classroom to no small group meeting space for both academic & social/emotional interventions, we are not meeting what our students & parents deserve & expect. While our district strives to maintain the exiting ES, there are modern best practices & methods education, comfort, & security that our budgets & bonding capacity will not allow us to do ourselves.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The ES building is wedged within city streets on 3 sides, the school copes with site safety & security issues at the building's perimeter. This is aggravated by non-functional and unmonitored exterior doors of the original 1954 building. The proximity to streets & lack of space for drop-off exacerbates safety concerns. Additionally, the elementary school's biggest issues are health concerns due to inadequate fresh air & an unresolved stormwater situation under the library floor. Safety & educational suitability concerns include lack of power, uncomfortable temperature education spaces, & lack of space for the right-fit of educational needs.

SECURITY DEFICIENCIES:

20 exterior doors! The number alone makes security monitoring difficult. Many are hard to open & close. The Holyoke police have notified us over 12 times that they were able to gain unauthorized access to the building after hours. Many of the doors are incapable of being closed securely due to seasonal changes causing shrinking and swelling. Particularly troublesome are the pair of doors at the main doors at the south end and the door to the playground area. These doors, regularly utilized by students for accessing the playground and buses, frequently stick & fail to latch properly. The library and many classrooms have exterior doors that require verification at the end of each day that they have been properly latched, not to mention the risk of being accessed during the day. Fortunately, the only recent intruder encountered was a cat that entered through a library door propped open for fresh air. Additionally, 15 classrooms have original operable windows that are difficult to fully close. Opening them is necessary for ventilation. The security issues are exacerbated by the building's close proximity to 3 city streets. The public is only a few steps away from these doors & windows on three sides of the building.

Insufficient admin space and view of entry: Only the secretary can only see someone coming up to the building when they are about 15 steps to the front. The office has windows, but when sitting at the desk there is no view out the windows. An assessment completed by the School Safety Resource Center

noted multiple additional concerns of the elementary main entry, including large unsupported lobby windows, the open roll-up door, and the lack of simple communication or lock down activation from the front desk.

Site security fencing: Also noted in our security report, although our playground is enclosed, the remainder of the site is bordered by streets & lacks defensible space needed to discourage unauthorized access. The existing fence is in disrepair, particularly the gates that do not latch properly. Our special education program heavily relies on a secure play area to ensure the safety of students who require increased supervision & prevent any potential running incidents. We currently have 3 SPED kids that are runners.

Supervision at restrooms: On the west side of the school, the restroom group is unmonitored with no staff nearby. Other restrooms near classrooms are still difficult to supervise with one adult.

General District Supervision: With the constraints of limited staff within the district, it is important for us to utilize all available resources to assist with supervision. District offices are disconnected from school buildings, limiting the ability to monitor visitors & student activity. The separation diminishes the effectiveness of educational support, supervision, & connection-building.

IMPENDING FAILURES AND MAINTENANCE ISSUES

The district has ongoing concern with the systems below the slab & behind the walls in the elementary. All waterlines are under the slab rendering them inaccessible for maintenance & repair. Recently a hot water line broke under the gym. It was easier to add a boiler than fix or replace water lines connecting the central boiler unit, which would have been a better long-term, more-efficient solution. The rest of the building has the same under-slab water lines, posing a constant risk of potential breaks in other areas. Additionally, the original electrical within the concrete block walls is undersized and inaccessible. The school already knows the power supply is deficient, but any issues require complete replacement rather than repair.

SAFETY HAZARDS:

Unsafe drop off area: The school does not have any on-site drop -off lanes. Parent drop-off is on a public street & despite all efforts, parents still park on the opposite side of the street, forcing students to cross the street. There are parents who stop in the middle of the street to let kids out of vehicles. This is a big concern since other parents are driving next to the sidewalk. While the school has more control over buses, the designated bus lane is a street with more traffic than the parent drop-off.

Tornado safety is a real issue in Holyoke with 19% higher tornado index than the state average. The current place for shelter is in the basement below the gymnasium and the basement below the kitchen, which is not large enough for the student population, not an accessible space being only served by stairs, & is far away from most classrooms. Students must walk through the kitchen to the stairs going down to the basement. Within recent years, there have been two tornados or microbursts: One was across the street & tore the roof of the bus barn, the other was less than a mile east of the school.

Ice build- up at entry & exits: The main entry of the school is on the north side of the building & very close to the street. There is not much room to provide ramps & sidewalks. Even with diligent maintenance, the main entry & the exterior ramp at the special needs area frequently ices up. This is the only accessible access point for the special needs classroom.

Tripping hazards in playground: Site storm drainage trenches in the playground are tripping hazards. Stormwater inlets are too high to pipe underground.

With the constrained, flat site, & established city storm drain inlet locations, stormwater is limited to a direct path of travel. There is not a way for the school to alleviate this issue without major reconfiguration.

Food delivery blocks a city street: because of the constrained site, kitchen delivery is directly off S Morlan Ave. Trucks block the road during delivery times. At least two times a week for 45 minutes to an hour. This creates an unsafe area for our students to walk to school and enter the front.

HEALTH DEFICIENCIES:

Lack fresh air and unhealthy air quality: Designed in the 50's the school lacks adequate fresh air & it's mainly from operable windows & propping open doors. There are many days of the year where the outside air is too hot or too cold to be comfortably used for fresh air. In the library, due to foundation shift from erosion and make-shift repair the once operable windows no longer open, and staff props open exterior doors to get fresh air.

Uncontrollable room temperature: Due to the original radiant heating system, single pane windows, & inadequately insulated exterior walls, the classroom temperatures range from 63 to 85 degrees throughout the day. During sub-zero temperatures, heaters struggle to keep up, causing students to wear jackets all day. Compounding the issue, the absence of individual control in classrooms means that one room may be excessively warm while another remains cold. When it is hot, the air conditioning is functional, but the control is applied to paired classrooms, resulting in one room being cool while the adjacent one is uncomfortably warm. Classrooms along the north to south hallways experience heightened temperatures due to sun exposure through the windows. Although fans were installed to assist with heat distribution, they have since been disconnected due to inadequate electrical service to the classrooms.

Site stormwater under building: Stormwater from the site is routed through pipes under library, opening to city street on the other side of the building. Six inches of rain in a short period of time caused pipes to collapse under the floor slab displacing students to a different location for six months. Additionally, wood chips from the playground flow into and clog these storm pipes under the library.

No clinic space: Our elementary does not have a clinic space. When kids are sick, they lie on a cot across the hallway from administration without any supervision or sit in a chair within the office, where constant foot traffic adds to their discomfort. This not only heightens the potential for embarrassment but also contributes to the increased spread of illnesses. If a sick student needs a bathroom, it is down the hallway. Additionally, the makeshift arrangement uses a single supply closet for multiple purposes, including student records, nurse supplies, medicines, & teacher materials. The school needs a space for at least one cot by Colorado Regulations, and should have space for nurse supply, medicine storage, & access to a restroom.

Access to water & lead issues: The school is limited in the number and location of drinking fountains. Access to water & lead issues: The school is limited in the number and location of drinking fountains. With recent lead testing, the number of operable drinking fountains have been reduced to 4. Code requires at least 9 drinking fountains.

Water intrusion: Water issues persist across the building exterior doors frequently allow water onto the floors and original skylights leaking into the ceilings. In the music room, the roof leaks show up with water on interior walls & an exterior wall crack that lets moisture and air into space.

EDUCATIONAL SUITABILITY DEFICIENCIES

Insufficient electrical service: There are not enough outlet connections in classrooms to meet current classroom technology needs. 4 outlets in most classrooms. Breakers are blown during science experiments. Electrical service and wiring to each classroom are limited so the school is unable to add more

outlets. On January 30, 2024, maintenance found melted wires that did not trip the breaker.

All the elementary classrooms with radiant heaters along the window walls, serving 3rd through 5th grade, are loud at times with the fans that blow the air; and any associated storage is unable due to high temperatures in demand weather. Lack of accessible, short term educational materials hinders.

Lack of specialized education, small group & iterant staff spaces: There is not enough classroom space for ESL & staff.

Equal access and accessibility for all students is a major issue for providing education at the school. We attract a growing population of severe needs as well as disabled students with our magnet life skills program. Our 1956 ES does not meet SPED or accessibility needs.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

This project is part of a larger master planning effort that has taken place over the last 14 years. In 2010 the Neenan Company was hired for a thorough facility assessment. At that time, it was determined that major reconfiguration could be delayed because the buildings themselves would last another 10 years with minor improvements, although considerable educational suitability concerns were noted. The district re-hired Neenan in 2019 to determine a true, long-term master plan for facilities to review all existing and new facility issues, evaluate the viability of the building's future, and determine next steps of the master plan. At this point the desire and reasoning for a K-12 campus was formalized. The district revisited the master plan again in 2023 to re-evaluate construction costs of options against the post-Covid economy & verify decisions.

Most of the facility investigation is documented in the 2011 Master Plan and 2019, 2023 MP updates, administered by Architecture and Construction professionals, including:

- A facility walk and professional evaluation of facility condition and suitability
- An accounting of all improvements made by facility staff in the past 10 yrs
- A recording of all current facility issues by maintenance staff and teaching staff
- A review of the most current State Facility Assessment and identification of issues not noted in the assessment

The school district also gained facility system info and understanding through numerous emergency repairs that prompted investigations of systems within the elementary building including:

A drainage pipe under the building collapsed in February 2022 due to over 6 inches of rain in a short time. This insurance work included investigation of the condition of the storm line and a structural evaluation of the foundation and structural system around the ruptured storm line.

A hot water supply line leaked below the slab in the elementary gym in April 2023 indicating the fragile nature and inaccessibility of the original water lines, as well as the infeasibility of abating the asbestos of the under-slab pipes. The more economical solution was not to repair a ten-foot section of water lines, but to add an additional hot water heater. Since the hot water line that leaked provided hot water to the kitchen that supports serving breakfast and lunch to all K-12 students, the district had to find a quicker and cost-effective manner to resolve the issue. Since the hot water line that burst provided hot water to the kitchen that supports serving breakfast and lunch to all K-12 students the district had to find a quicker and quicker solution to restore hot water to the kitchen.

The concerns of the school and the issues found seemed more elevated than the assigned FCI score on the current State Facilities Assessment, and CDE agreed to re-evaluate the building. The current FCI score is based on a facility assessment done in 2016. The facility has been reinspected on January 19th, 2024, and an updated FCI will follow.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The solution is to provide the district with a new elementary building on the existing high school campus, creating a K-12 campus, which will be more effective for supervision, educational opportunities, and staff effectiveness. The proposed project is a 60,260 square foot building including: elementary classrooms, special education spaces, tech spaces and media center, administration, kitchen and cafeteria, and gymnasium. The proposed building includes district administration and enough gymnasium space to provide an auxiliary competition court for the jr/sr high school program. The elementary specific square footage is similar in size to the existing elementary and provides more effective educational space.

ADDRESSING THE DEFICIENCIES:

The proposed elementary, located on the same site as the jr/sr high school, will address safety and security issues by reducing the distance between the two school buildings, the need to travel public streets between the two, and the effort to supervise and monitor two separate school sites. Security will be further enhanced by incorporating district admin into the new building, strategically located to monitor the space between the two schools.

Additional K-12 campus benefits include efficiency of a shared bus drop off, centralized kitchen, ease of SRO supervision, and maintenance & IT staff accessibility. For the elementary school specifically, this project reduces the number of public streets surrounding the building to 1 street at the front entry of the building, providing adequate view from admin toward the street and the new on-site entry and drop off area. The new school will have significantly fewer exterior doors, and electronic security at each door. The new building will greatly improve health issues with a state-of-the-art mechanical system that will provide fresh air to students and staff, increase controllability, reduce noise disruption, and reduce district utility costs.

The new building will address educational suitability by providing correctly sized spaces for classrooms and adding small group learning and specialty education while minimally increasing the overall square footage. Holyoke is a rural community and unable to provide specialty staff for all the various subjects required for school. BOCES, visiting staff, high school staff, and distance learning are integral to providing the required specialty teaching and support. Flexible education space for visiting staff will greatly improve the ability to teach.

In addition, adjacency to the jr/sr high school allows for higher level education opportunities for elementary students and mentoring opportunities for upper grade students without having to travel down public streets to access the other school. This was a valuable program that had been eliminated in recent years due to safety. Finally, the new building will provide flexibility to change and adapt for educational needs in the future, something the concrete block walls of the existing school does not allow. With various rooms and multi-use spaces, the staff can easily accommodate fluctuations in class sizes. With steel framing and stud walls, the school will be able to adapt to future configuration and power needs more easily. The district acknowledges there are remaining issues in their buildings including addressing an out-of-date air-quality system in the jr/sr High school VoAg shop, but is not pursuing addressing them here. However, addressing these topics over time remains in line with their master plan.

SCOPE OF WORK:

The project is to be located on the existing 7-12th grade site, adjacent to the jr/sr high school building, separated by parking and drop off serving both schools, to create a K-12 campus for the school district.

Site work includes: New elementary drop off, a kitchen delivery area, reconfiguration of HS drop off and parking south of the existing building as a shared K-12 area, new site lighting, and demolition of the existing district admin building. Sitework will also include an elementary playground and landscaping around the new building. The new building can be positioned to fit without disrupting the existing athletic fields and track but will require relocation of the practice field and smaller field events, including long jump, triple jump, pole vault, discus, and shot put. The practice field will be relocated to the existing elementary site, across the street from the high school site. Work at the existing elementary property will include demolishing the existing elementary building, grading and replacing the site with irrigated sod.

PROGRAM OF SPACES:

The building will include classroom space as identified in the program, as well as adequate small group, ESL, and special education spaces for group learning with itinerant staff. As a rural community school district in NE Colorado, Holyoke has some unique programmatic needs for its elementary school.

- 1) The school has a need to provide more ESL classrooms than a typical elementary and beyond what is available in the existing building: While overall enrolment has remained stable, there has been a sizable % increase of "English as a second language" population over the last 20 years.
- 2) The school has a need for more special education classrooms than a typical elementary and beyond what is available in the existing building: With the magnet life skills program at the jr/sr high school that serves Colorado's NE region, families are enrolling high needs children earlier in their schooling, requiring more special needs space at the elementary.
- 3) The school has a need for additional small group break-out education areas beyond what is available in the existing building: As a rural district, the school cannot afford or justify full-time staff for specialty subjects. The school relies on BOCES and other visiting staff to assist with education and needs various smaller spaces to accommodate students' specialty instruction. In addition to the rural school needs, The Holyoke district is committed to improving the quality of education in K, 1st, and 2nd grades by reducing the student-to-teacher ratio. The district already allocates resources to provide three sections of K-2 whenever both staff and physical space allow. Although the individual classrooms are smaller, this arrangement might give the impression of having more K-2 rooms than a typical elementary school.

With all these needs accommodated, a new elementary can be created with only 2,000 more square ft than the existing building by programming more efficient, multi-use spaces. 49,260 sf of programmed elementary space for 290 students = 170 sq ft/student, which seems reasonable for a rural elementary school.

The proposed total square footage is slightly larger than the existing building, due to the inclusion of district-wide services beyond typical elementary programming. The kitchen is sized to serve the entire K-12 campus and food will be delivered to the jr/sr high school. The gymnasium is sized with a competition basketball court to provide much-needed district-wide needs. Currently, elementary PE classes need to be held outdoors as much as possible due to the small gym space and the physical size of upper elementary students. The current elementary gym space also makes it difficult for PE classes to teach life-long sports like Pickleball, Tennis, and Golf. It also makes it unrealistic to teach rules and regulations of more traditional sports like Volleyball and Basketball. Space required for jr/sr high use, is 6,200 sf larger than the existing elementary gym. The district has a need for a 3rd competition court and practice space for teams. The high school's "old gym" is not large enough to for a regulation court and does not work adequately as practice space. This is an important feature for the community and bond campaign and will ensure bond support and passage.

Also, district office space will be incorporated in the building to have a closer connection to staff and students and assist in campus supervision. This will be ideally located facing the space between the elementary and high school buildings, improving district supervision and connectivity, while also allowing for separate entry from the elementary school functions. The existing district office building will be demolished as part of the project, to reduce overall district square footage. The space required for district admin adds 1,950 sf to the building size. This, with the gym and 2,850 sf of associated circulation and utility space factor, adds about 11,000 sf to what would be considered "elementary program."

BUILDING CONSTRUCTION:

The building will be constructed as a fully-sprinklered building. Base scope assumption of the structure is for a structural steel frame on a spread-footing concrete foundation system with a precast concrete or masonry gymnasium on spread footing foundations. The floor system will be a concrete slab on grade. The roof is proposed as a 60-mil, fully adhered membrane roofing system over rigid insulation over structural steel deck. The exterior wall system consists of structural steel studs with continuous rigid exterior insulation, covered with a combination of stucco and masonry veneer. Interior walls of the restroom groups will be epoxy painted CMU block walls to function as tornado shelters. All other interior walls will be gypsum board over steel studs.

Interior flooring finishes planned include carpet in all education areas, wood sports floor at the gymnasium, burnished concrete at hallways, ceramic tile at restrooms, resilient floor in the cafeteria, ceramic tile in the kitchen, and sealed concrete in utility areas. All interior walls to have latex painted gyp board. Interior hallway and commons space walls will have a 3'-4" tile or similarly durable wainscot, restrooms without block walls will have 5' high tile at wet walls. Ceiling finishes include suspended acoustic tile at classrooms, offices, hallways, and common areas; painted gyp. ceilings at restrooms and entry vestibules; and painted exposed structure at the gym.

The district has taken pride in their efforts to make the district energy efficient and specifically used the Colorado Energy Office Programs to reduce their energy consumption. The jr/sr high school operates with a new Schneider Controls system and monitoring program which will be extended to the new building. A new elementary building allows the district to continue to focus on energy savings.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

This project is part of a 14-year master planning initiative. In 2010-11, assisted by the Neenan Company, the district opted for minimal repairs in the elem., delaying major facility improvements. In 2019 the district revisited the long-term plan, declaring a shift from maintaining an aging elementary school to a K-12 campus. A 2020 BEST grant prepared the Jr./Sr. High School for an elementary addition. In 2023, amid rising construction costs, a reevaluation affirmed the decision to build on the high school site. Over the years, four school boards explored options, with the last three unanimously favoring new construction as the most economical and beneficial long-term solution.

Why not renovate?

The option of renovating the elementary school didn't meet master plan goals, didn't cost significantly less, and would still have maintenance concerns. In 2023, facing escalated construction costs, the Holyoke School Board revisited their options. Prioritizing goals, the master planning team emphasized the benefits of a K-12 campus, documented in the 2023 master plan update. Renovating the existing school would eliminate the ability of a K-12 solution. Cost comparisons by the Neenan Company, utilizing recent data, indicated a potential \$10M savings with renovation, but with limitations. The option requires a larger total footprint due to reconfiguration needs for a 50-year solution. Also, the estimate did not include coordination, phasing, & relocation costs. The 2016 FCI score was outdated, leading to an updated assessment by CDE. Remaining maintenance concerns, including aging water supply lines, undersized electrical distribution, & site safety issues that wouldn't be addressed by remodel, were also crucial factors against choosing renovation.

Why not an addition?

In December 2023, a board work session explored the optimal K-12 campus configuration. While a single-building option had merits, it faced challenges on the existing high school site. The district prioritized a shared drop-off and parking area for efficiency and a central plaza. Attached addition options pushed parking away, but the resulting campus solution efficiently brought schools together while maintaining the desired "together but separate" age distinction for students.

Site information to reduce project risk:

The project team consulted Holyoke City Superintendent, Jermy Thompson, for utility information:

Storm Water: Hale Street has a 21" clay tile storm drain at capacity during heavy rains. The new stormwater design will release water at historic rates, to not strain the city storm system.

Water Service: Fire suppression capacity is sufficient, with 57-59 psi and 4" and 8" mains to the east and south. The city recommends extending the east 4" line from Hale Street. Additional capacity is in Morlan to the west, ensuring ample volume for fire emergencies.

Sanitary Sewer: Shallow depth and distance to the existing main requires work. Manholes are at Hale/Morlan and Kellogg Street. The budget allows for either a lift station or raising the building grade for proper drainage.

Electrical and Gas Service: Nearby services meet adequate capacity, ensuring reliable access for the project.

Project budget development to reduce project risk:

Given construction's cost uncertainties and the financial challenges observed in recent BEST funded projects, the Neenan Company executed a meticulous construction estimate. It differs from a cost-per-square-foot estimate, involving system costs from HVAC, Electrical, Plumbing, & Fire protection subcontractors, while major components were provided by Steel, Framing, Masonry, Roofing, and Sitework subcontractors. Mechanical design/build provided on-site assessments for accurate Jr./Sr. High School improvement budgets. Peer review and comparison to ongoing projects ensured its reliability. The overall budget was reviewed & validated by Artaic, an owner's rep who previously assisted with the district's 2020 BEST project.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The longer we delay replacing the unsafe & unhealthy portions of our school the greater the risk posed to our students and the more we spend on continual maintenance rather than educating students. We believe that increasing construction costs are motivating for our community to replace our elementary now, rather than waiting and paying more in the future. The need to replace a 1950s school is obvious and there's increased community support to pass a bond now and finish the final phase of our 2011 master plan. We have the opportunity right now to capitalize on the sunset of our current debt with a new bond, without significantly affecting taxes.

What is the timeline before failure? We don't know! We have to address the emergencies as they come.

Water lines: All are under the slab in narrow chases filled with asbestos. Last year they ruptured and flooded the gym's basement. Their inaccessibility caused us to just add another hot water heater rather than repair the lines. The lines throughout the floor of the building are of the same age & construction. We don't know when the next one will break.

The stormwater under the building broke recently and may break again. When it did, it caused cracking & heaving of the floor slab and nearly undermined our foundation. We fixed the area of the break with an emergency repair, but when will the next section break?

Power distribution: We have attempted to add power for classroom requirements, add fans for heat distribution, but the power is maxed and breakers break. No more power can be added. Fans have been disconnected due to insufficient power.

What would happen if we don't get the grant? Band-aids.

If this project is not funded, the district would have to make difficult choices on what aspects of the building need upgrades. First & foremost, the district would fix emergencies as they come up. Otherwise, overall improvements would be made with the understanding that the current structure is beyond its useful life. These include security upgrades, building a new Library, and investing in a better food service vehicle to transport food to the Jr/Sr High. While the district is committed to preventing the building from deteriorating & negatively impacting academic, safety, & social-emotional learning opportunities of students, it would not be prudent to spend district & taxpayer funds on additional improvements to 1956 building. This school's location doesn't support safe buffers from public streets or on-site pick-up/drop-off, adding any of this would require relocating parking lots & necessary green space.

We took time to develop & methodically implement our master plan. The jr/sr high school building work has been completed in preparation for a K-12 campus. Our elementary critical health and safety issues are beyond patches and repairs, they are intrinsic to location, configuration, & buried systems of the building. We don't have the bonding capacity to address the roots of our problems & need support from BEST.

The passing of time is not a positive impact on our needs & we will remain unable to provide the foundational elementary school educational opportunity for all our students. Our community continues to support our schools by passing the Mill Levy Override in 2010, extended in 2014 & extended in 2020. Without the BEST Grant, we need to reduce the work being requested to meet our students' needs, & our district would not be able to address the other areas that the MLO Extension identified that the collected funds would be allocated for.

Maintenance of existing facilities

Quality instructional and Information Technology

Current instructional supplies and materials

Safe & reliable transportation fleet

Attracting and retaining qualified teachers and staff

- All to expire after collection year of 2025

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The School District prioritizes and commits to regular maintenance of facilities to extend their value to students, staff, and community for as long as possible. The district utilizes a system and monitoring agreement with Schneider Controls at the jr/sr high school building and plans to extend that service to the new elementary building. Overall, the new building should reduce their energy consumption and meet the goals of making the district more energy efficient.

The district currently employs 4 full-time and 2 part-time maintenance staff responsible for custodial and maintenance work at the school and believe this will be sufficient to maintain the additional square footage. Our district has and will continue to use local providers for maintenance as much as possible to help maintain continued support once warranties and service agreements end.

We will add the new/improved spaces to our existing maintenance schedule: we will pull timelines from the manufacturers' maintenance manuals and create schedules for the frequency of preventive maintenance, including dates of occurrence and projected cost. From ongoing filter replacement and services on roof top RTU units to more extensive summer maintenance projects. We will also train our staff and use operations manuals to address needs.

We currently have 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. Our district will continue the commitment to the Capital Reserve Fund of \$60,000 annually, which is approximately 1.7% of the annual base budget, exceeding the 1.5% minimum required.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should

include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The existing elementary school and existing district office building will be demolished. This cost is included in the overall project budget.

III. Detailed Project Cost Summary

Holyoke Re-1J (2620) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Replacement (2620-SG00001) - New - Application Number (13)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

37.00 %

* B. Actual match on this request - Enter Actual Match Percentage

26.098109744

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	56,873,873.86
D. Applicant Match to this Project	\$	14,843,006.02
E. Applicant Grant Request	\$	42,030,867.84
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	56,873,873.86

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> Fall 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

11/05/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

06/30/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

This estimate was prepared by the design/build company, Neenan Archistruction (Master Planner). Cost information from recent school construction projects in similar locations and inquiries from subcontractors and vendors were used to generate this estimate. Because of the unprecedented turbulence in the construction industry, the project team obtained cost estimates from multiple subcontractors, which were used to develop the overall estimate for the new proposed facility. Additionally, the district sought a third-party construction estimate that was then reviewed by Artaic which further refined the budget.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The school district plans to secure the services of an owner's representative to help it manage a successful project. The owner's representative will be responsible for overseeing the project budget, contracting, construction documents, procurements, commissioning, final inspections, project acceptance, warranty, and CDE BEST Grant requirements.

The School District Board of Education will maintain ultimate oversight of the project. To ensure transparency and efficient communication, upon approval of the grant, the district will form a building committee which will include the district superintendent, the school principal, the maintenance director, and the owner's representative for the project. Regular updates to the community and school board will occur throughout the project.

The district superintendent of schools will be responsible for the day-to-day oversight of the project in collaboration with the Owner's Representative.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The district plans on following CDE recommendations for selection of vendors. Upon award of the grant the district will procure an owner's representative through a competitive process. The owner's rep will assist the school district in procuring a design and construction team, soils engineer, and surveyor before beginning the design process.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's**

facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.

The Holyoke School District has applied for and been awarded the School Violence Prevention Program / COPS Grant in the fall of 2023 for \$305,722.00. The district match of 25% was \$76,430.50, and the SVPP/COPS Grant provided \$229,292.0. Portion of the grant will be used specifically at the elementary school in the following areas; Privacy film installed at the main entrance doors, push button hardware on interior doors, a working wireless PA system, panic buttons, and supporting software. The wireless PA system and push button door hardware can be used throughout the district as replacement parts or used in the design of a new elementary school in the future.

Additional grants & donations the school district has received include:

- Rural Homegrown Initiative Grant: \$400,000
- Youth Connections Grant: \$380,000
- Rural Co-action Grant: \$210,000
- Opportunity Now Grant: \$207,000
- Jobs for the Future Grant: \$35,000
- Mural donated by Caring Colorado (one of five in the state)
- EASI Grant: \$85,000

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Utilities the last 12 months:
District wide - \$171,959.00
Elementary - \$39,148.00
22.7% @ elementary school

There will be an overall reduction in utility costs with this proposed new elementary school building. The building envelope will meet today's more stringent energy codes than 1950 and the systems will have more efficient monitoring and servicing.



Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 * C from grant application cost summary)	<u>\$20,692,494.67</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$82,190,030.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$16,438,006.00</u>
D. Current outstanding bonded indebtedness:	<u>\$1,595,000.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$14,843,006.00</u>
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E, unless additional matching funds are voluntarily offered)	<u>\$14,843,006.00</u>

School District: *Holyoke School District RE-1J*
 Project: *Holyoke Elementary Replacement BEST Grant*
 Date: *Feb. 2, 2024*

Signed by Superintendent: *[Signature]*
 Printed Name: *Kyle L. Stumpf*

Signed by School Board Officer: *[Signature]*
 Printed Name: *Jonathan L. Klevor*
 Title: *President*

● **Campuses Impacted by this Grant Application** ●

Norwood R-2J - PK-12 School Replacement - Norwood Public Schools – 1958

District:	Norwood R-2J
School Name:	Norwood Public Schools
Address:	1225 West Summit Avenue
City:	Norwood
Gross Area (SF):	81,300
Number of Buildings:	4
Replacement Value:	\$32,442,012
Condition Budget:	\$20,898,116
Total FCI:	0.64
Adequacy Index:	0.29



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,508,304	\$3,748,933	1.07
Equipment and Furnishings	\$1,378,136	\$992,851	0.72
Exterior Enclosure	\$4,431,228	\$1,366,352	0.31
Fire Protection	\$397,429	\$634,850	1.60
HVAC System	\$4,987,684	\$5,629,225	1.13
Interior Construction and Conveyance	\$7,461,102	\$5,215,265	0.70
Plumbing System	\$1,539,377	\$1,507,480	0.98
Site	\$5,284,722	\$2,423,409	0.46
Structure	\$3,454,031	\$0	0.00
Overall - Total	\$32,442,012	\$21,518,365	0.66

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Norwood Public Schools Field Room	1,500	0.57	1999	\$415,186	\$256,767
Norwood Public Schools Main	64,000	0.72	1958	\$22,860,399	\$16,906,244
Norwood Public Schools Technology	11,000	0.50	1990	\$3,009,302	\$1,645,354
Norwood Public Schools Wrestling/Weight	4,800	0.26	2005	\$872,403	\$286,591
Norwood Public Schools Site	392,040	0.46	1958	\$5,284,722	\$2,423,409
Overall - Total	473,340	0.64		\$32,442,012	\$21,518,365

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Norwood R-2J

County: San Miguel

Project Title: PK-12 School Replacement

Current Grant Request:	\$64,319,668.09	CDE Minimum Match %:	56%
Current Applicant Match:	\$8,640,508.01	Actual Match % Provided:	11.84277296%
Current Project Request:	\$72,960,176.10	Is a Waiver Letter Required?	Yes
Previous Grant Awards:		Contingent on a 2024 Bond?	Yes
Previous Matches:		Historical Register?	No
Total of All Phases:	\$72,960,176.10	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$938.82	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$136.92	Affected Pupils:	193
Hard Costs Per Sq Ft:	\$801.89	Cost Per Pupil:	\$378,032
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	403
Previous BEST Total \$:	\$456,435.00		

Financial Data (School District Applicants)

District FTE Count:	172	Bonded Debt Approved:	
Assessed Valuation:	\$53,202,541	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675	Bonded Debt Failed:	\$10,200,000
PPAV:	\$318,242	Year(s) Bond Failed:	23
Statewide PPAV:	\$229,467	Outstanding Bonded Debt:	\$100,000
Median Household Income:	\$58,819	Total Bond Capacity:	\$10,947,524
Statewide Avg:	\$70,838	Statewide Median:	\$28,824,395
Free Reduced Lunch %:	43.60%	Bond Capacity Remaining:	\$10,540,508
Statewide District Avg:	51.87%	Statewide Median:	\$17,408,578
Total Mills \$/Capita:	\$347.81		
Statewide Avg:	\$1,121		

I. Facility Profile

Norwood R-2J (2840) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (2840-SG00001) - - New - Application Number (52)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Norwood R-2J - 2840 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The school district currently has one 9-acre site with 7 buildings for a combined total of 90,300 square feet. The high school is the oldest building on campus, was completed in 1958 with an addition in 1968. The newest buildings are prefab or metal buildings from the late '90s and early 2000s. The site also includes a baseball diamond, football field, and playground, as well as an independently operated preschool located in a building owned by the district.

The district built its own buildings to the codes of the day. The older buildings do not meet today's expectations of safety and health for the students and staff while the newer buildings were constructed of inexpensive prefabricated residential or metal building construction. Fiscally necessary to meet the square footage requirements of the time, these buildings were not built as long-lasting structures, and have reached the end of their 20-year life spans.

High School: was built in 1958 and '68 with masonry and steel structure.

Technology building: is a wood framed structure built in 1990. This building is of low-quality construction. This building currently houses a space for district maintenance and space is donated to non-profit organizations because the building doesn't meet classroom standards.

Fieldhouse locker room is a pre-engineered metal building from 1999. It was built with no plumbing, limiting its function. Though newer, this building is built of low quality and has little value.

Elementary and Middle School buildings: were constructed in 1998 as pre-engineered metal building structures: inexpensive construction which was necessary to meet the square footage requirements of the time with the limited local funding available.

Preschool building: is a modular residential structure from the early 90s brought to the site in 2002. This building is of poor-quality construction. This building was originally intended as a staff residence but has since been utilized as 2 school district preschool rooms with the remainder of space leased by a private daycare facility.

Weight room: is a metal building from 2005. This building was built of inexpensive construction with minimal insulation to gain the square footage necessary.

Site: a 9-acre site. It is unclear how the district originally obtained the site, but the site has never had irrigation water rights. The district is borrowing water from the neighboring ranch through a handshake deal. The parking lot is also utilizing the neighbor's property to provide enough space for student and bus parking.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the last 20 years, the school district has been maintaining and repairing its buildings to keep them suitable for education. The last major project of the school district was the construction of the elementary and middle school buildings in 1998. A significant amount of new square footage, the district was required to fund the project with the limited bonding capacity of the school district, resulting in lower construction quality. As evidence of the low quality of these buildings, the one capital project that was required in the last three years was for these "new" buildings.

The following scope of work was completed in August 2022 to provide emergency repairs to the HVAC system for occupancy of the elementary and middle school buildings: Replace two boilers that supply heating and domestic hot water. Replace existing boiler heat circulators. Replace all circulation control valves. Install new air conditioning units in all classrooms. Install thermostats in all classrooms so teachers can control the temperature in their rooms independently of the rest of the building. Included new venting and ducting connections to the existing system as needed.

The repair included management control software so maintenance staff can control and check the status of the HVAC system.

This scope of work totaled \$872,600.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX).

requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Under new administration as of July 2021, Norwood School has prioritized investment in the long-term sustainability of its facilities by establishing a Capital Reserve Fund and appropriating money towards the fund.

The district has implemented the Capital Reserve fund in 2023 for annual allocation for district-wide facility needs. Currently this fund has \$100,000. Prior to creating the capital reserve fund, whatever was not spent each year was added to the unassigned reserves. The school utilized Unassigned Reserves in the General Fund to pay for emergency repairs. The number of required repairs far exceeds our ability to financially address them and is limited to emergency repairs.

Average over the last 5 years:

Current total annual budget: \$6,751,303

Annual Operations and Maintenance budget: \$796,637.00 (11.8% of annual budget)

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Norwood R-2J (2840) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (2840-SG00001) - - New - Application Number (52)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Insufficient state funds; first runner up
FY2023-4

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Norwood R-2J is a rural district covering a large land area of San Miguel and Montrose County on the western slope of CO. The town of Norwood is an ag-based community but also an affordable community close to Telluride. Our rural location requires the effort and expense of providing a full range of education opportunities for a smaller population. Norwood currently serves 193 students. COVID disrupted school enrollment data recently. The average over the last 5 years is 213 students/year.

Despite the disruption of the pandemic and our aging facilities, we have continued our efforts to provide the best education we can. While in school, our high school students are offered college concurrent opportunities as early as 9th grade and CTE certification programs in nursing and early childhood ed. starting in 11th grade. Our school district also exceeds state averages on FAFSA participation. We pay for these opportunities for our students, so they have choices when they graduate. Yet over the past 3 years, we have seen a decline in student performance at all grade levels due to the pandemic and lack of adequate resources and conditions. Our student population is poor, our school is in a constant state of disrepair and our budget has been declining based on our shrinking student count. These factors have caused budgeting priorities for repairing urgent health, safety and security needs rather than for our students' educational needs.

Let's be clear our request is not a want; it is a need. Our district has tried over the past 20 years to be extremely judicious with our requests to the state as we know budgeting is always a challenge. It is time for us to make a needed request. We can no longer stave off the safety and health risks our facilities present to our community and student body. We are on the verge of serious consequences if we do not act immediately. We implore you to seriously consider our large request in light of our circumstances.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment

- 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Norwood PK-12 school is actually composed of 7 separate buildings on a constrained 9-acre site. The buildings are of a variety of ages & quality. The PK, ES, MS, HS, tech, weight room, and field room buildings have safety & security concerns, as well as educational suitability concerns. The issues range from lack of ventilation & temperature control to poor light quality and leaky roofs, causing extensive ice and water damage to several of the building's envelopes. The ES and MS buildings are functional, but have major security flaws, including a lack of dedicated administration suite to greet visitors, as well as many points of unalarmed entry. The main entry to the PK-12 "complex" is an unstaffed glass vestibule connecting the ES & HS buildings. There is no view to or from the administration area. The disjointed campus requires students to enter and exit several buildings on an hour-to-hour basis, which undermines the district's efforts to have proper classroom lockdown & a comprehensive campus security plan. Facilities campus wide are not suited for students with disabilities, including a lack of ADA accessible fixtures, but more alarmingly inhibiting safe egress from spaces in emergency.

SECURITY

Main entry: There's no staff at the main entry of the school. Parents and visitors cannot see anyone in admin, nor can the admin see who is approaching the door. Once in the front door visitors have access to the MS & ES hallways without passing administration. There is no secure vestibule with direct access to school reception or administration, & once in the building there are no interior doors securing portions of the building from the public. The only administration is in the HS building, leaving the ES & MS buildings monitored by teaching staff only.

27 exterior doors: Just the number of doors is difficult to monitor, but they are also aging, require force to shut, and easily become insecure. Staff check the perimeter 2/day & always find doors open. There have been instances in which students or parents have been able to let themselves into a building in between security checks due to doors not shutting properly.

Multiple separate buildings: The PK is separate from the ES & out of administration view. ES students must exit their building to access necessary functions: special classes, cafeteria, gym, nurse, counselor, special education spaces, administration, & parent pick-up. The weight room, locker room, technology center & Vo/Tech shop area separate from the main HS building. The police have voiced concern to the school about security & visibility within & around the grounds due to many smaller buildings.

HS classrooms are unsafe in lockdown situations: The classroom doors have no windows so there is no view in or out of the classroom for supervision or law enforcement. There are no interior security doors to lock off portions of the building in an emergency. Many of the classroom locks do not function properly making the room easily accessible even after being locked. Conversely, we have had a couple of instances in which a door lock mechanism failed, and an entire class was locked inside of a classroom until we could pry the frame open.

The school site is unsecure: There is road access on the west side from adjacent properties near ES & PK playground areas. Strangers have walked onto school grounds without detection. People walk their dogs on the football field during the day. There have been instances where folks have been on the playground & asked to leave. Occasionally law enforcement has warned school officials about shady characters in town, knowing that the campus is not fully secure.

The building layout itself is a security hazard: Supervision of the building is difficult with its meandering halls. Visitors have difficulty navigating. The police actually use the high school hallways for SWAT training specifically because they are disorienting & confusing.

SAFETY HAZARDS

Lack of accessible emergency egress: The caged wheelchair lift in the gymnasium is unsafe and there have been several instances in which users have been stuck mid-lift because the equipment is semi-functional. The lift is the only way into and out of the gym for those with mobility issues. Both other entrances are stairways. Also, the HS classroom doors swing into the narrow hallways, creating a daily safety hazard & impeding clear exit paths.

Electrical fire danger: The HS electrical wiring is out of date & dangerous. Old panels coupled with over 40 years of patching & repairing has resulted in abandoned electrical lines that occasionally become charged. Lines that are believed to be dead inadvertently regain charge. An outlet behind the shelving was found burned out with electrical arc damage. This is in an area of the building with multi-story locker rooms and restrooms located around an old coal chute, referred to as "the death trap" by the fire chief. In HS Science, faulty electrical work allowed a live wire to electrify a heater cabinet, causing electrical shock to anyone who tried to turn the heater on. There are outdated electrical panels and wet locations with no GFCI outlets. There are many open/exposed wires in the ceilings. The water leaking through the roof into these ceilings exacerbates the electrical issues. This year a breaker shorted out in the ES hallway that clearly arched & melted the breaker. This was replaced, but issues like this appear regularly.

Ice buildup from roof drainage: Ice is a persistent problem. It develops on the walkway in the narrow space between the ES & HS, the path to the playground for ES students. The sloped roof of the HS drains over the parking and walkway creating a constant falling ice danger for students. Over the years several staff/students have slipped & been bruised or hurt wrists due to icy conditions. One of the emergency exit doors often gets blocked by an ice dam buildup. The outdoor freezer door at the kitchen often freezes shut due to roof water. Ice also builds up around the gas meters, causing an issue with accessing the meters but also creating a concern of damaging the gas piping & meters.

Site Traffic: There is no separation of parent, student, and bus traffic creating congestion and unsafe walking routes for students. Parents and buses use the same lot in the mornings for drop-off across 3 lanes.

The preschool building has major safety hazards: It is separate from the main school building and does not have administrative oversight. The classrooms have residential hardware without lockdown capability. Exit doors do not function and have deadbolts. A sign that reads, "Do not use this door if you cannot

close it." The 2nd floor (yes, a 2nd floor with no accessible elevator) has a wooden exterior egress stair that is loose and unsafe. The school does not allow people to use it. Water leaks cause an electrocution hazard with the microwave. The staff posted a sign that reads, "Do not use this microwave when raining." Open windows are needed for ventilation but are low and pose a falling hazard for PK kids.

HEALTH DEFICIENCIES

Poor air quality and ventilation: The heating system of the high school does not supply air, relying on windows for fresh air. Most of the classrooms only have a 2' square operable window for fresh air. Teachers are opening exterior doors for ventilation (causing additional security concerns) & utilizing air purifiers. The MS & ES buildings recently got a boiler upgrade, but still there is not enough fresh air reaching the classrooms. Specifically, there is not adequate ventilation in the science room. The preschool building also does not have mechanical ventilation, relying on operable windows for fresh air. The weight room, the newest building on campus, does not have a fresh air system.

Roof leaks: The roof is leaking throughout the HS and has gotten significantly worse since last year's application. The school routinely sets buckets in the main hall during rain to catch roof leaks. Roof repairs have been attempted, but the leaks cannot seem to be stopped. Ceilings in some areas are showing mold. The exterior wall in the science classroom has been covered with a new wall to conceal the water infiltration & mold issues. Ice buildup due to improper roof drainage has caused brick and mortar separation and breakage issues around the entire building. The PK building also has issues with roof leaks.

Water & Sewer: Lead pipes make some of the water unsafe to drink, warning signs are hung. The age of the sewer system in the HS building is apparent by the smell of the restrooms, which divulges deeper issues. The toilets have rotted collars allowing sewer gas smells indoors. Floor drains are not vented properly & have to be flushed to manage odors. Sewer back up problems are aggravated by inadequate cleanouts, making repairs larger.

There are many other health issues that need to be resolved: There are no nurse or counselor spaces available in the ES building. HS nurse's clinic lacks a restroom. Asbestos flooring in the HS all purpose room is cracking & breaking.

EDUCATIONAL SUITABILITY DEFICIENCIES

Temperature: We don't have temperature control in classrooms. HS classrooms are hot or cold & rarely consistent. Only 1 of the 2 boilers works in the HS & it can't keep up. In the winter the library is always cold. The classrooms don't have thermostats. Temperature is so unreliable that electric space heaters, coats & blankets are used to maintain comfort. Despite recent new boiler, A/C, & controls upgrades at Elem & MS, the remainder of the existing system does not provide adequate air volume to rooms, limiting the temp control and fresh air.

Disruptive mechanical noise in classrooms

Several HS classrooms have cabinet heaters with fan motors to supplement the main boiler system. These are loud & cause disruption. The gym has a massive and outdated heater hanging from the ceiling, not only noisy, but intruding on the court space & impeding games.

Space & educational programming

There are numerous deficiencies noted in the master plan including: ES has no music area forcing 600' of travel to the HS. PK has rooms without changing tables, which either limits supervision or requires additional staff. The gas system is not operable in the HS science room.

Power & data

There is generally a lack of power and data in classrooms throughout the campus. HS classrooms do not have enough power and data for current education requirements. There are only 2 outlets per ES classroom. The staff uses extension cords extensively. The MS science classroom frequently pops breakers.

Site constraints

While there is no state requirement for the size of sites, the Norwood School site is only 9 acres. Based on a study by CEFPI, a K-12 school campus should have at least 20 acres to accommodate the facilities, parking, & playfields for a school.

ADA

Providing equal access to all students is a big concern in the current facilities. The district does whatever they can to accommodate students and staff with needs, but the facilities do not provide a good baseline. There is no access to girls or boy's locker rooms. Boys are up a set of stairs and girls are downstairs from the gym level. Recently a couple of students on crutches struggled to access these spaces. The tech building has many non-accessible spaces, including restrooms and a second floor, making it ineffective to use as an education space. Preschool has a second floor, but it is only used as storage. There are examples throughout the facility & most concerning are the egress issues stated above in the "Safety" section.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Our director of facilities, Frank Golaszewski, has spent many years patching, repairing, and putting buckets under our failing facilities. We recognized the need for a holistic master plan, but the pandemic delayed efforts. Once professionals were hired and master planning began, the deficiencies became clear.

Master Planning:

With the Neenan Company facilitating, the master planning effort began with detailed investigation of the facilities by design and construction professionals. This included interviews of school staff and maintenance personnel by architects. Evaluation of student population, staff needs, & curriculum requirements were reviewed & recorded in the MP, Ch. 3 "Educational Suitability." Facility assessment, including an on-site, room by room walk by architectural and construction professionals and drone footage of the entire school property, providing accurate info on features, & staff interviews recording major safety, security, health, & educational deficiency issues were documented in Ch. 4 "Facility Assessments." The entire CDE Assessment was reviewed, and additional concerns were identified. A re-assessment was requested based on inconsistencies. Data collected throughout was captured in Ch. 5 "Interpret & Analyze Data."

Structural Assessment:

With the possibility of renovating the K-8 school, the district hired Corbel Engineering to evaluate the existing condition of the K-8 building. The assessment is dated 3/5/2022. The facility is a pre-engineered metal building, which has difficulty taking any additional load than the load it was designed for. Notable observations were slab movement and masonry cracking likely due to improper drainage and saturated subgrade soils. Corbel also reviewed the high school, noting similar and more severe cracking and spalling of exterior walls and building slabs due to improper drainage. It was noted that although no major structural issues were apparent, the building structure would not easily accommodate modification or remodel.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The solution is to replace all existing facilities with a new PK-12 on a new site.

The district engaged in over 17 months of master planning and conversation with CDE representatives of possible solutions. We recognize this solution appears to be a big ask of the limited BEST funds and concerning that the solution includes replacement of the 1998 elementary structure. Since a Feb 15, 2022, school board meeting, the board grappled for nearly a year with those very topics to determine the best and most effective solution for the first application. A year later, the solution is the same. The district, school board, and community agree: the most efficient and effective solution is to replace all facilities and move to a new site.

The scope of the project is to replace all existing school facilities (7 separate buildings) with 1 new PK-12 building on a new site.

The building is a 77,715 square foot building that includes 1 classroom per grade up to 6th grade, 8 subject based classrooms for MS and HS, Art, music, P.E. and CTE spaces, Multipurpose cafeteria/ auditorium space, kitchen, school and district admin. The project also includes a 2,785 sq ft metal building to serve as a replacement space for district maintenance.

The site includes necessary parking and drop off areas, a replacement football field with lighting and bleachers, an elementary playground, xeriscape landscaping, and required utility extensions to service the site. The site is designed with space for a future track and baseball field.

The existing site includes demolishing the main HS building, elementary buildings, preschool, field house, weight room building, and technology building. The district will retain ownership of the land unless an entity wishes to purchase the elementary building and land prior to demolition.

The budget for the new building is based on the following assumptions about construction type. The structure is proposed as a structural steel frame on a spread-footing concrete foundation system. The slab will be a slab on grade. The roof will consist of a 60-mil, fully adhered membrane roofing system over R-30 rigid insulation over structural steel beams, joists, and deck. The exterior wall system will be structural steel studs with batt and continuous insulation, covered with a combination of stucco, corrugated metal panel, and masonry veneer. Interior walls will be steel studs and gypsum board. High durability areas such as main hallways and restrooms will have ceramic tile veneer. The fire sprinkler system will include a booster pump to augment local water supply pressure. The project will include a high performing envelope, high efficiency mechanical system, and other sustainable features to meet High Performance Certification requirements. Specifically, because of the scarcity of water in this area and the designation as a Dark Sky Community, the project will focus on water efficiency and reducing light pollution.

The proposed plan is 90% of the existing square footage, approximately 9,800 square feet less than the existing campus. With the official 23-24 enrollment at 193 FTE, the proposed plan will be 403 sq ft per student. Fluctuations are frequent in our district, being close to a resort community. With the low student count, a small variation in enrollment changes the sq ft per student number greatly. An addition of only 30 students (to pre-COVID-19 enrollment) puts the school below 350 sq ft /student. The proposed program is reasonable for a PK-12 school. It is based on 1 classroom per grade for elementary/MS and 1 room per subject in HS.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Since the approved 2023 BEST application & attempted 2023 bond, we have learned, adjusted & further validated scope & budget. The bond campaign increased community awareness, bringing voices of support & concern. The district heard the community, guaranteeing needs over the wants. We have

made site & floor plan adjustments to reduce overall scope & validate the concept with the community to increase support. Our diligence continued with master plan updates & evaluation of options. Documentation shows all considerations & thorough evaluation.

DILIGENCE OF EVALUATING OPTIONS - validate solution

Significant in developing the solution was evaluating the existing K-8 school. It seemed reasonable that a 1998 building should be maintainable, we iterated through options to see if & how it could be used. To enable proper function, a relatively small amount of space needed to be remodeled. But, despite recent upgrades, the HVAC isn't working properly, & the building is positioned in a depressed area causing stormwater infiltration. Even with these repairs, the building would still suffer from existing acoustic & power issues, & the planning committee referred to the elementary remodel as a "20 year solution". Renovation proved not to be an efficient & effective use of funding. The existing site, to maintain use of the 1998 building, is still only 8 acres which hampers long term & best use of funds. The site is still packed like cattle in a stockyard.

ACCURACY OF SOLUTION - efficient & effective solution

The master planning effort & documentation identifies programmatic & size needs of the district, which is less than current square footage. School admin & staff have evaluated the curriculum & have found efficiencies to create more effective staffing & better space use. The high school is operating in various rooms because they exist, but the program developed by Neenan & staff leveraged scheduling & multi-use rooms to effectively reduce the amount of space. Since the 2023 application, the district has re-evaluated the program & was able to further combine uses & eliminate 1 classroom. The district is rural & operates with a low student population which necessitates a high sq ft per pupil, but overall the proposed program is smaller sq ft than the existing facilities.

DETAILED SITE INFO - minimize risk

Since the 2023 application, the school has obtained more info to increase accuracy of the grant:

- Supplemental asbestos inspection report from Grande River Environmental
- New site soils report, Lambert Eng.
- New property plat survey, San Miguel Eng.
- New site survey, Goff Eng.

Goff Eng. was the surveyor & engineer of the neighboring developed property & has experience with the soils condition & utilities.

The public utility sizes & locations identified on the survey & verified with the town manager. We learned about the lack of water available for irrigation, but adequate capacity for fire service. The plan & budget are updated to reduce required irrigation with less field area & some artificial turf.

The school received a Phase 1 environmental study of the new property from SME, which didn't show any site issues.

ACCURACY OF COST - minimize risk

Since the 2023 application, the project team has updated construction cost estimates & included more accurate site & utility info. The estimate was developed by Neenan & verified with regional & school-experienced subcontractors.

- updated abatement & demo proposal from Williams Construction in Norwood
- updated proposals from earthwork & utilities, MEP, Fire protection, & structural steel

Neenan & regional subcontractors are currently working with nearby Dolores School Districts' 2022 BEST project & we have many close ties with West End

School Districts' 2021 BEST project, gathering current information from both projects to reduce & accommodate the risks of the region for this project. Continued conversation with these project's owner's rep, Artaic, has provided further validation.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Extensive facility needs were featured on CBS NEWS4 in mid-September 2023. School facility emergency repairs and maintenance are constant and ongoing. In a recent communication to the superintendent after another weekend repair, our director of facilities, Frank Golaszewski, wrote "Sometimes I just want to fall to my knees and give up. I'm trying sir. This property is exhausting to keep up with at times, but I'll do what I can!" Frank continues to do what he can each working day to keep the facility as safe as possible. The district is prioritizing maintenance at the student occupied buildings and spaces. With the limited funding and time, the failures at the tech building, weight building, field building and site are taking a back seat to the main buildings. The high school systems are at failure and the school is patching systems as needed. Specifically, the electrical infrastructure at the high school needs to be rebuilt. That system has the highest potential of catastrophic failure. Based on an assessment of occupant danger, age, and potential of failure, the following would need to be addressed: replace HS electrical within 1 year. Provide extensive safety repair or move out of the preschool building within 1 year. Safe and adequate exiting from the gymnasium with a replacement lift will need to be completed within 1 year. Security doors and reconfiguration of the main entry hall, to prevent visitors from accessing the building without checking in to administration, need to be added within 2 years. HS mechanical needs replacement now and has only been delayed due to the hope of securing a grant for a better long-term solution, but it would need to be replaced in the next 2 years. A more permanent fix to site water and ice issues is needed within the next 5 years.

What would happen if not awarded?

All resources of the district would likely be used to repair the electrical infrastructure in the high school, shuffling other needs lower on the priority list. The district would likely seek emergency grant funding due to the high cost of replacing electrical infrastructure. Dedicating time and resources to only repair one system in an overall failing building. Chasing ice and water around the building perimeter occupies the majority of the maintenance staff time, without funding for the project, the district would be forced to make a decision to invest more money into solving the water drainage issues. The HVAC systems at the high school will likely be delayed until complete failure. Portions are cycled off due to asbestos exposure. At the expense of occupant comfort, the school will continue to repair and patch the systems. Security issues at the campus do not have a straightforward "repair" and will need to be addressed by increasing staff monitoring further diverting funding. The list of deficiencies is extensive. Many did not make it onto deficiencies narrative. 12,000 characters were not enough! These issues will continue to be "not-as-high-of-priority" as the major issues of keeping the kids safe and doors open. Fixing the major issues would still not address the security issue of separate buildings on the campus, not address the meandering and convoluted building layout, not address the educational deficiencies, and not address the ADA issues. This is a difficult place to pass a bond with no major commercial contribution to the bond. The increase goes to residents and farmers who are already having difficulty making ends meet as evidenced in our recent failed 2023 bond campaign. Without a grant the school will fix what it can each year, but likely not request a bond for major repairs. It would be difficult to convince the community of the value of spending money on aging buildings that will likely need to be replaced in a short time. We are reapplying because the needs are not changing, and they are becoming more critical.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Norwood School District has updated their finance system within the last year with guidance and review from the CDE finance department, establishing a capital improvement fund.

Started in 2023, the school now has a solid foundation for future maintenance issues utilizing the capital reserve fund. The school is committed to contribute at least 1.5% annually to the capital reserve and it is in the district's best interest to place a larger amount in our capital reserves. At the March 2024 board meeting the school board has an action item to establish the percentage of annual budget to guarantee its longevity.

The district currently employs 4 full time maintenance staff responsible for custodial and maintenance work at the school and believe this will be sufficient to maintain the replacement square footage. The district will maintain its current annual maintenance and operations amount. We will create a new maintenance schedule for the building: The plan will pull timelines from the manufacturers' maintenance manuals and create schedules for the frequency of preventive maintenance, including dates of occurrence and projected cost. We will also train our staff and use operations manuals to address needs.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The existing high school facility, tech building, weight room, and field locker room facilities will be demolished. Demolition cost is included in the cost breakdowns. The preschool building and associated property is planned to be sold to Wright Mesa Early Ed., a private daycare provider that is currently operating out of the building. The K-8 building is intended to be sold to the town of Norwood or any prospective buyer. Commitments for these sales are not finalized therefore the budget for the project includes demolition of these two buildings with the intention that if the buildings are sold the demolition budget will be returned to BEST.

While commitments are not finalized, there have been multiple meetings and discussions on partnerships for the current facilities and 8 acres. The school, the town government, and the County Rec dept all see opportunity for the town and the community benefit the existing school site can provide. All parties would like to work together to allow that opportunity.

III. Detailed Project Cost Summary

Norwood R-2J (2840) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PK-12 School Replacement (2840-SG00001) - - New - Application Number (52)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

56.00 %

* B. Actual match on this request - Enter Actual Match Percentage

11.84277296

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	72,960,176.10
D. Applicant Match to this Project	\$	8,640,508.01
E. Applicant Grant Request	\$	64,319,668.09
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	72,960,176.10

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/30/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

06/30/2027 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

This estimate was prepared by the design/build company, Neenan Archistruction (Master Planner). Cost information from recent school construction projects in similar locations and inquiries from subcontractors and vendors were used to generate this estimate. Because of the unprecedented turbulence in the construction industry, the project team obtained cost estimates from multiple subcontractors, and obtained an overall project budget and "soft cost" review from Artaic, an owner's representative working on active projects in the region to validate the cost estimate for the new proposed facility.

The overall cost per square foot may appear high. The following are the main factors that attribute to higher project cost/sq ft:

- 1) Remote location increases the cost of the project due to the distance from urban areas and the lack of local subcontractor base. All subcontractors are required to travel to the site and accommodate housing for workers. All building materials require an additional effort to transport to the site. This risk is represented across all divisions in the estimate. The increase in material costs worldwide makes the cost/sq ft higher, but the remote location further exacerbates those increases.
- 2) Sitework is extensive on this project because it is planned on a new, undeveloped site. There is \$678K dedicated to offsite work for extending utilities to the site plus \$250K to extend approximately 1,200 feet of town road on one side of the property. Additionally, the scope includes a replacement football field. The cost of that work was a quote provided by a sports field subcontractor, Rocky Mountain Field Turf.
- 3) Abatement at \$2.9M is a large number but is based on actual quotes for the work. Demolition at \$780K and has been provided by an demo contractor, based on the amount of work happening for abatement.
- 4)The overall square footage in the application does not include the square footage of a non-educational, district maintenance building replacement on site. This is a separate 2,784 sq ft metal building included in the overall budget, but not the sq ft, which causes the overall cost/sq ft to appear higher.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The school district has plans to secure the services of an owner's representative to assist the district in managing a successful project. The owner's representative will be responsible for overseeing the project budget, contracting, construction documents, procurements, commissioning, final inspections, project acceptance, warranty, and CDE BEST Grant requirements.

The Norwood School District Board of Education will maintain ultimate oversight of the project. To ensure transparency and efficient communication, upon approval of the grant, the board will create an executive committee which will include two school board members, the school principal, the maintenance director, the district finance director, the district superintendent, and the owner's representative for the project. Regular updates to the community and school

board will occur through the executive committee or public events scheduled by the executive committee.

The district superintendent of schools will be responsible for the day-to-day oversight of the project in collaboration with the Owner's Representative

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

If awarded, we will use a competitive process for the following aspects of the project: owner's representative, design-build partner, consultants, and subcontractors. We will work with Meg to ensure the CDE requirements are fulfilled.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The district is planning to contribute \$108,000 in remaining funds from a 1998 bond, \$500,000 of existing district investments, and a \$500,000 loan to be secured before the 2024 bond.

The district is working to obtain an additional \$500,000 low-interest loan similar to other regional districts.

The school has already obtained the new 19 acres of land without assistance from BEST. With the master planning effort and results, the school realized that no matter the specific solution, they needed more land. In the summer of 2022, the school entered into negotiations and agreements on the purchase of land from the town of Norwood. The school has purchased the land out of their own general fund 19 acres at \$11,000 per acre for a total of \$209,000, as a commitment to the need of this project.

The school district and town of Norwood have been in conversation about jointly pursuing a GOCO grant for a portion of the site or athletic fields. The town is already in the process of master planning and community alignment. The town's plan is to begin the application process for a GOCO grant in September of '24.

The Rural Homes Project has developed low-income housing near the new school property. There is mutual benefit between the school and the new housing development which will help gain support for the bond effort of the project. The district has purchased an employee house from the development, which has enabled the district to successfully recruit a highly qualified science teacher. The district had been without an in-house science teacher prior to this hire

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Norwood School District total annual costs for 22-23 FY= 130,665.54
Electrical: 46148.42

Gas: 46,419.53
Water/Sewer: 6817.00
Trash: 14,422.53
Phone Service 16,858.06

The project is anticipated to bring significant cost savings to electric and gas use and is anticipated to reduce water use in the school. With a new, highly insulated building envelope and new HVAC system, the school will see significant reductions to energy bills anticipated at \$1/ sq ft for a total annual cost of \$80,000. Furthermore, new plumbing fixtures and smart sensors, and efficient irrigation systems should decrease water use by 15 - 25%

BEST School District and BOCES Grant Waiver Application

District or BOCES Name: Norwood Public School R-2J

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

A reduction in the matching contribution would significantly enhance the educational opportunities for the students of Norwood School District because the realistic bond amount the community will vote for is around \$8 million. We already know that \$10.2M is not feasible based on the non-passing bond try in November 2023. During our failed bond attempt, the community was outspoken - stating a bond for much more than \$8M would be too difficult for the community to support. The BEST grant award and the bond's passing would provide our students and staff with the safe, healthy school they desperately need. As our facilities director has said..." I will keep the ship afloat as long as possible, but the water is coming in faster than I can plug the holes." Our district has made great strides relative to student achievement in the past three years despite our failing and often unsafe spaces. Moving into an educational facility not constrained by so many distractions to staff and district resources and time will only improve these outcomes and help the school become a genuinely high-performing school. Secondly, with the completion of this project, we will be better able to use our annual allocations. Our district is now spending money repairing failing systems. By removing old, outdated buildings and consolidating them into an energy-efficient structure, we will save the district in utility expenses and, more specifically, heating costs that continue to increase. The savings would then be added to teaching and instruction as well as reserves to maintain all our new facilities.

Due to needing to shut down the forced air systems above the ceilings in our secondary building due to these health concerns, we purchased and installed mobile units in our classrooms. The installation of these mobile air conditioning/heater units required our facilities manager to cut into the bottom of the window frames in four classrooms for venting purposes. These necessary cuts have further exposed our students to increased safety risks from the outside. The San Miguel County Sheriff's Office approved the small increased risk but noted that they were a risk.

Our staff works hard every day to overcome these obstacles. Still, our increasing absenteeism rates by staff and students, likely partly caused by the lack of clean air circulation, have significantly decreased our effectiveness in the classroom. As we all know, student attendance is one of the highest contributing factors to school success in education

(3000 characters max)

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

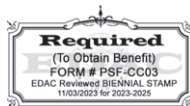
The Norwood Public Schools applied for the BEST grant in 2023 and received a runner-up result. Although we were pleased with our first attempt, our needs have become more dire. In 1997, the Norwood Public School District asked voters to approve a 25-year bond for \$3,695,000. At the time, this bond was for a new Elementary and Middle School with an attached multi-purpose room. The cost to district voters was \$153.60 per \$100,000 of property valuation. We asked voters to approve \$94.71 per \$100,000 of property valuation. We have proven to be good stewards of taxpayer dollars, so we needed to look at the 2023 Bond results to better understand the communities' concerns.

In 2019 the west end of Montrose County experienced one of the most impactful events in its history. The closure of the local coal mine in December of that year and the shutdown of the coal-fired power plant in October of 2019. These two major events mark major difficulties for the future sustainability of our rural community. The financial impact to our community marked a stagnant job growth and loss of businesses. Although the coal mine and power plant were located in the adjacent district our portion of Montrose County heavily relied on the jobs that were attached to those large employers.

Our district is divided between San Miguel and Montrose Counties. Although Montrose County only accounts for 26% of our voting public, they traditionally have a larger voter turnout. The predominately construction and ranching community on the west end of Montrose County indicated that adding \$368 per \$100,000 of assessed valuation was extremely burdensome based on the 4% decrease in population and the volatility of the Agro-economics, the construction industry stagnation in this area, and annual water availability of the area. Several ranchers were extremely concerned with the increased valuations of their agricultural land and the severe drought that has plagued the southwest in recent years.

Our local business owners have told the district that they would need to close their businesses if asked to pay \$368-\$4000 in additional taxes. Many businesses are essential to the area, such as 2 restaurants, one grocery store, two mechanic shops, and a variety of other very small businesses. These businesses are necessary for the general commerce of our small community. We acknowledge that many small communities are struggling during these challenging financial times. However, our several-hour distance from a metropolitan area increases all operational costs for businesses.

(3000 characters max)



BEST School District and BOCES Grant Waiver Application

**The following are factors used in calculating the applicant's matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

Match Factor (To be Completed by CDE)	Figure Used in Match Calculation	Weighted %	Out of Weighted Max%
Per Pupil Assessed Value	318,241.98	6.29%	10% max
Median Household Income	58,819	8.01%	25% max
Free and Reduced Lunch %	43.6%	16.71%	25% max
Bond Elections in the last 10 years	1	-2%	-2% per/max -10
Total Mills \$/Capita	347.81	18.652%	20% max
Remaining Bond Capacity	\$10,847,524	8.09%	20% max
	Total CDE Minimum Match	56%	100%

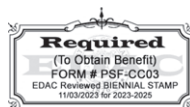
2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

Norwood acknowledges that the above calculations are accurate. However, the complex makeup of our district as it relates to our location in San Miguel County and blends with Montrose County needs to show the complete picture of our community. The region's economic stagnation aligned with the increased living costs, primarily assessed evaluations, has created the perfect storm for our community.

The desperation our local ranchers have expressed to the district regarding a possible tax increase has been compelling. For several years, we have struggled with a historic drought in the southwestern part of Colorado. Last year, we had a record-breaking winter, which in turn gave some ranches better-than-expected yields. This however has not been the trend for several years. Several ranchers have been forced to sell off portions of their land, or implement new uses, at a cost, to keep afloat during these trying climate and financial times. The cost to our agricultural and few commercial community members with the 2023 Bond amount of \$10,200,000 was \$368 per \$100,000 of valuation. Given the rising valuations, size of our ranches and complex calculations used to determine overall tax burden in the state, these ranchers are truly concerned about what the ramifications of such an increase would be to their viability.

Most of our landowners have no association with the local resort area. However, the value of the land in San Miguel County will assess their property. So, the above numbers are accurate, but our community can't afford the hundreds if not thousands of dollars a school bond will cost. We have met with several ranch owners and will have a significantly better chance of passing a bond if it does not exceed \$8,000,000. Although there are no guarantees, this will increase our odds significantly. Our small community recognizes the need for a newer, safer solution than our current situation without question, however, they also worry that such an increase at the \$10,200.00 bond capacity, could place some in dire financial constraints. We want to be the best stewards of our taxpayers and hope the board understands the complex taxing districts in the southwest.

(3000 characters max)



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, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

The Board of Education and the school administration have worked diligently to create partnerships with the local community. Specifically, the Town of Norwood and the school are working on long-term arrangements for the current school property and combining resources to gather GOCO and DOLA funding. The board of county commissioners has also committed resources to help the district with fees and construction.

Before our BEST application in 2023, our district struggled with long-term planning. However, the new Capital Improvement line in our budget and the School Board's commitment to contributing to this fund annually as part of the yearly budgeting process will improve our ability to maintain our facilities on a planned and regular basis. The district will contribute \$650,000 from our General Fund to help with our grant match.

Due to the significantly deteriorating buildings, our district must be very cautious when taking funds from our general budget. The increased and imminent risks of catastrophic building issues will need to come from our General Fund for repairs. Over the past six months, we have needed to spend \$80,587 on repairs. The failing building issues have limited our ability to provide a more significant match to our BEST. The anticipated costs to maintain the facility are in the hundreds of thousands.

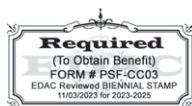
As we move forward, the district is committed to our local contractors and businesses. The district intends to follow in other regional districts' footsteps by acquiring low-interest loans from area banks to help with our match. However, the current interest rates limit our ability to make long-term commitments to this process. Our board wants to ensure that future generations are not saddled with high-interest rates and insurmountable debt.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	56%
Match Percentage Requested	11.84277296%
Amount of requested reduction from CDE Minimum	44.15722704

Is a Statutory Limit Waiver also being submitted? Y N





Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 * C from grant application cost summary)	<u>\$40,857,698.60</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$53,202,541</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$10,640,508</u>
D. Current outstanding bonded indebtedness:	<u>\$0</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$10,640,508</u>
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): <i>(This should equal line E, unless additional matching funds are voluntarily offered)</i>	<u>\$10,640,508</u>

School District: **Norwood Public Schools R-2J**
Project: **PK-12 New School**
Date: **March 25, 2024**

Signed by Superintendent: 

Printed Name: **Todd A. Bittner**

Signed by School Board Officer: 

Printed Name: **Randy Harris**

Title: **President, School Board**

CDE – Capital Construction Assistance

Updated 12/12/2023



PO Box 528; 1670 Naturita St, Norwood, CO 81423

Phone: 970-327-4288 - Fax: 970-327-0451; www.norwoodtown.com

January 28, 2024

Dear Review Board and Members,

We are writing this letter of support for the Norwood Public School District. It is our intention to fully support Norwood Public Schools application for the BEST Grant in building a new PK through 12 facility on one campus and athletic fields. The Town of Norwood believes the application is not only needed but a complete necessity for the betterment of education not only for our students but the teachers and staff at the school. Ensuring the best education for the kids that attend Norwood Public School is a top priority for the Town of Norwood, its board, and the staff. We believe the children that attend the school in our district are the future of our community and we want to make every effort to make certain they have the best opportunities available. The rapidly aging, leaking roofs, poor ventilation, and molded spaces in the school leaves the students and staff in our community at grave risk and we believe this application is imperative for everyone's safety.

Keeping one campus and one building will keep our teachers and students safe. Our community is small and finding the resources to keep two campuses, or even two buildings, safe is not only extremely difficult but near to impossible which is why we support one campus and one building for the safety of students and staff. The current building that students are attending is in disarray and unhealthy for all that enter the school. The Town of Norwood sold the property that Norwood Public Schools is planning to build a new school and athletic fields on with aspirations to continue the great education for the students of our community, help be the hub for the community, and build the future of our community through education.

Our Master Land Use Plan supports the construction of a new campus and athletic fields. The Town of Norwood's master plan encourages the update of older buildings either to keep the integrity of historic buildings or the restart of newer, improved, and functional spaces. We believe the school has been the hub for many community events that have helped keep us strong. They host funerals, community events like our Annual Pioneer Day Lunch, 4H Open Fair, graduations and many more events that allow for large gatherings. It is imperative that not only the students and staff have a safe place to learn and teach but a reliable place the community can continue to gather and grow as a strong society.

Athletics have been a large part of our community's identity that bring older and younger generations together for one solid goal, better the children of our future. We believe participation in team sports results in



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higher GPA's due to eligibility guidelines that not only encourage but require students to participate in school when otherwise they may not have. When building our parks and open spaces we want to ensure connectivity between our open spaces/parks and the school's facility to keep students safe when commuting between school and home. The property in which the school is looking to build is less than a block away from our town hall and main park therefore keeping with our connectivity plans. The proposed new school property, Town Hall, Library, new housing project, clinic, and more are all located on the south end of town keeping the hub of the community centralized and once again, keeping kids safe from crossing the highway to other amenities of town.

Lastly, the town of Norwood has been unofficially approached about acquiring the current property where the school is located. There is a possibility, depending on timing, that the municipality would be interested in the old school property for our open space plan, shop, and other amenities after demolition of the hazardous building.

Please feel free to reach out to our Town Manager, Deana Sheriff with any questions about our support of this project or with any questions about how the Town of Norwood could help ensure this project comes to fruition for our students and community. We greatly appreciate you taking the time to review Norwood Public Schools application and we truly hope you take into consideration how important this is not only for bettering the education of our students now and in the future but also the importance this is to our community.

Sincerely,

Town of Norwood Board of Trustees



Lone Cone Library

1455 S. Pinon Street • P.O. Box 127
Norwood, CO 81423
Phone: 970-327-4833 • Fax: 970-327-4129
Website: www.loneconelibrary.org

Colorado Dept. of Education
201 East Colfax Ave.
Denver, CO 80203

Re: Norwood School District – BEST Application

Dear BEST Application Selection Committees,

This letter is written in strong support of the Norwood Public School District and its pursuit of funding through the Colorado Department of Education BEST Program for the construction of a new school in Norwood.

The Lone Cone Library and the Norwood Schools have a long history of collaboration. We are natural partners in our pursuit of literacy and information access.

The school district values excellency and strives to provide the best it can to their students. However, their efforts are oftentimes thwarted due to the time, resources and energy that have to be redirected into managing an aging facility. While some parts of the facility are aging with grace, the oldest portions of the school are verging on being unsafe to house children. They need an entirely new facility.

Across the state, many communities saw an exponential increase in property tax valuations, resulting in increased revenues for districts such as schools and libraries. This is not the case in Norwood. Analyzing County data is oftentimes misleading regarding the resources and demographics of Norwood area districts. For example, even though the Telluride library and the Norwood library districts are both in San Miguel County, I collect substantially higher mills (the highest of any library district in the state), yet, my budget is 1/6th that of the Telluride library district. Despite the state narrative about property values skyrocketing, that is not true here. Before the governor and his team intervened to cut property taxes, our district was anticipating a 7% increase in taxes, now we estimate to only see a 2% increase to our property tax revenues.

Why is this relevant? Keeping all students housed on one campus is a financial must. It would place a financial burden on the school district to have to staff and operate two different campuses. Being a small district, there are a number of staff who are shared across schools. The time loss and expense of transporting them back and forth between campuses or hiring additional staff would impact the education of the students. Secondly, the security of the old facility is not adequate to meet the challenges and dangers that face schools in modern times. Thirdly, the energy efficiency of a new facility would cut utility costs substantially freeing up resources that could go directly into the classroom. Having gone to the ballot in 2016 for a new facility, I have extensive understanding of the voter climate in Norwood and what they will support. It is basically inconceivable that they would pass one bond issue

now and then be willing to pass another in 5 or 10 years when the other buildings at the school need replacing.

The Library District is in absolute support of a new facility for the Norwood Public School District and excited for the opportunities to collaborate once they are located right across the street from our library. The south side of the town is primed for growth and has already seen the new library and the construction of 24 homes. This is where the families live. Building the school on the new lot will increase walkability for children and put the school in the heart of the community situated near homes, the Town Park and the library.

We are grateful for the thoughtful consideration that you will give to this proposal and hope that you will change the educational experience and opportunities for our children exponentially by awarding this grant to the Norwood School District.

Sincerely,

Carrie Andrew
Library Director
Lone Cone Library District
carrie@loneconelibrary.org
970-708-0988



PO Box 528; 1670 Naturita St, Norwood, CO 81423

Phone: 970-327-4288 - Fax: 970-327-0451; www.norwoodtown.com

January 31, 2024

Dear Review Board and Members,

I am writing this letter of support for the Norwood Public School District. I fully support the application for the BEST Grant in building an updated educational and athletic campus for the students in our community. Without a school, I believe our community will not succeed and that alone puts this project at an all-time high to ensure this BEST Grant gets approved not only for our students, staff, but the future of our community.

I cannot explain in one letter the importance and total dedication to this project that I have. The Norwood Public School District and its staff have been diligent in community feedback processes and master planning for the future of student's education. Not only have they been ensuring the best education for our students while trying to educate them in a dilapidated and deteriorating building, but they have been making the best out of the situation. Norwood Public School staff and administration have brought the "fun" back in education and as the Mayor of the Town of Norwood, I cannot express how appreciative I am of the education our students are getting. The educators at Norwood Public School are working tirelessly to guarantee compliance with education guidelines and doing their best to make education exciting. It is our job as a community, and you as the BEST Grant review board to safeguard funds that will be distributed to schools and community that need it the most; so please see the need of the Norwood Public Schools application.

The complete disarray of the school is sad and a risk to our students and staff of my community. Both students and staff now and in the future deserve to educate and be educated in a building and environment that is safe. When many community events are held in the school it is VITAL that it is a safe functional building that the community can enjoy along with our students. As stated in the letter of support from the board of trustees, our Town of Norwood Master Land Use Plan supports the new campus.

I recently read an article in Navigate360 regarding school safety and this stuck out to me *"When students do not feel safe, their mental health suffers, negatively impacting their academic performance. To thrive academically, emotionally, and socially, students require a safe and supportive school environment as the foundation for success. The need for a secure learning environment is vital in shaping the long-term success of our students, both at school and in the communities they inhabit. Amid rising concerns over self-harm, violence, and weapons on K-12 campuses, ensuring school safety has become a critical imperative."* Please consider this when reviewing Norwood Public Schools BEST Application, our students deserve to have a foundation of success in a safe and secure school.



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Please feel free to reach out to me with any questions about our support for this project or with any questions about how the Town of Norwood could help ensure this project comes to fruition for our students and community. I greatly appreciate you taking the time to review Norwood Public Schools application and I truly hope you take into consideration how important this is not only for bettering the education of our students now and in the future but also the importance this is to our community.

Please reach out to me with any questions or for further feedback.

Sincerely,

Candy A Meehan
Town of Norwood Mayor

January 20, 2024

To Whom it May Concern,

I am writing this letter of support for the Norwood Public School District's BEST Grant application.

Without a doubt in my mind, the community supports Norwood Public Schools. Our community is a farming and ranching community built on physical labor trades and desire to stay individualized. We are still the same community as before but have grown to teach our kids the importance of education and broaden their minds to give them the education they deserve. Norwood Public Schools have done amazing outreach in our community to engage us, ask for feedback, and to allow us to be a part of this Master Planning and BEST Grant process. Yes, there will always be differing opinions, but our community believes in the future of our community and that is needed in educating our students in an aging building that is not falling apart.

The ask may seem large, but I do not believe you can put a number on the safe education of our students. It is hard to get contractors to even bid on jobs in our small rural community but even when we can, it is triple the cost. Norwood School and its staff have worked tirelessly trying to cut costs but still ensuring the needs of our students are met and I believe they have done an excellent job.

The school facility, its students, and staff have been the hub of our community since my family homesteaded here decades ago. We do not "want" a new school, we "NEED" a new school. This application is not to have a fancy new school, it is an application that should show you that the leaking roof, mold, and asbestos filled building with trees and grass growing in the walls and floors of the building is not acceptable to have our students in. Students should be in a building they feel safe in, where they can focus on the education they are receiving not if the building is going to make them sick.

I am asking and pleading with you all, as a mother, long time community member, and taxpayer of this community, PLEASE approve Norwood Public Schools BEST Grant application.

Sincerely,



Amanda Pierce
(970) 712-8177

● **Campuses Impacted by this Grant Application** ●

Mapleton 1 - Multiple School HVAC Upgrades - Academy HS/Clayton Partnership – 2012

District:	Mapleton 1
School Name:	Skyview Campus - Academy HS/Clayton Partnership School
Address:	8990 York St
City:	Thornton
Gross Area (SF):	74,439
Number of Buildings:	1
Replacement Value:	\$29,109,129
Condition Budget:	\$4,238,163
Total FCI:	0.15
Adequacy Index:	0.05



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,926,767	\$2,493,991	0.64
Equipment and Furnishings	\$1,027,976	\$0	0.00
Exterior Enclosure	\$3,568,725	\$0	0.00
Fire Protection	\$1,010,203	\$0	0.00
HVAC System	\$5,737,895	\$463,994	0.08
Interior Construction and Conveyance	\$4,738,778	\$849,221	0.18
Plumbing System	\$1,854,057	\$382,654	0.21
Site	\$2,353,207	\$48,302	0.02
Structure	\$4,891,520	\$0	0.00
Overall - Total	\$29,109,129	\$4,238,162	0.15

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Academy HS/Clayton Partnership School Site	1,568,160	0.02	2012	\$2,353,207	\$48,302
Academy HS/Clayton Partnership School Main	74,439	0.16	2012	\$26,755,922	\$4,189,860
Overall - Total	1,642,599	0.15		\$29,109,129	\$4,238,162

● **Campuses Impacted by this Grant Application** ●

Mapleton 1 - Multiple School HVAC Upgrades - North Valley School for Young Adults – 1962

District:	Mapleton 1
School Name:	Skyview Campus - North Valley School for Young Adults
Address:	8990 York St
City:	Thornton
Gross Area (SF):	149,100
Number of Buildings:	2
Replacement Value:	\$58,948,530
Condition Budget:	\$26,412,938
Total FCI:	0.45
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,021,844	\$6,685,643	0.95
Equipment and Furnishings	\$1,468,018	\$1,211,050	0.82
Exterior Enclosure	\$4,886,862	\$1,567,925	0.32
Fire Protection	\$1,993,362	\$2,224,608	1.12
HVAC System	\$11,073,080	\$4,834,010	0.44
Interior Construction and Conveyance	\$14,212,525	\$4,401,006	0.31
Plumbing System	\$3,220,309	\$3,509,116	1.09
Site	\$4,016,520	\$1,979,578	0.49
Structure	\$11,056,010	\$0	0.00
Overall - Total	\$58,948,530	\$26,412,936	0.45

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
North Valley School for Young Adults Main	134,900	0.44	1962	\$51,279,850	\$22,550,341
North Valley Gallery Building	14,200	0.52	1962	\$3,652,159	\$1,883,017
North Valley School for Young Adults Site	665,800	0.49	1962	\$4,016,520	\$1,979,578
Overall - Total	814,900	0.45		\$58,948,530	\$26,412,936

● **Campuses Impacted by this Grant Application** ●

Mapleton 1 - Multiple School HVAC Upgrades – Mapleton Early College HS/MESA (Mapleton Early Career Preparation/Mapleton Expeditionary School of the Arts) – 2012

District:	Mapleton 1
School Name:	Skyview Campus - Mapleton Early College HS/MESA
Address:	8990 York St
City:	Thornton
Gross Area (SF):	85,500
Number of Buildings:	1
Replacement Value:	\$42,361,231
Condition Budget:	\$3,702,408
Total FCI:	0.09
Adequacy Index:	0.10



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,146,898	\$2,523,929	0.61
Equipment and Furnishings	\$1,361,340	\$0	0.00
Exterior Enclosure	\$5,681,071	\$0	0.00
Fire Protection	\$1,156,598	\$0	0.00
HVAC System	\$7,166,210	\$78,201	0.01
Interior Construction and Conveyance	\$4,117,508	\$891,971	0.22
Plumbing System	\$2,014,861	\$202,468	0.10
Site	\$8,934,108	\$5,841	0.00
Structure	\$7,782,637	\$0	0.00
Overall - Total	\$42,361,231	\$3,702,410	0.09

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Mapleton Early College HS/MESA Main	85,500	0.11	2012	\$33,427,123	\$3,696,569
Mapleton Early College HS/MESA Site	592,530	0.00	2012	\$8,934,108	\$5,841
Overall - Total	678,030	0.09		\$42,361,231	\$3,702,410

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Mapleton 1

County: Adams

Project Title: Multiple School HVAC Upgrades

Current Grant Request:	\$7,798,922.85	CDE Minimum Match %:	39%
Current Applicant Match:	\$4,986,196.57	Actual Match % Provided:	39%
Current Project Request:	\$12,785,119.42	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$12,785,119.42	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$66.24	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$4.20	Affected Pupils:	1,502
Hard Costs Per Sq Ft:	\$62.04	Cost Per Pupil:	\$8,512
Previous BEST Grant(s):	7	Gross Sq Ft Per Pupil:	128
Previous BEST Total \$:	\$87,467,103.26		

Financial Data (School District Applicants)

District FTE Count:	6,349	Bonded Debt Approved:	\$150,000,000
Assessed Valuation:	\$1,200,954,990	Year(s) Bond Approved:	16
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	\$67,000,000
PPAV:	\$189,808	Year(s) Bond Failed:	14
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$150,437,557
Median Household Income:	\$81,345	Total Bond Capacity:	\$241,018,097
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	76.80%	Bond Capacity Remaining:	\$89,753,441
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$2,083.91		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Mapleton 1 (0010) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School HVAC Upgrades (0010-SG00002) - - New - Application Number (54)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Academy High School - 0010-0309

* Facility Name & Code

Clayton Partnership School - 0010-0509

* Facility Name & Code

North Valley School for Young Adults - 0010-6315

* Facility Name & Code

Mapleton Expeditionary School of the Arts - 0010-0187

* Facility Name & Code

Mapleton Early Career Preparation - 0010-0212

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria

Kitchen

Kindergarten

Multi-purpose room

Learning Center

Senior High School

Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

School District

Charter School

BOCES

Colorado School for the Deaf and Blind

3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The school buildings on the Skyview Campus have been owned and operated by Mapleton Public Schools since the time of construction in 2010. Three buildings house five schools: Academy High School and Clayton Partnership in a shared building, Mapleton Early Career Prep and Mapleton Expeditionary School of the Arts in another shared building, and North Valley School for Young Adults, connected to an existing building. The new buildings were made possible by a community-supported bond and a \$32M BEST grant. Throughout the BEST narrative, the impacted buildings will be referred to as the Skyview Campus. The buildings opened to students in 2012. The buildings were designed and constructed by leading experts in school architecture and reputable construction teams following all codes, regulations, documents, and standards outlined in the Public School Facility Construction Guidelines, 2006 International Energy Conservation Code (IECC), and LEED Gold standards.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The five schools on the Skyview Campus opened to students in 2012. Most aspects of the buildings have required routine maintenance and upkeep to remain suitable for students.

The Variable Refrigerant Flow (VRF) HVAC systems, used in the three buildings and impacting all five schools, are the one outstanding problem Mapleton has poured significant resources into to keep the temperatures in the buildings and classrooms at safe and acceptable levels for students. The existing HVAC equipment at the Skyview Campus consists of a 3 VRF systems with 15 outdoor compressor/condensing units, 75 indoor Fan Coil Units (FCUs), and 5 energy recovery ventilator makeup air units. The VRF systems are 3-pipe energy recovery systems made by LG. While no major renovation has been done to the HVAC system, critical maintenance needs have been constant. Numerous replacements have been made to the compressors, PCB boards, and refrigerants during each of the last several years. A replacement of the HVAC systems is now imminent, as the VRF systems are near the end of their rated useful life and the potential for hundreds of pounds of refrigerant leaks is dangerous for students and staff.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Each year, Mapleton adopts a capital reserve budget that takes into account facility needs, including BEST-funded facilities. As some of our BEST-funded buildings have aged, we have used these cap reserve funds to address issues, many focused on the HVAC systems at the Skyview Campus. This ongoing approach to capital reserve has served the district well in terms of funding critical maintenance and renewal projects, but it means there is not a static dollar amount associated with each particular building from one year to the next.

Mapleton has funded its capital reserve fund for fiscal year 2024 at \$5.5M, or \$783.81 per pupil as a transfer from its general fund. In addition, Mapleton passed a Mill Levy in 2022 in part to ensure ongoing revenue for building maintenance. Finally, we have approximately \$2M left from the 2016-2022 capital construction program available for major maintenance or building projects.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Mapleton 1 (0010) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School HVAC Upgrades (0010-SG00002) - - New - Application Number (54)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Mapleton is located in the Thornton/North Denver area of unincorporated Adams County, covers 25 square miles, and serves a growing suburban area, as well as light industrial communities. Mapleton serves 7,017 students in brick-and-mortar schools and one K-12 online school. More than 75.4% of students are eligible to receive free/reduced lunch, and 40% of students are ELL. In 2004, Mapleton dissolved school neighborhood boundaries and introduced a system of choice offering families a menu of small-by-design schools with varied instructional models. Our school designs emphasize "how" learning is supported, not "what" students will learn, and support students in mastering Colorado Academic Standards. Mapleton families choose the school they think is best for their students, and the district provides transportation as necessary.

Since the district-wide reinvention, evidence of success includes increased graduation rates, decreased drop-out rates, increased enrollment, and multiple community-supported bond and mill levy elections. In 2006, Mapleton introduced a Master Plan to address aging facilities. With support from the community and the BEST program, Mapleton has improved many of its school buildings.

The Skyview Campus is home to five schools, Mapleton's enrollment center, an auditorium, a gymnasium, and several district-wide programs, including athletics, performing arts, and Air Force JROTC. More than 1,500 students in grades K-12 attend class on the Skyview Campus every school day. The construction of the Skyview Campus kicked off a multi-year facilities improvement plan and was made possible by a community-supported bond and a \$32M grant from BEST. The buildings were constructed following all codes, regulations, and requirements outlined in the Public School Facility Construction Guidelines and the LEED US Green Building program. At the time of construction, Variable Refrigerant Flow HVAC systems were new technology believed by industry experts to be sustainable, efficient, and provide a cost savings benefit -- three foundational BEST design/build principles. At the recommendation of the project engineers, Mapleton selected VRF HVAC systems for the two new buildings and the one major addition (which houses a combined five schools) on the Skyview Campus. To date, Mapleton's systems are among the largest VRF installations in the region, and perhaps the only system of its generation to be installed in school buildings.

Since installation, Mapleton has unfortunately discovered that in Colorado's climate, VRF systems have shorter lifespans, higher overall energy and maintenance costs, and can present dangerous and unsafe conditions through frequent malfunctions impacting temperature control and the risk of refrigerant leaks.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Shortly after students settled into their brand-new school buildings on the Skyview Campus, failures with the VRF HVAC systems started to impact the health and safety of students and staff. Additionally, the significant cost of addressing the malfunctions quickly chipped away at the initial efficiencies and cost savings expected of the VRF HVAC systems.

Health and Safety

Problems with the VRF HVAC systems, from refrigerant leaks to inconsistent/total lack of temperature control on the Skyview Campus have consistently compromised the health and safety of students and staff in the building hindering Mapleton's ability to provide appropriate learning conditions.

In 2017 Mapleton Public Schools contracted with Iconergy to provide engineering investigative consulting services to evaluate the failing reliability and performance of the VRF HVAC systems.

Iconergy found that many of the VRF systems had refrigerant leaks. Refrigerant leaks in VRF systems can go undetected for lengths of time because of the variable pressures that the systems are able to operate with. Additionally, the VRF systems have very large networks of refrigerant piping, and each system may consist of 200-400 lbs of refrigerant. Replacing refrigerant is not only costly but dangerous if it gets into the occupied spaces of the building.

In 2023, a refrigerant leak in a classroom at Mapleton Expeditionary School of the Arts occurred during the school day. Students had to be removed from the classroom and relocated to another classroom while the maintenance team cleaned up the leak and repaired the equipment. An active refrigerant leak is extremely dangerous because at high concentrations it will displace oxygen, resulting in accidental injury or death by means of suffocation.

During longer periods of hot weather, as Colorado frequently sees in the spring, summer, and early fall, many classroom temperatures in the Skyview Campus buildings will reach upwards of 80 degrees, some even hitting a sweltering 95 degrees. In May, August, and September, many classrooms would maintain a 95-degree temperature for several days, impacting everything from student and staff health to instruction. During the winter months, classroom temperatures drop into the 50s and 60s, requiring students and staff to wear coats, hats, and gloves, utilize space heaters, or move locations, if necessary.

Perhaps the most difficult result of inoperable VRF HVAC systems is the inconsistency in classroom temperatures. Although the weather does play a part in classroom temperatures, classrooms can be too hot or too cold on any day of the school year. On one particular day in 2022, classrooms in the Clayton/Academy building were 95 degrees and the main office was 90 degrees. The next day the classrooms and main office were 50-60 degrees. In January 2024, classrooms at schools on the Skyview Campus ranged in temperature from 66 degrees to 81 degrees.

Since 2020, Mapleton's Operations team has received 570 temperature-related work orders from the schools on the Skyview Campus. In the shared Clayton/Academy building, the schools submitted a combined 222 work orders. In the shared MEC-Prep/MESA building, the schools submitted a combined 235 work orders. North Valley submitted 85 work orders. For comparison, work orders submitted by other Mapleton schools in the same time frame are as follows:

- Trailside Academy - 37
- Adventure Elementary - 97
- Welby Community School of the Arts - 51

These reports detail classrooms that are too hot for students and staff to use, and teachers and students who need assistance due to heat-related headaches. Feeling as though the urgency of the HVAC situation was not being addressed, teachers presented a stack of letters to Mapleton's Board of Education, detailing the health and safety issues, as well as the interruptions to learning they continue to experience year after year. Students report difficulties focusing on the work when classrooms are too hot, and staff reports a lack of engagement from students. A study published in 2020 found that "students who experience hotter temperatures during the school year before their exams exhibit reduced learning," and that students scored lower with each additional day of temperatures around 80 degrees or above. The study, cited in a 2023 NBC news article, also found that classroom temperature has substantially larger impacts on the achievement of students in lower-income school districts.

Since 2016, repairs to the VRF HVAC systems have cost the district approximately \$350,000-\$400,000. This includes the cost of replacement parts of compressors, PCB boards, refrigerant replacements, and providing temporary heating and cooling solutions, such as fans and space heaters, for students and staff. Costs also include contractor fees. The original building contractor was hired back to provide support on the system and perform repairs. The product's manufacturer, LG, was also requested onsite to troubleshoot HVAC problems numerous times.

The energy efficiency for Skyview buildings is historically higher than it should be for an LEED building. A large part of this could be due to the inefficiency of the HVAC system having to run longer to keep the classrooms at a comfortable temperature. A good energy star score is 75 or higher.

- Clayton/Academy Energy Score - 32
- MEC-Prep/MESA Energy Score - 35
- North Valley Energy Score - 107 (the energy use for North Valley School for Young adults is better due to older units in the connected building that are not VRF units)

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Mapleton Public Schools partnered with Iconergy in 2017, 2019, and 2023 for engineering investigative consulting services to evaluate the concerning and unsatisfactory HVAC performance and poor occupant comfort on the Skyview Campus. Iconergy is a leading energy services company specializing in energy management and sustainability in commercial and industrial sectors.

All reports list significant and urgent concerns with the mechanical design, equipment selection, and building automation system of the VRF HVAC systems. The top concerns listed by Iconergy include:

- HVAC was unable to meet the cooling loads of the classrooms, even though the VRF system was sized for 26 occupants.
- VRF and ERV systems were not programmed according to document design and the VRF systems were allowed to operate at any outdoor temperature.
- Many refrigerant leaks in the VRF systems.
- No refrigerant leak detection monitors are installed within the buildings.
- System trouble mode causes sudden and prolonged "heat dumps" into certain locations.
- High failure rate of compressors.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The first solution considered by Mapleton was to keep the VRF system and continue to address issues as they arise. This was quickly discovered to not be a viable option, considering the daily issues with the HVAC systems, along with the exorbitant cost of repairs and difficulty in securing parts and services. If the VRF systems are to remain in place, the district will soon be spending a disproportionate amount of its maintenance budget to attempt to keep the buildings barely functional, with no guarantee the efforts will be successful. Additionally, with a life expectancy of only 10-15 years, the VRF HVAC systems are at the end of their useful life. Finally, there is virtually no local expertise regarding the proper repair and maintenance of the LG VRF systems since there are no others in operation in our region.

The second solution, and the most appropriate solution to address the snowballing hazards created by the VRF HVAC systems is to replace the systems entirely with a new water source heat pump system. This includes replacing the VRF coils in the FCUs with water source heat pumps, along with installing a condenser water loop, a closed loop cooling tower to cool the condenser water loop to keep it below 85F, and a condensing boiler to heat the condenser water loop to keep the water loop above 55F. The energy recovery ventilator makeup air units will remain in place but will receive updated Building Automation System controls and new energy recovery wheels. The Building Automation System will be replaced with the district-standard Building Automation System. This solution is long-term, cost-effective, and will bring efficiency benefits lacking with the current VRF system. Additionally, existing ductwork and boilers will all be used for the retrofit.

There are several incentives for pursuing water source heat pump systems as a long-use technology solution. Installing a condenser water cooling tower and boiler at Clayton/Academy and subsequent Skyview Campus buildings will allow the entire Skyview Campus to be tied into some level of thermal backup. We will be investigating the option of using a geo-exchange heating and cooling plant to serve the water source heat pumps across the campus. If a geo-exchange system becomes feasible then the boiler and cooling tower at the Academy/Clayton building would provide a backup system to provide heat on even the coldest days, and conversely, provide cooling on the hottest days.

Hydronic systems have been known to last 20-25 years, are a much simpler system to maintain, and will consume much less energy, benefiting the district

and the community. This solution will improve building safety, comfort, space temperature, air quality, and overall facility functionality and occupant comfort as well as reducing maintenance and operating costs.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As mentioned, Mapleton Public Schools partnered with Iconergy beginning in 2017 to investigate and address the issues with the VRF HVAC systems. Iconergy has conducted several site analyses and has consistently confirmed the VRF systems are failing to operate as expected, with classrooms becoming "heat dump" zones. Iconergy noted that the tested VRF systems require replacement now because they tend to work harder during heating cycles. This also contributes to the long-term cost savings that will result from replacing the current systems with water-sourced heat pump systems.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The VRF HVAC systems are near the end of their useful life, perform increasingly miserably, and must be replaced as soon as possible. Mapleton has the cash in hand to provide the necessary match and is well-positioned to begin work immediately.

Beyond being at the end of its useful life, as mentioned above, the ongoing threat of refrigerant leaks in the VRF systems is dire. Considering refrigerant leaks can go undetected because of the variable pressures that the systems are able to operate with, and the large network of refrigerant piping (200-400lbs of refrigerant in each system), replacing the current VRF systems in place at the four schools (three buildings) on the Skyview Campus is of top priority.

If this project is not awarded, a disproportionate amount of district dollars will need to be directed toward expensive, unsustainable temporary fixes to ensure the safety and comfort of students and staff at the Skyview Campus. Additionally, learning will continue to be disrupted for more than 1,500 students, as sweltering or freezing temperatures result in a number of classrooms being unusable.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The new water source heat pumps will carry a five-year compressor warranty, and the cooling tower will have a one-year factory warranty. All of the equipment planned for in the upgraded HVAC system will be able to be serviced by standard, local service techs and will not require specialized factory technicians, unlike the existing VRF system.

Mapleton annually allocates dollars to a general fund operations/maintenance budget and to a capital reserve fund. The operations/maintenance budget pays for regular maintenance expenses, annual deep cleaning, and repairs/replacement of smaller items that have shorter lifespans. A portion of the capital reserve fund is driven by 5- and 10-year master plans for large-scale improvements at all district school sites such as moderate school renovations, roof replacements, bus purchases, and modest upgrades to systems components.

The other portion of the capital reserve fund is held for major repairs and expenses that occur unexpectedly. As Mapleton has been able to renovate and/or replace school buildings, the need for a large capital reserve budget has decreased. However, we are very aware that every building and its systems are constantly aging, and that every facility will require a major re-investment periodically to keep it serviceable. As such, we will include the needs of the new functional heat pump system with the maintenance/operations budget and the capital reserve fund. As evidenced by the investment they have made in our facilities, the Mapleton community is very proud of its school buildings. They are well-used but also valued and appreciated. We will ensure that the new HVAC systems are maintained to serve students and families for decades to come.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Mapleton 1 (0010) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School HVAC Upgrades (0010-SG00002) - - New - Application Number (54)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

39.00 %

* B. Actual match on this request - Enter Actual Match Percentage

39

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	12,785,119.42
D. Applicant Match to this Project	\$	4,986,196.57
E. Applicant Grant Request		7,798,922.85
F. Previous Grant Awards to this Project	\$	
G. Previous Matches to this Project	\$	
H. Total All Phases	\$	12,785,119.42

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe) Lease-purchase financing, if available		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet

% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


*** Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/03/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/14/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The Iconergy team aided in providing the estimate for the project. Iconergy reviewed several viable options, and, along with Mapleton's Operations team, identified the solution that provides comfort, energy efficiency, maintainability, and longevity. Iconergy is on the list of pre-qualified energy service companies from the Colorado Energy Office, updated in 2022.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Mapleton takes a very active role in the design, construction, and maintenance of our schools. Over the last 13 years, Mapleton has spent a significant amount of dollars on owner's representatives and has gained substantial in-house expertise. We know there are aspects of the project we will need assistance with, including reviewing contractor invoices, soliciting, and engaging with consultants, and preparing pay applications for CDE. We will use an RFP process as required to procure these limited services. District staff time from central departments including Technology, Operations, and Finance, will be allocated to ensure the success of the project. Finally, Mapleton's Chief Operations Officer has oversight of the district's capital improvement program as one of his primary responsibilities.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Mapleton Public Schools utilized the State of Colorado Energy Performance Contracting (EPC) program for this capital improvement upgrade. This state program maintains a list of pre-qualified contractors to manage projects related to improved energy performance. Mapleton staff interviewed three companies on the pre-qualified list. Iconergy was chosen to be the consultant, perform the Investment Grade Audit (IGA), and to do the work necessary. Iconergy has previous experience with Mapleton and their familiarity with the project as they have done work at the campus in the past on the system that will be replaced.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this**

project, directly or indirectly.

Mapleton has been very successful at garnering funds from numerous sources in order to improve facilities. These have included important Adams County Open Space grants, Great Outdoors Colorado Grants, and federal SAFER grants, as well as previous BEST program grants. To replace the HVAC systems at the two shared buildings on the Skyview Campus, smaller funding sources, alone, will not render the solution possible. We will need both local funds, to be approved by district voters, and BEST funds. The Mapleton community has consistently stepped up to do its part regarding facility improvement, but the needs have been greater still. While we will continue to pursue any grant opportunity, however small, to make up the difference, Colorado's BEST program is the community's best hope for completing our master plan. While we have sufficient cash on hand to provide our matching funds, we may pursue lease-purchase funding in order to leverage that cash.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Based on Iconergy's analysis, it is likely this project may result in \$20-\$30K savings per year. Utility cost savings are highly likely because the existing Energy Use Intensity (EUI) of the Skyview Campus (71.1 kBTU/SF/Yr) is higher than expected for a VRF system, (35-45 kBTU/SF/Yr).

In 2023-24, the total utility costs for the Skyview Campus were \$126,737.94. The 2023-24 budget is set to reach \$145,549.82

● Campuses Impacted by this Grant Application ●

The Pinnacle Charter School - K-12 Roof, HVAC Replacement and Security Upgrades - Pinnacle Charter HS – 1962

District:	Charter School Institute
School Name:	Pinnacle Charter HS
Address:	8412 Huron Street
City:	Thornton
Gross Area (SF):	61,735
Number of Buildings:	1
Replacement Value:	\$22,579,489
Condition Budget:	\$4,050,675
Total FCI:	0.18
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,289,146	\$1,543,723	0.47
Equipment and Furnishings	\$550,510	\$0	0.00
Exterior Enclosure	\$1,685,927	\$19,646	0.01
Fire Protection	\$829,570	\$0	0.00
HVAC System	\$1,791,977	\$1,534,127	0.86
Interior Construction and Conveyance	\$3,666,164	\$889,244	0.24
Plumbing System	\$1,057,841	\$60,190	0.06
Site	\$6,135,515	\$3,743	0.00
Structure	\$3,572,840	\$0	0.00
Overall - Total	\$22,579,489	\$4,050,673	0.18

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Pinnacle Charter HS Site	95,147	0.00	1962	\$6,135,515	\$3,743
Pinnacle Charter HS Main	61,735	0.25	1962	\$16,443,974	\$4,046,930
Overall - Total	156,882	0.18		\$22,579,489	\$4,050,673

● **Campuses Impacted by this Grant Application** ●

The Pinnacle Charter School - K-12 Roof, HVAC Replacement and Security Upgrades - Pinnacle Charter K-8 - 1972

District:	Charter School Institute
School Name:	Pinnacle Charter K-8
Address:	1001 W 84th Avenue
City:	Federal Heights
Gross Area (SF):	293,217
Number of Buildings:	3
Replacement Value:	\$67,527,403
Condition Budget:	\$25,440,965
Total FCI:	0.38
Adequacy Index:	0.09



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$14,184,481	\$9,894,444	0.70
Equipment and Furnishings	\$1,688,742	\$704,604	0.42
Exterior Enclosure	\$11,887,078	\$6,211	0.00
Fire Protection	\$3,893,290	\$15,616	0.00
HVAC System	\$4,782,642	\$5,835,433	1.22
Interior Construction and Conveyance	\$7,973,095	\$5,505,280	0.69
Plumbing System	\$3,036,855	\$1,624,995	0.54
Site	\$4,112,458	\$1,854,389	0.45
Structure	\$15,968,762	\$0	0.00
Overall - Total	\$67,527,403	\$25,440,972	0.38

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Pinnacle Charter K-8 Site	579,348	0.45	1972	\$4,112,458	\$1,854,389
Pinnacle Charter K-8 Event Ctr	54,958	0.31	2005	\$20,555,883	\$6,284,787
Pinnacle Charter Parking Garage	115,257	0.16	2004	\$15,179,165	\$2,467,452
Pinnacle Charter K-8 Main	123,002	0.54	1972	\$27,679,898	\$14,834,344
Overall - Total	872,565	0.38		\$67,527,403	\$25,440,972

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: The Pinnacle Charter School

County: Adams

Project Title: K-12 Roof, HVAC Replacement and Security Upgrades

Current Grant Request:	\$12,705,518.37	CDE Minimum Match %:	15%
Current Applicant Match:	\$2,242,150.30	Actual Match % Provided:	15%
Current Project Request:	\$14,947,668.67	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$14,947,668.67	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$61.14	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$6.36	Affected Pupils:	1,909
Hard Costs Per Sq Ft:	\$54.78	Cost Per Pupil:	\$7,830
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	128
Previous BEST Total \$:	\$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	25%	FY23-24 CSCC Allocation:	\$768,043.00
< 10% district bond capacity?	N/A	Enrollment as % of district:	N/A
Funding Attempts:	5	Free Reduced Lunch %	82.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

The Pinnacle Charter School (6914 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 HVAC-Roof Replacement and Security Upgrades (6914 C-SG00001) - - New - Application Number (2)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

The Pinnacle Charter School - 6914 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Pinnacle facilities that currently operate under outstanding financing would return to the tax-exempt bond holder. Typically, bond holders will support the ongoing use of facilities for public school use. Any facility clear of financing obligations would be returned to CSI or the authorizing district.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Pinnacle Charter School was founded in 1997 as a K-8 school with 560 students in a leased facility. Pinnacle purchased and renovated the K-Mart at 1001 W 84th Street, Federal Heights, in 2001, which serves the current K-8 grades in 123,000sf. In 2001, this facility served 860 students in grades K-12. In 2003, Pinnacle established a bus fleet which currently serves both PCS and District students with 15 buses. In 2004, a parking garage was constructed to support HS drivers and staff, Building Facility and Bus Fleet Maintenance offices in 115,257sf. In 2005, The Performing Arts Event Center was built adjacent to the K-8 school, to provide a K-5 gym and a MS/HS gym, music rooms, auditorium theatre, offices in 55,000sf. The current K-8 school serves ~ 1,300 students.

In 2005, PCS became a charter school authorized by the CSI. In 2010, PCS purchased a roller-skating rink (built in 1962) located directly across from the existing K-8 school (K-Mart). The skating rink structure was renovated and expanded to establish Pinnacle High School in 62,000sf. The High School currently serves ~ 600 students. In 2022, PCS constructed the Pinnacle Athletic Center (11,082sf) which serves PCS and the community with an outdoor field, weight room, locker rooms and conference spaces, located 1.1 miles from the HS. In 2022, PCS purchased the Conifer Building and is currently renovating this facility to provide CTE facilities for Art, Business and Entrepreneurship, in 6,000sf. The Conifer Building is located eight blocks from the K-8 and HS buildings. Students are bussed between PCS facilities.

Pinnacle is committed to providing school facilities to its 1,900-2,000 students that are equivalent with District facilities. As a Title 1 school, Pinnacle recognizes that the school day provides a safe, warm, nurturing space, with breakfast and lunch for all students, and a constructive routine with high expectations for

learning and accountability. The PCS Facility staff take great pride in the repair and maintenance of all PCS buildings and infrastructure. In preparing this grant application, it was challenging to document the leaking roofs and failing equipment because the PCS Facility staff are quick to replace stained ceiling tiles, broken urinal/toilet fixtures or repair damaged HVAC units. Pinnacle Charter School identifies as an agent of positive change in this urban, high need neighborhood, providing stability, security and critical opportunities through education and community support programs.

Roof replacement, HVAC replacement and security improvements are required in all schools that operate over multiple decades, as expected of "50 year" school construction. Pinnacle has performed as a K-12 school for 26 years. With the correction of current Priority 1 Life Safety and Security deficiencies, PCS facilities will meet the operational and CDE Public School Capital Construction Guidelines for the current enrollment of 1,909 PCS students for the next 50 years.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Pinnacle Charter School has purchased, renovated and constructed six facilities and properties over the past 26 years of operation. PCS operates in an urban, high-need neighborhood where adjacent land and properties have been integrated into the PCS campus as they have become available. PCS enrollment growth, financial stewardship and stability has been supported by CECFA tax-exempt bond financing for real-estate purchase and facility renovation.

The enrollment at PCS is stable at 1,900 - 2,000 students. PCS is not projecting enrollment growth but plans to maintain current facilities which serve ~1,300 K-8 students and ~600 High School students.

In the past three years, Pinnacle constructed the Pinnacle Athletic Center (11,082 sf) in 2020-2021, and purchased the Conifer Building (6,000sf), in 2022, currently under design and renovation. Minor renovation projects include the Performing Arts Center improvements for the theatre, art gallery and community room in 2020. A leaking gas line was replaced at the Performing Arts Center in 2023.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

A PCS Capital Renewal Budget has been established, and PCS is committed to make annual contributions to the capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. PCS is committing the contribution of 1.5% annually for the purpose of maintaining this fund. The current FY2023-24 budget reflects a dedication of 2.4% of PPR, which includes funding for Capital Outlay and Land improvements. Please refer to the Maintenance Plan uploaded in Submittal section.

As the largest K-12 charter school at a single campus in Colorado, PCS has an established record of best practice school operations and is supported by an experienced and exemplary leadership team and school staff. PCS manages all finance internally with experienced CEO and CFO. PCS Facility Director, John Philipson is a seasoned professional who manages two Facility support staff and 19 in-house custodial staff.

In 2023-24 PCS applied for several capital construction grants to supplement improvements to the PCS facility and campus. These pending capital construction grants include the Colorado Gates Family Foundation Grant (\$100,000), Daniels Foundation (\$300,000), and School Security Disbursement Grant (\$430,000).

In the past 10 years PCS has applied for multiple capital construction grants to support PCS facility needs including Dicks Sporting Goods Grant, Denver Broncos/NFL grant (\$250,000 awarded in 2021); Federal SFA Equipment Grant (\$42,142 awarded in 2016), and ESSER III Grant for Commercial Dishwasher and Preparedness Materials (\$106,482, awarded in 2022).

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

The Pinnacle Charter School (6914 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 HVAC-Roof Replacement and Security Upgrades (6914 C-SG00001) - - New - Application Number (2)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Pinnacle Charter School (PCS) serves 1,909 students within the urban Denver neighborhoods of Federal Heights and Thornton for grades K-12. Pinnacle students and families are thriving at PCS despite economic hardship and the prevalence of exceedingly high rates of violent crime. PCS is a Title 1 school with 90% of students identifying as minority, English Language Learners, and a Free and Reduced Lunch population of 83%.

Pinnacle understands that supporting PCS students starts with supporting PCS families. Essential family needs are fortified with a robust food bank, clothing, toiletries resources, and assistance for utilities and rent. During the pandemic, Pinnacle provided access to the Covid vaccine through free clinics held at the school to ensure that families received the vaccination to protect them from illness. Adult Literacy, ESL and Career Training is offered to parents and family members to advance professional growth opportunities.

Pinnacle Charter School serves a tight-knit network of extended and inter-connected families who live and work in the neighborhoods of Thornton and Federal Heights. These communities are a seamless continuation of the Pinnacle Charter School community.

The current focus of Pinnacle is not growth but innovative program development that supports the PCS at-risk student body. Pinnacle successes are grounded in creating a stable environment. When the basic needs for safety, nutrition and inclusion are satisfied, students are able to inhabit the space of learning.

High-impact PCS programming includes the comprehensive use of the AVID program (Advancement Via Individual Determination) that utilizes rigorous teacher coaching to close opportunity gaps for underrepresented students. All K-12 courses at PCS integrate a STEAM focus, cultivating life-long learners who have the curiosity and confidence to solve real-world problems. Each senior completes a Capstone Project that must provide a positive and measurable community impact. PCS graduates are agents of positive change within this high-need community.

The success of academic programming at PCS is evidenced in the 300 students who have pursued concurrent enrollment this year with a 90% pass rate, the issuance of 82 industry certifications in 2023 leading to successful employment, and the extraordinary High School graduation rate of 97%, ten points higher than the Colorado state average.

Pinnacle Charter School has created a sustainable stream of positive educational and social impact within this high-need community.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Deficiencies #1-5 are Statutory Priority 1 as identified by CCR303-3, 6.2

Deficiency #1- Failing HVAC Systems

The 2022 State building assessment, and 2 independent engineering/HVAC contractor assessments conducted in 2023, identify critical components of the HVAC systems at the end of their useful life at the K-8 School, the Performing Arts Center and the High School.

These antiquated HVAC systems are a Priority 1 Deficiency, impacting each of the 1,909 students and 270 staff at PCS, as they fail to provide adequate ventilation and air quality essential for health and learning. The ongoing deterioration of these systems, including the failure of aging BAS controls, could result in significant property damage due to frozen pipes, flooding and possible school closure.

The 3rd party HVAC engineering assessment from Ballard, reports RTUs have exceeded their life-expectancy and must be replaced. "Due to the age of these units, increased maintenance costs and anticipated decline in air quality due to equipment failures should be anticipated until the replacement is completed."

The 3rd party HVAC sub-contractor reports: "It is important to note that this HVAC equipment is well used and in poor condition, despite regular HVAC maintenance. Continuation of high maintenance and operating costs can be expected. Major repairs such as component and piping refrigerant leaks, compressor and motor failures can be expected. The life expectancy for this type of roof top equipment in our climate zone is on average 16 years. All of the HVAC equipment is either near, at or past its useful life expectancy."

A second team of HVAC engineers reports: "The RTU's are past the end of their useful service life according to the ASHRAE Equipment Life Expectancy Chart." The equipment condition and concern of all these RTUs is listed as "Equipment Failure -Corrosion and Electrical System Deterioration - Fire Hazard".

R22 refrigerant is used in nearly all the RTUs that require replacement. Beyond escalating R22 cost impact, there is no guarantee that R22 will be available for required ongoing HVAC operation, placing PCS at risk for school closure and critical property damage due to RTU failures. See Urgency #1, Photo 4.

Deficiency #2: Failing Roof Systems

The roof systems at the K-8 School and the Performing Arts Center are highly compromised due their significant age, deterioration, and areas of roof membrane failure which result in ongoing leaks and property damage. Roof Inspections conducted by 4 independent roofing contractors and input from a roofing consultant, identify Priority 1 Safety concerns which necessitate roof replacement and repair. Risk of mold due to ongoing water intrusion, and the risk of escalating roof failures, could result in school closure.

Deficiencies include fabric strands visible through the deteriorating EPDM membrane, delamination of EPDM membrane from cover boards and parapets, areas of roof failure with water-logged insulation that exudes water when stepped on, punctures, corroded membranes, and membrane failures at flashings and mechanical curbs, see Photo 5-6.

The HS requires repair where the roof substrate has decayed and is "squishy", with water oozing out from under the membrane. Water intrusion at the second level migrates through the building damaging building materials. The metal roof components of the High School require repair of the fasteners which are the source of ongoing leaks and property damage, see Photo 7.

Deficiency #3 - Lack of Secure Perimeter at K-8 Field and Campus

The Performing Arts Center (PAC) and K-8 campus is bordered on the NW by properties that have an exceedingly high rate of violent crime. Federal Heights reports a per capital crime rate that is 88.9% higher than the US national average. Violent crimes which include murder, rape, robbery, and assault occur at a higher rate of 8.45 per 1000 residents in Federal Heights compared to a rate of 4.81 in Colorado. Each of these violent crime types have occurred immediately adjacent to the PCS campus.

The PCS campus is frequently breached by trespassers and suspects fleeing police who easily climb the eight-foot chain link fence surrounding the K-8 field. The K-8 field is positioned at the NW corner of the K-8 campus, flanked by the K-8 school and the Performing Arts Center, Photo 8.

PCS Safety Director Bob Lininger: "The Rosemont complex, located at 1327 W 84th Ave., contains 28 buildings with 283 units, and the Northmoor complex, with 117 units, also borders PCS to the north-west. These adjacent properties experience frequent violent crime. In 2018, just north of PCS, we had a male subject stabbed to death behind the Precision Car Wash. The suspect ran into the Northmoor neighborhood and barricaded himself in a home. The car wash shares our north fence line."

Lininger: "The apartment complex which shares our west fence line, has had 3 shootings within the last 5 years. In 2017-2018, a woman was shot to death in

front of building 7. In 2019, we had 2 juveniles shot with serious injuries near building 25, and in 2019, we had an unknown assailant shoot ten rounds into building 14. No one was injured in this event, but our school camera footage assisted the FHPD with their investigation."

Lininger: "In 2021, 6-8 unidentified juveniles ran onto our property from the gated area west of the K-8 field. The students were presumed to be gang members and they chased our students off the field back to the Performing Arts Center. A teacher intervened by chasing the trespassers back off property. The type of criminal activity in these neighborhoods, based on my 40 years of experience with Federal Heights Police Department, includes everything from criminal trespass, domestic disturbances, and motor vehicle theft to simple assault, sex assault up to and including homicide".

In January of 2024, Bob found three bullets on the K-8 campus. One bullet was found at the entry to the K-8 school and two bullets were found on the K-5 playground, one near the Kindergarten classroom window.

The current eight-foot chain-link fence which separates the K-8 field, the Performing Arts Center and the K-8 School from the surrounding neighborhood presents a Priority 1 Security and Life-Safety Risk on the PCS campus. The fence fails to provide secure separation between the K-8 campus and the adjacent neighborhoods placing PCS at risk for violent crime, see Photo 8-10.

Deficiency #4- Lack of Secure Vestibule at Performing Arts Center

Pinnacle conducted a site Safety and Security walk with Emergency Response Outreach Consultant Brad Stiles, from the Colorado School Safety Response Center. The US Department of Homeland Security Survey and the Security Assessment letter provided by Stiles, identifies the lack of a secure vestibule to control entry access to the Performing Arts Center (PAC) as a Priority 1 Security risk.

The PAC is located at the far west edge of the Pinnacle campus, adjacent to the K-8 School and field. Students must walk between the K-8 school and the student entry to the PAC, traversing 30 feet of asphalt, behind a chain-link fence. This PAC student entry door is remote locked/unlocked from the K-8 reception desk. A camera and intercom allow for remote access control but there is no vestibule for secure and controlled access to the PAC building, see Photo 10-11.

The PAC contains spaces for large group assembly including two gyms, a 600-seat auditorium, music classrooms and offices. The total occupant load for this building exceeds 3,000 people who remain at risk.

The PAC and K-8 campus is bordered on the NW by residential and commercial properties that have exceedingly high rates of violent crime. The windows in the K-5 Gym have been damaged by gunshot 3 times in the last 5 years. See Deficiency #3 for recent incidents of violent crime adjacent to PCS.

PCS Safety Director Bob Lininger, a retired Federal Heights Police Officer who has worked with PCS since 2000, cited multiple violent crimes, within the last five years, immediately adjacent to the PCS campus. Suspects trespassing the PCS campus while fleeing police have been apprehended with weapons, ammunition, and drugs. The PCS campus has been used by Federal Heights Police to launch a SWAT tactical assault on an adjacent apartment where narcotics and weapons were seized. PCS frequently shares CCTV security camera footage with the Federal Heights Police Departments. High crime areas directly adjacent to the PAC are documented in Photo 10-11.

The PAC is also the site of social services offered to PCS families such as the food bank, clothing, and toiletries. These family resources are located off the

PAC lobby and require entry into the PAC.

The 600-seat auditorium serves PCS students, community members and is leased for after-hour use by a professional dance company. A secure vestibule is critical for safely managing the complex flow of students, community members and the general public who regularly utilize the PCS Performing Arts Center. The Priority 1 Security need for a secure vestibule is heightened by the proximity to the high crime incidents and gunshot which have occurred immediately adjacent to the PAC and K-8 School.

Deficiency #5 - Outdated Security Equipment

As an urban K-12 campus operating from 6 different buildings at 4 distinct locations, security technology is essential for maintaining safety at Pinnacle Charter School (PCS). The rate of violent crimes in Federal Heights is 484 incidents per square mile per year compared to Colorado at 57 and the US National median of 27. If PCS is to continue to safeguard the health and safety of its 1,909 students and 270 staff against harm from violent crime, functional and reliable security equipment is an essential Priority 1 requirement.

The current PCS electronic surveillance system equipment was installed in 2017 and has exceeded its useful life by all industry standards. Many cameras have failed and been replaced. Parts for ongoing repairs are becoming increasingly difficult to procure, including hard drives and network cards. The existing system has required back-up restoration multiple-times due to failures. Federal Heights and Thornton police frequently request security camera footage in pursuit of crimes that occur directly adjacent to campus, see Deficiency #3 text.

PCS Safety Director Bob Lininger: "I am a retired Federal Heights Police Sergeant with 40 years of Law Enforcement experience. I was assigned to our S.W.A.T. team for 25 years as a breach and entry technician, as well as the police departments' crime prevention specialist, S.R.O. supervisor, and certified C.P.T.E.D. specialist. I have been involved with the school security measures since 2000, and now I am retired and working as an armed Safety Director in the school year-round. We are prioritizing security needs such as updating antiquated security equipment, engaging students in active shooter training and self-defense class - Strategies Against Assault For Everyone and maintaining strong relationships with first-responders."

Lininger: "Our school campus now encompasses three police jurisdictions, Federal Heights PD, Thornton PD and Adams County Sheriff's Depart. I have written our M.O.U. for our cooperative working agreement with these agencies. We also allow these first responders to train on our property. I feel confident that we have identified the current known Priority-1 deficiencies and have outlined them within the B.E.S.T. grant request."

PCS operates in a high-risk location serving high-need students. Keeping students safe and able to focus on education requires the security protocols and equipment championed by Lininger. PCS requires reliable security equipment that connects all PCS facilities, assures secure entry and provides effective surveillance for the PCS Security team and Police.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The investigation and due diligence to identify critical deficiencies and effective solutions draws on the professional skills of a licensed architect and two general contractor teams - The Neenan Company and FCI Constructors. The Neenan Company and subcontractor team provided a comprehensive facility assessment for PCS in 2023 which included thorough analysis of mechanical, electrical, plumbing and fire protection systems. The Neenan Company provided the secure vestibule design based on the requirements of the 2021 International Building code (IBC) and ADA requirements. An occupant load egress analysis confirmed code required exiting for this building is maintained.

An in-depth engineering assessment was contracted from The Ballard Group who evaluated existing HVAC and plumbing systems and provided recommendations for the HVAC replacement equipment. The Ballard Group provided documentation for risk concerning the ongoing need for R22 refrigerant in HVAC RTUs and a preliminary energy analysis to estimate energy savings with HVAC equipment replacement.

A second HVAC engineering team from Haynes Mechanical provided an independent mechanical HVAC equipment assessment, recommendations, and budget, providing additional grounding of the Deficiencies and informing the BEST Solution.

Four independent roofers inspected the existing roof conditions, documented deficiencies in Roof Assessments, provided recommendations for roof replacement and repair, and provided budget costs. This comprehensive information was reviewed with a 3rd party roof consultant. All investigations and proposals were considered to determine the BEST Solution for roof replacement and repair.

Existing facility information was reviewed including all past building improvements, assessments and reports maintained over the history of the Pinnacle facilities. The 2022 CDE Facility Assessment for the PCS buildings and the CCAB Public School Capital Construction Guidelines have been reviewed. The PCS AHERA report was reviewed and while asbestos has not been documented in any area of proposed disturbance, a proposal for asbestos testing at the Performing Arts Center secure vestibule (Solution #4) was obtained from SilverKey Services.

A comprehensive review of low voltage security equipment was conducted by vender, Alerio Technology Group, who has extensive knowledge of PCS security requirements. Multiple meetings with PCS Facilities staff, Security staff and leadership assured in-depth understanding of the PCS operational security risks and grounded the refinement of the BEST Solution. Proposals for required replacement equipment were obtained from two vendors.

Consultation with subject matter experts include a security building and campus walk with Brad Stiles, Emergency Response Outreach Consultant, of the Colorado School Safety Resource Center. Brad issued a US Department of Homeland Security Survey for K-12 schools and a summary letter of observations. Additional safety and security concerns are detailed in the BEST Safety Questionnaire. A detailed account of security incidents over the last five years is provided by PCS Safety Services Director Bob Lininger, who is also a retired Federal Heights Police Officer. Bob has in-depth, firsthand knowledge of the high incidents of violent crime that are prevalent in this urban neighborhood.

Multiple meetings were conducted with both contractors, subcontractors, and vendors to verify code compliance, project scope and comprehensive competitive pricing. The extensive due diligence provided by this range of licensed professionals has resulted in a thorough understanding of the Deficiencies at Pinnacle. The PCS team has proposed BEST Solutions to support the overall health and safety of the PCS student body and staff, ensuring that the proposed BEST Solutions are reliable, comprehensive, effective and have utilized a competitive process to determine budget costs.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Solution #1: Replace Failing HVAC Systems

The HVAC roof top units must be replaced at the K-8 School, the Performing Arts Center and High School because they are at the end of their useful life and fail to provide adequate ventilation and air quality to the educational spaces, serving 1,909 students and 270 staff members. The replacement HVAC system includes new integrated Building Automated System (BAS) controls as the current BAS controls are outdated and unreliable.

The new RTUs will be replaced 1:1, like for like. The BEST High Performance Certification Program standards are not required for this project. However, high efficiency HVAC equipment will be selected, as possible. An independent, third-party HVAC commissioning engineer will be utilized to optimize the energy efficiency of all design and engineering decisions, assure proper installation of HVAC equipment by the HVAC sub-contractor and document that the HVAC performance meets the manufacturer equipment specifications.

The Solution for the HVAC equipment replacement includes labor and materials to disconnect and remove the existing electrical, hot water piping and controls connections at the existing RTUs, recovery of the R22 refrigerant, removal of the RTUs utilizing crane services, and recycle of the existing equipment per applicable environmental codes and regulations.

New curb adaptors will be installed as needed. New RTUs will be installed with BAS communication cards, economizers, smoke detectors, hail guards and convenience outlets as required to meet code requirements. Gas piping and electrical connections will be reinstalled. A one-year warranty on new equipment, materials and installation will be provided.

Replacement of the HVAC roof top units will be coordinated with roof replacement for efficiency.

Solution #2- Replace Failing Roof Systems

The roof systems for the K-8 School and the Performing Arts Center require replacement. The roof system at the High School EPDM roof requires repair in areas adjacent to the parapet and the metal roof area requires mediation at the existing fasteners. Four independent roof assessments and proposals were obtained to evaluate the various replacement and repair options.

The preferred solutions have been offered primarily by TectaAmerica Colorado and reviewed by a roofing consultant for this BEST grant application. With the BEST award, a complete project team will be competitively selected according to the BEST Division's competitive selection process. Competitively selected team members include the General Contractor, Architect (engineers as required), Roofing Consultant, Roofing Contractor and Owner's Representative. The roofing consultant will work with PCS to further define the roofing scope and specifications which will be written with accepted industry standards, allowing for open competition among both installers and manufacturers of equivalent products. The specification will be used to competitively select the roofer contractor. The architect will prepare roofing permit drawings based on the PCS roofing scope, specifications and manufacturer details. The roof replacement and repair will be installed under the supervision of a general contractor, roofing consultant and Owner's Representative. This work will be engineered during the summer of 2024 and permitted for installation the summer of 2005 and summer of 2006 (High School roof repair).

At the completion of roof replacement at the K-8, and PAC, and the High School roof repair, PCS will have a two (2) year contractor workmanship warranty and twenty (20) year manufacturer "No Dollar Limit" (includes 2" hail coverage) systems warranty for the Solution.

All roofing operations will conform with the requirements established and enforced by the Colorado Division of Fire Prevention and Control.

K-8 School and PAC Roof Replacement Solution

The existing Roof Assembly will be removed down to the structurally sloped metal substrate.

Proposed Roof Assembly: Two layers of 2.6" poly-ISO ridged insulation (R30); ½" per ft. tapered poly-ISO crickets at the lower roof and front canopy, mechanically attached to metal substrate, ½" DensDeck coverboard over the base layer of poly-ISO insulation, adhered with low rise foam adhesive; 80mil PVC membrane onto all roof deck locations adhered with CAV-GRIP 3 bonding adhesive (low VOC); flash all parapet walls, curbs and penetrations with 80mil PVC membrane; new 24-gauge parapet coping at the lower roof and canopy sections.

The K-8 School Roof requires new 24-gauge metal gutters and downspouts at the north edge of roof, new 24-gauge edge metal at the east, west and south edges of the upper roof section.

The Performing Arts Center Roof Replacement Solution requires new 24-gauge metal through wall scuppers. The existing ballast stone will be disposed, not re-installed.

The existing solar array panels will be removed and re-installed.

The High School Roof Repair

The High School EPDM roof areas requiring repair are indicated in Photo 7. The solution roof repair assembly and the warranty are identical to the roof replacement on the K-8 and PAC buildings.

The metal roof original to the 2010 roller-skating rink, now housing the cafeteria and science classrooms, requires adjustment of the existing fasteners to maintain a watertight and secure metal roof system.

Solution #3 - Provide Secure Perimeter at K-8 Field and Campus

The K-8 Field perimeter is the source of frequent trespass onto the PCS campus as the 8 foot-high chain link fence is relatively easy to climb. This fence is the only existing barrier between the K-8 campus and the high crime residential and commercial properties to the NW of PCS. In response to this Priority 1 Security Concern, the proposed solution is to increase the chain-link fence height to 12 feet high with an angled top security extension that inhibits mounting and traversing the fence. Not only will the increased fence height discourage climbing, fence slats will be installed at the outer face of the new fence to obstruct view and further deter climbing, and trespass.

A limited section of 12-foot fence currently exists in the northwest corner of the K-8 field. A drawing of the new 12-foot tall, galvanized chain link fencing is included in Photo 10. The 12-foot fence will include an angled security extension at the top of the fence with three strands of smooth wire to deter climbing, one 16' wide double swing vehicle gate with welded frames and standard hardware and two 4' wide single swing gates with welded frames and standard hardware. The fence will be constructed with three rails welded to the posts:

2x9x144 KK galvanized chain link fabric

4" galvanized ASTM F1043 1C terminal, line, and gate posts

1 5/8" galvanized ASTM F1043 1C rails

1 7/8" galvanized ASTM F1043 1C swing gate frame material

ASTM 12 ½ gauge two ply barbless wire
One 16' wide double swing gate with welded frames, and standard hardware
Two 4' wide single swing gates with welded frames and standard hardware
All posts set in concrete 6' on center max
Black PVC bottom lock slats to obscure view and prevent climbing

Fence slat inserts will obscure view into the PCS campus and make the 12-foot fence difficult to climb. Cameras will be re-positioned on the tall fence to continue to aid first responders in crime surveillance. See Photo 8-10.

Solution #4- Install Secure Vestibule at Performing Art Center

The existing entry of the Performing Arts Center (PAC) will easily accommodate a new secure interior entry vestibule, refer to Photo 11-12 for a drawing of the proposed Solution.

The new secure vestibule requires no external construction modifications. The PAC does not contain any asbestos although a proposal for asbestos testing was obtained as part of due diligence and in anticipation of building permit requirements.

The new secure vestibule will strengthen the existing pathway students travel from the K-8 school to the PAC. The new vestibule will separate the student entry from the general public entry. The PAC is a unique facility within the Pinnacle urban campus as it accommodates not only PCS students for gym, music and theatre arts, but the PAC is also a destination for families who access services such as the food bank, and the general public who attend theatrical, dance and concert events in the PAC 600-seat auditorium. The entry for the community and general public is adjacent to the student entry. A demising wall within the vestibule will maintain a separation between the public entry and student entry.

In the event of a security incident, the student entry access can be controlled independently from the general public entry access. The travel path for students from the K-8 School to the PAC requires that students exit the K-8 School and walk about outside for 30 feet to the dedicated PAC student entry. While outside, the student path is secure behind a chain-link fence that separates the students from the parking area and drop-off loop. Maintaining separation of the student pathway to the PAC from public entry to the PAC enhances student safety and is manageable through simple surveillance and door access equipment.

PCS Safety Director Bob Lininger: "The proposed improvements to the Performing Arts Events Center entry doors will help us to provide a second level of security for students and staff entering into the lobby by allowing a second locking system within the proposed interior vestibule. This will be controlled by our K-8 front office staff with the use of a video intercom system which staff can use to help identify all visitors to the building. This will also define an ingress pathway for students entering into the building during the school day for class, separate from public entry into this building. The proposed secure vestibule will give PCS more control over who enters the building and the ability to deny entry in the case of an emergency situation. PCS plans to install new bollards (outside of the BEST grant) which will be placed in such a way that the exterior approach to the Performing Arts Event Center has more protection against a vehicle driving into the building, and the concrete planters, while aesthetic, will provide an additional security as a Crime Prevention Through Environmental Design (CPTED) measure."

The new secure vestibule will be constructed utilizing store-front doors and partitions to match the existing entry. Opaque glass will separate the student

vestibule path from the public vestibule path. Students are not visible to the public through the vestibule in a security event.

Existing building systems such as lighting, heating and fire suppression will be extended to support the vestibule. Existing low voltage surveillance, intercom, and door access elements will be expanded to accommodate the new vestibule.

Solution #5- Replace outdated security equipment

A comprehensive evaluation of existing low voltage security systems and surveillance equipment was conducted to identify components that have exceeded their useful life. The surveillance server equipment must be replaced as it has started to fail and cannot support current technology.

Other elements that are required to effectively provide communication and secure access control between the PCS facilities include: replace outdated cameras that fail to operate, additional cameras (4) to correct blind spots, door status connections which notify PCS security of secondary entrance doors ajar (12), provide video, intercom and door access at the new PAC secure vestibule, link local security equipment to the PCS security network.

Newer technology provides enhanced resolution, significantly improves lower light images and on-board analytics alert staff to security events not possible with existing failing cameras.

Two estimates for this equipment were obtained. Compatibility with existing infrastructure and components to remain was verified.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Pinnacle Charter School hired M Fisher Collaborative Works as Owner's Representative/Licensed Architect, as well as Neenan Archistruction to investigate and identify Priority 1 Deficiencies, evaluate possible corrections, propose cost-effective and sustainable solutions, and provide a competitive grounded budget for the scope of work necessary to address the PCS Deficiencies. The BEST Solutions meet all current IBC 2021 code requirements, engineering recommendations and ADA requirements.

A pre-application consultation was completed with the Colorado Division of Fire Protection and Control to review and understand any IBC code issues associated with the existing buildings and proposed BEST Solutions. All anticipated code concerns have been addressed in the Solutions.

A pre-application consultation was completed with the City of Federal Heights Planning and Zoning Department, to understand any city planning requirements and fees. There are no apparent planning concerns or fees that will impact this project.

All PCS buildings are less than 50 years old. As such, PCS buildings are not impacted by the History of Colorado designation for Historical Significance.

Extensive design and coordination meetings were held with PCS Leadership, staff and board to confirm that the solutions address the critical health, safety and security Deficiencies at PCS. A Master Plan was completed to confirm that the Solutions are aligned with the short and long-term development plans for PCS. The Site Plan analysis confirms operational logistics and campus safety are improved with the addition of the secure vestibule at the PAC, security fence improvements at the K-8 campus, and replacement of outdated security equipment.

An extensive review of low voltage security equipment was conducted by vender, Alerio Technology Group. Multiple meetings with PCS Facilities staff, Security staff and leadership assured in-depth understanding of the PCS operational security risks and grounded the refinement of the BEST Solution. Proposals for required replacement equipment were obtained from two vendors.

Technical investigations include roof cores at each of the PCS buildings and review with the roof consultant. The PCS AHERA report was reviewed. While asbestos has not been documented in any area of proposed disturbance, a proposal for asbestos testing at the Performing Arts Center secure vestibule was obtained from SilverKey Services. This testing will be required for the building permit.

Two HVAC engineering and subcontractor teams provided in-depth analysis of existing HVAC equipment, assessments of deficiencies and risk, including a detailed account of the risk posed by the R22 refrigerant that is required for operation of all of the RTUs at the K-8 School, Performing Arts Center and three RTUs at the High School. Recommendations for equipment replacement, use of RTU curb adaptors, review of projected energy savings, equipment lead times, anticipated cost escalation and coordination with concurrent roof replacement were provided by both engineering and subcontractor teams resulting in a thorough and reliable Solution.

Multiple coordination meetings were conducted with two general contractors, subcontractors and vendors to verify code compliance, project scope, schedule, constructability challenges and comprehensive competitive pricing. The extensive due diligence provided by this range of licensed professional has resulted in reliable BEST Solutions that support the overall health and safety of the PCS student body and staff. The proposed BEST Solutions are comprehensive, sustainable, and effectively correct Priority 1 Deficiencies.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Urgency #1 - Failing HVAC Systems

The HVAC systems failures present a Priority 1 Health risk as they fail to provide adequate ventilation and air quality essential for health and learning. HVAC and BAS control failures create the risk of frozen pipes, flooding and school closure.

R22 refrigerant is used at most of the RTUs. The EPA terminated all R22 production in 2022. R22 costs are exorbitant at \$70-\$100 per pound. A single RTU can hold between 10-100 lbs of R22, a cost of \$1,000 - \$10,000 per RTU. Beyond escalating R22 cost impact, there is no guarantee that R22 will be available, placing PCS at risk for school closure and critical property damage due to RTU failures.

Urgency #2 - Failing Roof Systems

The roof systems at the K-8 School and the PAC require immediate replacement as they have exceeded their useful life and show significant areas of roof failure. The ballasted roof at the PAC inhibits the ability to locate ongoing leaks and roof membrane delamination.

The significant level of water intrusion at all 3 school buildings can lead to mold growth and additional property damage if not corrected. Water infiltration at the HS has repeatedly saturated instructional materials that now adhere to the wall.

Failure to address this urgent, Priority 1 concern will result in health risk from mold, escalating building damage and possible school closure due to inevitable larger future roof failures.

Urgency #3 - No secure fence at K-8 Field and North Campus Perimeter

The eight-foot chain link fence that surrounds the K-8 field and NW campus fails to provide an effective barrier against trespass and intruders involved in violent crimes.

The addition of a 12-foot security fence at the K-8 Field and NW campus perimeter will exponentially increase the safety and security of the entire K-8 campus. PCS has established effective security protocols under the expert direction of PCS Safety Services Director Bob Lininger. Refer to Deficiency #3-#5 text for Lininger's credentials, first-hand knowledge of the Federal Heights incidents of violent crime, and exceptional work at PCS.

Failure to provide an effective security fence will result in ongoing intruder trespass and the very real threat of violent crime and physical harm to PCS students and staff.

Urgency #4- No Secure Vestibule at Performing Arts Center

There is no secure vestibule to prevent a shooter from entering the PAC with immediate access to school spaces that place over 3,000 individuals at risk. The windows of the ES gym, located in the PAC, have been shot out three times over the past five years. The very real threat of violent crime has been documented in this application.

Pinnacle Charter School is an agent of positive change within this high risk, high-need, urban neighborhood. PCS buildings are safe havens - well maintained facilities that provide a supportive learning environment as an alternative to endemic violent crime and scarcity. The addition of a secure vestibule is critical to address the significant Priority 1 Security and Life-Safety threat of violent crime and trespass that impact this building.

Urgency #5 - Replace antiquated Security Equipment

Without functional surveillance, intercom and door access technology, PCS cannot continue to operate safe schools within this high crime area. PCS has crafted clear, effective security protocols with seasoned school security leadership, established authentic relationships with First Responders, and effectively utilizes surveillance, intercom, and door access technology. Equipment updates and replacement are absolutely essential to maintain communication and access between school buildings and provide ongoing security for the PCS urban campus.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

All new work installed will be warranted for two years under the general contractor 2-year warrantee guarantee that ensures equipment, materials and installation is free of defect. Any warrantee issue will be promptly corrected by the GC and their subcontractor team. At the start of the turn-over to PCS, service contracts will be established to ensure proper maintenance of the new HVAC system and roof replacement, including annual preventative maintenance performance inspections. The replacement roofs will have a 20-year warrantee.

While the High-Performance Certification Program is not required for this project, a third-party commissioning engineer will assure optimal energy efficiency in the selection of replacement HVAC equipment and ensure adherence to manufacture and best-practice protocol for the installation and start-up of the replacement HVAC equipment.

PCS employs an experienced Facility Director with extensive construction management experience. The Facility Director, John Philipson, will actively participate in the competitive selection of the Architect/Engineering team, Contractor, Roof Consultant, and Owner's Representative. Mr. Philipson will also provide oversight during the design process, construction, Owner Training and turn-over of the project to PCS. Mr. Philipson will administer service contracts, prepare the ongoing Maintenance Plan for the PCS facilities, and manage the new security equipment. The current Maintenance Plan is included in the grant proposal and has been established to maintain and optimize the lifespan of the BEST improvements and the PCS facility.

Mr. Philipson supervises two full time, on-site Facility Managers, in addition to 19 in-house PCS custodial staff. The PCS Facility Director, Facility Managers and staff will be monitoring the newly installed building systems and components during weekly inspection walks. Weekly inspections will assess the work performed by the custodial team, identify and provide timely repair for any damage to equipment or finishes, and monitor HVAC equipment performance standards identified by the commissioning engineer against actual energy consumption and utility costs. Mr. Philipson and his team are committed to positively impact the health and safety of PCS occupants.

By leveraging the PCS Maintenance Plan, BEST Facility Assessments and third-party commissioning recommendations, PCS can forecast capital repairs and budget the Capital Renewal funds to ensure the replacement of the project improvements at the end of their useful life.

A PCS Capital Renewal Budget has been established, and PCS is committed to make annual contributions to a capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. PCS is committing the contribution of 1.5% of PPR annually for the purpose of maintaining the fund. The current FY 2023-24 budget reflects a dedication of 2.4% of PPR which includes funding for capital outlay and site improvements.

A 2024 application to the School Security Disbursement grant (\$430,000) has been submitted to supplement the cost of security improvements to the PCS campus, resulting in a reduction of the BEST grant finding request.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

The Pinnacle Charter School (6914 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 HVAC-Roof Replacement and Security Upgrades (6914 C-SG00001) - - New - Application Number (2)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

15

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	14,947,668.67
D. Applicant Match to this Project	\$	2,242,150.30
E. Applicant Grant Request	\$	12,705,518.37
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	14,947,668.67

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/08/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/14/2026 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

PCS worked closely with two design-build general contractors and their primary subcontractors (mechanical, electrical, and architects/engineering team) four roofing contractors, two low voltage vendors, and two fencing contractors. The school facilities were visited by both general contractors, subcontractors, engineering teams and vendors. Multiple coordination meetings occurred in the ten months preceding the grant submittal. Detailed assessments, recommendations and proposals were procured to establish the detailed BEST project budget.

The general contractors provided costs for general conditions, insurance and bonding, cost escalation and contractor contingency. One of the general contractors and subcontractors provided the 2023 Facility Assessment for PCS and a detailed budget for the Security Vestibule at the PAC.

All owner costs, including 3rd party commissioning and a roof consultant, were vetted with vendors and subcontractors. Four roofing assessments and proposals were procured, two estimates were obtained for required security equipment and the security fence solution.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

PCS will hire an Owner's representative to oversee this project. The Owner's Representative will be selected by a competitive process if the BEST grant is funded. PCS will seek an OR with 10+ years of design oversight, construction management experience, and city planning review experience. The OR will be responsible to track project costs, manage project schedule milestones, provide oversight for city planning review, design/engineering phases, commissioning, construction management, turn-over, start-up and occupancy to PCS, and warrantee.

The OR will report directly to Chad Miller, CEO of PCS and work closely with John Philipson, Building Facility Manager for PCS, and Michelle Doan, CEO for PCS.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

PCS is committed to follow the competitive selection and bid process outlined by CCAB for an Owner's Representative, construction manager/general contractor or design-builder, and design consultants/engineers. PCS is committed to working closely with our Regional Grant Manager in orchestrating the

RFQ process for the selection of BEST project team members. A detailed RFQ will be distributed to potential bidders, a selection committee will be assembled, and a scoring rubric will be utilized to score all potential team members. The BEST Regional Program Manager will be invited to attend the interviews. A summary of the selection process and the scoring results will be provided to CDE. Contracts with primary team members will be provided to CDE for review and comment regarding conformance with grant criteria. Multiple proposals and cost estimates have been procured from all vendors, consultants, and subcontractors in preparing this grant application.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Colorado Gates Family Foundation Grant - Capitol Construction - pending - \$100,000

Daniels Foundation - Pending - \$300,000

School Security Disbursement Grant - Pending - \$430,000

Dick's Sporting Goods Grant - 2023 for \$100,000

Denver Broncos/NFL Grant - awarded 2021 for \$250,000,

Federal SFA Equipment Grant - awarded in 2016 for \$42,142

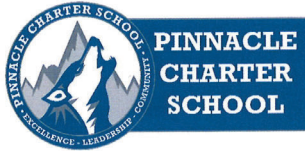
Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Determining specific energy savings from the HVAC system replacement is difficult without a final engineered solution and energy modeling. The HVAC system typically makes up about 30-40% of the total energy used in a school. The HVAC system replacement will have a notable increase in cooling efficiency on packaged RTUs from the 2000 era, anticipated to be approximately 35-37%.

The new RTUs will be required by code to have staged air volume, to reduce airflow when there is no call for heating/cooling so there will be some fan energy savings. The new BAS controls will allow the end user to program all RTUs to the school schedule from a single location and provide trending with diagnostic. This will minimize run time resulting in additional savings. Demand control ventilation (CO2 monitoring) also contributes to energy savings.

The combined anticipated overall energy savings from the HVAC replacement at the K-8 School, The Performing Arts Center and the High School is anticipated to reduce energy and operation costs by 3-5%.



Tracy Hernandez-Mealer
School Board President
Pinnacle Charter School
1001 W. 84th Street
Federal Heights, CO 80230

December 1, 2023

Dear CCAB BEST Review Committee,

It has been my pleasure and privilege to serve the Pinnacle Charter School community for the past 24 years. I am writing to you today, as the Pinnacle School Board President, to voice my strong and unwavering support for the Pinnacle FY 2024-25 BEST grant application to correct critical life safety and security deficiencies in our exceptional school.

Pinnacle Charter School has nearly 2,000 students. Our community views it as a safe and inclusive environment for our students, despite the prevalent crime and safety concerns that characterize our urban neighborhood. We have cultivated a high level of trust with our community of families since the school opened its doors in 1997. We pride ourselves in an outstanding graduation rate of 97%, our extended services that support our Title 1 community, our cooperative and supportive relationships with first responders and our commitment to maintain our school facilities.

On behalf of the entire Pinnacle School Board, we are committed to correcting the current life safety and security deficiencies in our current buildings, which includes HVAC and roof replacement, installing an interior secure vestibule at The Performing Arts Center, and updating security-monitoring equipment that is at the end of its useful life.

The Pinnacle purpose statement reflects our spirit and mission: We are uniquely different; boldly empowering our Pack to achieve their full potential. We are Diverse. We are Inclusive. We are Authentic. We are Safe. We are Innovative.

We are confident Pinnacle Charter School will be a responsible steward of BEST funding and that these improvements will have an exponential positive impact on the community of families and 225 staff members we serve.

Sincerely,

Tracy Hernandez-Mealer

School Board President
Pinnacle Charter School

K8 & Business Office: 1001 W. 84th Avenue | Federal Heights, CO 80020 | 303.450.3985

High School: 8412 Huron Street | Thornton, CO 80020 | 303.412.2940



1525 Sherman St, B76,
Denver, CO 80203
P: 303.866.3299
F: 303.866.2530
www.csi.state.co.us

December 4, 2023

Dear CCAB BEST Review Committee,

As the Executive Director of the Colorado Charter School Institute (CSI) and former school leader, I am pleased to provide this letter of strong support for the Pinnacle Charter School FY2024-25 BEST grant application.

Pinnacle Charter School is a member of the CSI portfolio of schools and is a school of choice within its community. Pinnacle serves the urban neighborhoods of Federal Heights and Thornton across five school buildings and supports a diverse student body, with 73% qualifying for free or reduced priced meals, 90% identifying as minority, and 52% identifying as multilingual learners. Pinnacle Charter School has developed a strong level of trust and community within their 1,900+ K-12 students. The school produces positive outcomes for students, demonstrated by the exceptional best of high school graduation rate of 97%.

Pinnacle Charter School is addressing critical deficiencies in health and life safety with their BEST grant application: correcting essential security concerns including the construction of a secure vestibule within the Performing Arts Building, and completing the necessary replacement of the HVAC systems and roofing at the K-8, High School, Conifer Building and the Performing Arts Building.

Pinnacle Charter School will be an excellent steward of BEST grant funding to correct these critical health and life safety deficiencies. Pinnacle has an experienced and diligent Facilities Manager and facilities staff, who maintain the school buildings and improvements through the Capital Renewal fund and a comprehensive Deferred Maintenance Plan.

On behalf of Pinnacle, I offer my unwavering support for the BEST 2024-25 Pinnacle Charter School grant application.

Sincerely,

Terry Croy Lewis
Executive Director
Colorado Charter School Institute



December 1, 2023

Dear CCAB BEST Review Committee,

As the Mayor of Federal Heights, Colorado, I am delighted to express my support for Pinnacle Charter School, a cornerstone of our community's strength and resilience. Pinnacle has been instrumental in fostering a sense of togetherness and empowerment among our residents, and I wholeheartedly endorse its application for the BEST Grant to further enhance its impact.

Pinnacle Charter School plays a pivotal role in our community, serving as a hub for education, resources, and a strong sense of belonging. Located in Federal Heights, Colorado, Pinnacle addresses the unique needs of our residents and has proven to be a catalyst for positive change. The BEST Grant will significantly contribute to advancing Pinnacle's mission by addressing crucial safety concerns and improving its overall infrastructure.

Our community faces its own set of challenges, and safety is a paramount concern that Pinnacle is eager to address. The proposed enhancements, including the establishment of a secure entry point and the essential upgrades to HVAC systems and roofing, will undoubtedly create a safer and more comfortable environment for all who utilize this vital space.

I am confident that Pinnacle will be a responsible and effective steward of the BEST Grant funds, utilizing them judiciously to rectify critical health and safety deficiencies. The dedicated team behind Pinnacle, including its experienced staff and diligent maintenance crew, ensures that our community can continue to benefit from a well-maintained and improved facility.

Having actively participated in various events organized by Pinnacle Charter School, I am continually inspired by the unwavering support extended to Federal Heights residents. The flexibility demonstrated in creating a safe and inclusive environment, particularly for our high-needs population, is commendable. Pinnacle goes beyond traditional education, and has truly become a trusted partner and resource for the families within its community and beyond.

In conclusion, I wholeheartedly endorse Pinnacle's application for the BEST Grant. It is not merely a facility; it is a beacon of hope and opportunity for our community. I am confident that the BEST Grant will catalyze further positive change, allowing Pinnacle to continue its transformative work within Federal Heights

Thank you for your time and consideration.

Sincerely,

Linda S. Montoya, Mayor
City of Federal Heights



Thornton City Hall
9500 Civic Center Drive
Thornton, CO 80229-4326
www.ThorntonCO.gov

Office of the Mayor and City Council
303-538-7200
FAX 303-538-7562
www.cityofthornton.net

December 14, 2023

Dear CCAB BEST Review Committee,

As the Mayor of Thornton, Colorado since 2019, and as a member of the City Council since 2013, I am writing this letter in support of Pinnacle Charter School. This unique and exceptional K-12 school provides a safe community for students in a section of our community that greatly needs the education, resources, and community that the Pinnacle continually provides for both their students and families.

Pinnacle Charter School is in a challenging urban campus that is spread across five buildings. Safety is a large concern in this area, and Pinnacle is applying for the BEST Grant to address some of these concerns including essential security concerns. This will include the construction of a secure vestibule within the Performing Arts Building, and the necessary replacement of the HVAC systems and roofing at the K-8 and Performing Arts Buildings.

Pinnacle Charter School will be an excellent steward of BEST grant funding to correct these critical health and life safety deficiencies. In addition, Pinnacle has an experienced and diligent facilities staff who maintain the school facility and improvements through the Capital Renewal fund.

As mayor of one of the two cities that Pinnacle resides in, I have been involved in several events with Pinnacle Charter School, including their students, staff and administration. I'm continually impressed with the support they show their students and families, and their ability to remain flexible in creating a safe and inclusive environment for a high needs population. Programs within the school include access to additional arts education at no cost, critical resources such as food through their in-school food bank and the encouragement and education students need to pursue different paths once they graduate. Whether a student's path is career-focused or college-focused, they are given the tools they need to succeed beyond the Pinnacle. Pinnacle also boasts a graduation rate of 97%, and each of their seniors must complete a capstone project that provides a social impact within their school or community.

On behalf of Pinnacle Charter School, I offer my unwavering support in this application for the BEST Grant. Pinnacle is an excellent school that provides so much to our Thornton community beyond just an education, and has truly become a place where students thrive despite the socio-economic challenges many of them face daily.

Sincerely,

Jan Kulmann, Mayor
City of Thornton, CO

Chad Brown
Police Officer and SRO
Federal Heights Police Department
2380 West 90th Ave.
Federal Heights, CO 80260

December 1, 2023

Dear CCAB BEST Review Board,

As a Federal Heights Police Officer and SRO, I have a long history supporting safety and security at Pinnacle Charter School. I am writing this letter with wholehearted support of Pinnacle Charter School's 2024-25 BEST grant application to address current security deficiencies at this K-12 school, serving 1,950 students.

As a Title 1 school, Pinnacle students are thriving despite the social-economic challenges of this urban neighborhood. A significant component supporting the health and safety of Pinnacle students is the rigorous safety standards established by Pinnacle Charter School.

The Federal Heights Police Department participates in all school lock-down drills and responds to requests of Pinnacle Safety Director Bob Lininger on a regular basis. Our Police Department also supports safety training and educational events at Pinnacle like the *Red Ribbon Event* where each grade decorates their classroom door about "making better choices" in the face of drug use. The winning class is treated to a pizza party by our department. We love the opportunity to engage with the students and encourage health, safety and good citizenship.

There is a long history of cooperation and partnership between Pinnacle and Federal Heights Police Department. In a recent lock-down incident, Federal Heights Police responded to Pinnacle when an unknown adult male traversed the K-8 campus, fleeing from authorities. When we apprehended this intruder, we discovered he was in possession of a loaded 22 firearm with three rounds of ammunition. We are proud to support school safety in this high need, high risk neighborhood.

While we applaud the vigilant and responsible school security practices of Pinnacle Safety Director Bob Lininger, we recognize that replacing outdated security monitoring equipment and providing a secure entry vestibule to the Pinnacle Performing Arts Building, located adjacent to the K-8 school, are essential components of Pinnacle school safety. The Performing Arts Center attracts large numbers of students and community members with two gyms and a 600-seat auditorium. It is critical to provide controlled secure entry to this school facility. The Federal Height Police Department fully supports correcting these critical life safety and security deficiencies.

Sincerely,



Chad Brown
Police Officer and SRO
Federal Heights Police Department



FIRE DEPARTMENT

City of Federal Heights

2400 W. 90th Avenue ♦ Federal Heights, Colorado 80260 ♦ 303.427.7209 ♦ www.fedheights.org

Marc Mahoney
Fire Chief
Federal Heights Fire Department
2400 West 90th Ave.
Federal Heights, CO 80260

December 1, 2023

Dear CCAB BEST Review Board,

As Fire Chief of the Federal Height Fire Department, I strongly endorse the efforts of Pinnacle Charter School to correct vital security and safety deficiencies at this K-12 community school with their 2024-25 BEST grant application.


The Federal Heights Fire Department participates in many student safety education events, field days and drills at Pinnacle Charter School. A very popular education event is our "Read to Ride" where one winner from each grade (K-6) is treated to breakfast with the fire fighters, tours the fire house and rides to school on the firetruck.

I've included a few photos of a recent on-site educational event with Pinnacle elementary school students. These opportunities foster positive relationships between students and first-responders and help students respond safely when faced with a crisis situation.



Pinnacle Charter School is a Title 1 school, reflecting the socio-economic make-up of this high need, high risk, urban neighborhood. All 1,950 students of our community deserve safe and secure facilities. Federal Heights Fire Department strongly supports the replacement of outdated security monitoring equipment and the installation of a secure entry vestibule to the Pinnacle School Performing Arts Building.

Sincerely,



Marc Mahoney
Fire Chief
Federal Heights Fire Department

Robert Grado
Police Chief
Federal Heights Police Department
2380 West 90th Ave.
Federal Heights, CO 80260

December 1, 2023

Dear CCAB BEST Review Board,

As Police Chief of Federal Heights, I am writing to you in support of the 2024-25 BEST grant application made by Pinnacle Charter School addressing critical safety and security deficiencies at this K-12 school that serves 1,950 students in my community.

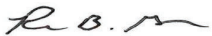
I am in regular communication with Pinnacle Safety Director Bob Lininger, who is a retired Federal Heights Police Officer. Bob frequently reaches out to our department for coordination of lock-down drills and to lend a hand in student safety education. The Federal Heights Police Department has practiced our response drills within the school buildings. Federal Heights Police Department is the first responder for any incident that occurs on this urban school campus.

In Spring of 2023, the Federal Height Police Department participated in the Pinnacle reunification plan following a gas leak at the K-8 and Performing Arts Building.

Pinnacle Charter School has supported our Police Department over the years by sharing camera footage of thefts and shootings that have occurred in the apartment buildings adjacent to the K-8 school building as well as sharing camera footage of suspects crossing the Pinnacle campus as they are flee police pursuit.

Federal Height Police Department strongly supports the efforts of Pinnacle Charter School to address the current security and safety deficiencies by replacing monitoring equipment that is at end of useful life and the installation of a secure vestibule at the Performing Arts building. The Performing Arts building contains a gym and 600 seat auditoria, attracting large numbers of students and community members. We firmly endorse these security improvements to correct critical deficiencies identified by Brad Stiles, Emergency Response Outreach Consultant, from the Colorado Office of School Safety.

Sincerely,



Robert Grado
Interim Chief of Police
Federal Heights Police Department

● **Campuses Impacted by this Grant Application** ●

Alamosa RE-11J - ES/MS HVAC Upgrades - Alamosa ES – 2010

District:	Alamosa RE-11J
School Name:	Alamosa ES
Address:	1707 West 10th Street
City:	Alamosa
Gross Area (SF):	158,500
Number of Buildings:	2
Replacement Value:	\$66,930,864
Condition Budget:	\$8,438,865
Total FCI:	0.13
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,165,055	\$4,177,858	0.58
Equipment and Furnishings	\$2,333,899	\$0	0.00
Exterior Enclosure	\$10,669,949	\$0	0.00
Fire Protection	\$1,943,666	\$0	0.00
HVAC System	\$12,395,532	\$53,712	0.00
Interior Construction and Conveyance	\$12,474,988	\$3,099,119	0.25
Plumbing System	\$3,113,938	\$830,929	0.27
Site	\$6,930,618	\$277,247	0.04
Structure	\$9,903,218	\$0	0.00
Overall - Total	\$66,930,864	\$8,438,865	0.13

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Alamosa ES K-2 Bldg A Main	78,500	0.14	2010	\$29,720,410	\$4,034,385
Alamosa ES 3-5 Bldg B	80,000	0.14	2010	\$30,279,835	\$4,127,233
Alamosa ES Site	1,190,785	0.04	2010	\$6,930,618	\$277,247
Overall - Total	1,349,285	0.13		\$66,930,864	\$8,438,865

● **Campuses Impacted by this Grant Application** ●

Alamosa RE-11J - ES/MS HVAC Upgrades - Ortega MS - 1964

District:	Alamosa RE-11J
School Name:	Ortega MS
Address:	401 Victoria Avenue
City:	Alamosa
Gross Area (SF):	131,600
Number of Buildings:	3
Replacement Value:	\$47,758,380
Condition Budget:	\$34,168,895
Total FCI:	0.72
Adequacy Index:	0.23



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,783,478	\$6,192,110	1.07
Equipment and Furnishings	\$3,213,746	\$1,605,363	0.50
Exterior Enclosure	\$7,648,520	\$785,941	0.10
Fire Protection	\$43,184	\$1,179,705	27.32
HVAC System	\$7,339,851	\$8,578,651	1.17
Interior Construction and Conveyance	\$8,287,410	\$7,483,767	0.90
Plumbing System	\$2,790,034	\$3,211,146	1.15
Site	\$7,253,056	\$6,311,923	0.87
Structure	\$5,399,102	\$0	0.00
Overall - Total	\$47,758,380	\$35,348,606	0.74

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ortega MS Site	1,219,680	0.87	1964	\$7,253,056	\$6,311,923
Ortega MS Main	106,600	0.69	1964	\$34,070,189	\$24,392,233
Ortega MS Wood/Art	10,500	0.70	1964	\$2,852,387	\$2,116,716
Ortega MS Gymnastics/Auto Shop	14,500	0.66	1964	\$3,582,749	\$2,527,734
Overall - Total	1,351,280	0.72		\$47,758,380	\$35,348,606

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Alamosa RE-11J

County: Alamosa

Project Title: ES/MS HVAC Upgrades

Current Grant Request:	\$1,361,654.99	CDE Minimum Match %:	38%
Current Applicant Match:	\$834,562.74	Actual Match % Provided:	38%
Current Project Request:	\$2,196,217.73	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$2,196,217.73	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$27.45	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$0.78	Affected Pupils:	1,425
Hard Costs Per Sq Ft:	\$26.67	Cost Per Pupil:	\$1,541
Previous BEST Grant(s):	7	Gross Sq Ft Per Pupil:	120
Previous BEST Total \$:	\$44,499,992.08		

Financial Data (School District Applicants)

District FTE Count:	2,038	Bonded Debt Approved:	
Assessed Valuation:	\$163,375,028	Year(s) Bond Approved:	
<small>Statewide Median:</small>	<small>\$143,052,675</small>	Bonded Debt Failed:	
PPAV:	\$80,126	Year(s) Bond Failed:	
<small>Statewide PPAV:</small>	<small>\$229,467</small>	Outstanding Bonded Debt:	\$7,630,000
Median Household Income:	\$51,724	Total Bond Capacity:	\$32,659,274
<small>Statewide Avg:</small>	<small>\$70,838</small>	<small>Statewide Median:</small>	<small>\$28,824,395</small>
Free Reduced Lunch %:	73.50%	Bond Capacity Remaining:	\$25,045,006
<small>Statewide District Avg:</small>	<small>51.87%</small>	<small>Statewide Median:</small>	<small>\$17,408,578</small>
Total Mills \$/Capita:	\$423.96		
<small>Statewide Avg:</small>	<small>\$1,121</small>		

I. Facility Profile

Alamosa RE-11J (0100) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES-MS HVAC Upgrades (0100-SG00002) - - New - Application Number (37)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Alamosa Elementary School K-2 - 0100-1107

* Facility Name & Code

Alamosa Elementary School 3-5 - 0100-0115

* Facility Name & Code

Ortega Middle School - 0100-0114

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Alamosa Elementary K-2 and 3-5 were constructed in 2010. The District acknowledges and is grateful for the BEST funds we were awarded to build these two schools in 2010. At the time these two schools were constructed, they were in accordance with all current Building Codes. During the development of these two schools, it was determined it was not necessary for air conditioning to be installed (like all our other district buildings in 2010). Now, due to the current conditions that the global pandemic has caused and needing to provide an equally positive impact for each student across the district, we are seeking to add air conditioning to the remaining classroom areas (the BEST Grant 2022 funding request focused on traditional classroom spaces) located at K2/35 Elementary buildings (gym, cafeteria, and library). These two schools are mirror images of each other, which enables efficient air conditioning design, lowering the overall cost to our District. Each building has 40 classrooms, a gym, a library, a cafeteria, and a central office. Combined, both schools are 158,500 square feet.

Our district maximizes the square footage we have efficiently for our student population and programs. The cafeteria is used daily by all students and staff. The gym conducts daily classes and is used 3 times per week by each student. The library is used weekly by each student. All these areas are also utilized by the community for meetings and attending sporting events. Now, with established indoor air quality metrics for schools highlighted by COVID-19, these areas of the school are not adequate as shown by the IAQ testing completed by AVIRIQ in areas across the school.

According to the State's Facility Insight portal, both schools have an FCI of 0.14. The heating assets have 18 years of life expectancy left and the air distribution system has 13 years of life expectancy left. These assets with substantial life expectancy will still be 100% utilized in the new system design that will provide air conditioning to these remaining classroom areas. The solution we present is to upgrade, not replace, the existing assets, which shows congruence with the State's facility assessment.

The OMS Art, Computer, and Woodshop outbuilding was constructed at the same time as OMS, and its use has changed throughout its construction. Currently, it is being used for classroom space.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

ALAMOSA ELEMENTARY K-2 & 3-5 (Constr. 2010 BEST Grant Assistance/District Bond)

- Replaced 6 Failed VFD Drives (failed after lightning strike): 4 years, \$68,000+, District Funds
- Concrete Paving Crack Filling & Caulking (not done when built): 4 years, \$60,000+, District Funds
- Boiler Repairs (heat crack repairs to (2) boilers): 4 years, \$30,000, District Funds
- Replaced all Playground Matting (deteriorated and unsafe): 3 years, \$30,000+, District Funds
- Replaced all Playground Safety Engineered Wood Fiber: 3 years, \$20,000+, District Funds
- Added air conditioning to all traditional classrooms: summer of 2023, \$1M+, BEST Grant

ORTEGA MIDDLE SCHOOL (Constructed 1964 District Bond (BEST Grant Assistance and District Match

- Installed New Safety Fencing at Baseball Field (replace 1964 unsafe fence): 4 years ago, \$160,000+, District Funds
- Construct New ADA Special Needs Restrooms (when built not designed for these), 3 years ago, \$360,000+, District Funds
- Remodel Girl's Locker Room, Asbestos Abatement (replaced original 1964 lockers), 3 years, \$160,000+, District Funds
- Install Propylene Glycol to Boiler System (installed for the first time since 1964), 3 years ago, \$36,000+, District Funds
- Removal of all ACM in all classroom spaces, 2 year ago, \$315,000, 2022 BEST Grant
- Addition of Cooling to all traditional classrooms, 1 and 2 years ago, 2022 BEST Grant

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Alamosa School District Board of Education, District Accountability Committee, Site Accountability Committees, Facilities Advisory Committee and the Administration Team all meet several times yearly to discuss Capital Reserve projects and costs. These meetings are to establish a list of needed Capital

Reserve projects and then discussion begins about securing funding for these needs.

Once a project has been approved and funded, the project is placed on the District's ledgers so that costs can be tracked and accountability maintained.

In the previous sections, we have outlined the projects that have taken place in the past 3-5 years. This list is extremely helpful in showing how much the BOE is dedicated to Capital Reserve projects. Our BOE would desire to be self-sustaining in our funding and not have to use alternate funding for our projects. The reality is that our rural community cannot fund the tax base of our urban counterparts. Therefore, we have had to find alternate funding sources so that our students would have the same quality of infrastructure afforded other students in the State.

If you look at those numbers and projects the District has in the past 5 years dedicated approximately \$3,000,000 for Capital projects. We have also during that same time put in our Matching funds for BEST grant projects that we are so lucky to receive.

On an average year our district places \$300,000 to \$400,000 yearly into the Capital Reserve accounts for the District which at our current attendance is close to \$175 per pupil.

We are frugal with the BEST Grant funding we receive just as we are with our local, state, and federal funds. Alamosa School District has historically purchased quality materials, met the schedule, and adhered to the proposed budget costs. We are committed to providing our students with a safe and healthy environment. Additionally, the Alamosa School District has never had to request additional funds due to an overage of the budget until the supplemental request in 2023 due to the historic hyperinflationary increases that impacted the entire construction industry. Previously, all schedules and budgets were met. The support from the BEST Grant has already made an impact on the air quality for our staff and students. If this Grant is awarded, we will continue to be good stewards of the funds and follow the protocols associated with the grant.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Alamosa RE-11J (0100) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES-MS HVAC Upgrades (0100-SG00002) - - New - Application Number (37)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Urgency, Critical

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

As the largest school district within the San Luis Valley, the Alamosa School District currently serves 2,039 students in grades kindergarten through twelve. Current data shows 64% of students reporting as Hispanic or Latino, 30% reporting as White, while the other 6% of students report as representing the rest of the ethnicity groups combined. Of these students, 62.2% qualify for free or reduced lunch via documentation. Approximately 17% of the student population are English Learners (ELs). Student achievement data before the pandemic fell within the Accredited with an Improvement Plan range for CMAS scores. The Colorado Education Initiative team has also led the Alamosa community through the process of co-creating a Strategic Action Plan and a Profile of a Graduate to determine a plan of action, mission, vision, core beliefs, embedding research-based educational strategies, and defining community goals for our students and graduates. Providing and updating the air quality within our schools parallels the need to provide a safe and comfortable learning environment for our students. For many of our students, our schools are a safe refuge due to documented generational abuse. Adding quality air circulation in all school buildings in all areas adds an additional layer of comfort and equity for our students. The Alamosa School District has excelled in taking care of old equipment including: HVAC equipment, plumbing, and electrical equipment, lighting, ACM's, doors, windows, flooring, structural conditions, and even accomplishing this at Ortega Middle School which is a 59-year-old building. If awarded the BEST Grant, we commit ourselves to maintaining this new equipment with the same professionalism, care, and dedication, using each of our talents and strengths to maintain this equipment. Multiple State Inspectors have asked us how we have managed to make our equipment last so long and how we have continually exceeded the life cycle costs of our equipment. They recognize the effort to maintain our equipment for so long.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Our district submitted a BEST Grant in 2022 and a Supplemental BEST Grant for the ability to address safety and health concerns in each traditional classroom at every school within the district. With this request being funded by BEST, we have accomplished this at 3 of our 4 schools and will complete the 4th building, the High School, this summer. Completing this work has highlighted the deficiency in the remaining classroom areas that still need air conditioning to meet ASHRAE, CDC, and the State of Colorado guidelines (1 CCR 303-1 Article 4.1.6.1-3). These remaining classroom areas are used daily by each student and staff member. We are able to address the deficiency in these areas by upgrading the existing assets (that have substantial remaining life cycle, according to Statewide assessments), which minimizes the cost of the needed IAQ upgrade.

Our community and District are ecstatic and so thankful for the funding in the 2022 grant to address this glaring need but now, this grant request is focusing on the remainder of the classroom spaces (the gym, cafeteria, and library). After the onset of COVID-19, it was discovered that the mechanical systems in each of our school buildings were not able to meet the recommended guidance from ASHRAE (HVAC industry authority) or the CDC through a 3rd party indoor air quality assessment performed by AVIRIQ. Due to the types of systems currently serving these remaining areas, we are not able to implement the guidance from ASHRAE, the CDC, or State of Colorado requirements (1 CCR 303-1 Article 4.1.6.1-3).

Although COVID isn't in the news as it has been in the past 3 years, our district still has an indoor air quality deficiency in the remaining classroom areas at the K2/35 Elementary Schools. In our 2022 BEST Grant submission we referenced detailed information from ASHRAE and the CDC stating the importance of indoor air quality and occupant safety. The report from AVIRIQ showed that we were not meeting these requirements.

Our District has not needed to implement air conditioning into the design of our buildings due to our favorable climate. But, due to the pandemic and our new educational programming normal, we have and are continuing to assist every student who needs additional help with credit recovery and interventions. To address learning loss and other programming changes, the district has extended summer school opportunities to meet these educational requirements. As a result, this has caused our school usage to increase, and the temperatures and indoor environmental standards recommended by ASHRAE are not achievable in these remaining classroom areas.

The District acknowledges and is grateful for the BEST funds we were awarded to build these two schools in the 2009 grant cycle and the funding in 2022 to add air conditioning to the classrooms in both schools. At the time these two schools were constructed, they were in accordance with all current Building Codes. During the development of these two schools, it was determined it was not necessary for air conditioning to be installed (like our other school buildings). Now, due to the "new normal" conditions that the global pandemic has caused, and providing an equally positive impact for each student across the district, we are seeking to add air conditioning to the remaining classroom areas (library, cafeteria, gym) in these buildings as we are not able to meet the

temperature and ventilation requirements set by ASHRAE for the students learning in these spaces.

Currently, the areas of the building requiring an air conditioning upgrade are served by air handlers with a heating coil and a fan. To follow ASHRAE and CDC guidelines, the controls need to be updated on these units for our facilities team to disable the demand control ventilation because this is hindering us from always delivering the proper air changes per hour to these areas. Also, this is preventing us from programming a purge sequence to help bring outdoor air into these areas of the building to perform a fresh air flush.

The K2/35 gym and cafeteria are utilized during the summer for summer school, Migrant Education Program, San Luis Valley Boys and Girls Club, and La Puente Youth Group for the summer lunch program. Additionally, these areas of the buildings, including the library, are regularly utilized by community members for community meetings, youth leagues, and migrant community celebrations.

As a part of our due diligence, we had AVIRIQ perform an indoor air quality assessment of the school. The assessment results showed 100% of the square footage is not able to meet the ASHRAE recommended air changes per hour. The square footage that was out of specification was, on average, around 40 - 50% under the recommendation.

Ortega Middle School (OMS) starting in Mid-August of 2025 will have 3 spaces converted into classrooms (this project would be finished early August 2025). These rooms do not have air conditioning. This is about ~5% of the total project cost.

The current mechanical assets are not able to provide cooling, which is causing elevated temperatures, increasing the risk of virus transmission, and jeopardizing the health and safety of our staff, students, community members, and teachers.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The Alamosa facilities team started developing a plan to upgrade their facilities in May of 2021 after noting the advice from ASHRAE and CDC. In partnership with Trane and Bridgers and Paxton (MEP Engineer), our selected design/build partner through OMNIA Partners, we have collaboratively investigated the deficiencies and developed a solution that will meet ASHRAE and CDC guidelines. The funding request is based on permit-ready construction documents allowing for an accurate funding request.

During the development of this grant, construction documents have been generated showing the IAQ upgrade needed at each elementary school in these remaining classroom areas. We followed a three-step process that led us to the solution we are requesting funding for in this application; Assess, Mitigate, and Manage.

Assess: We started with a baseline indoor air quality assessment (attached to our submission). Along with our indoor air quality assessment, we gathered information from each school to fully understand the system's current state in each building. Multiple site walks were performed, and pictures were documented for the development of the solution. The result of this was an asset plan that was used to help us budget the solution.

Charlie Jackson, Facilities Manager, who has been with the district for over 33 years was a wealth of knowledge for our internal staff and our selected partners. His involvement in the identification of the deficiencies and development of the solution was essential. The district is extremely thankful for his institutional knowledge, experience, and expertise.

Mitigate: After understanding the current state, we then needed to understand what about our system was causing us not to meet the guidelines.

Manage: Based on our location, we needed to ensure we developed a solution that was going to be sustainable to maintain, adaptable to meet future guidance, and ensure we had the proper support from internal staff and local contractors. The solution described below meets the needs and intent of the ASHRAE standards and our team feels confident we can maintain these results for the future.

After completing our assessment, identifying the mitigation strategies our systems could not perform, and creating a plan to manage the results for the future, we were able to develop a solution that would make a lasting positive impact on our students, staff, and teachers and reduce the risk of virus transmission in these remaining areas.

At OMS in 2022, we completed 12 classrooms. To confirm their new system was working as designed and described in our original 2022 BEST Grant narrative, we had AVIRIQ come back out and perform a post-test. Room 211 was one of the classrooms that was able to get tested both times. Pre-project completion, room 211 could provide 18% adequate ventilation, and the post-project test shows it now can handle 130% of the ventilation requirements. A 112% improvement! The due diligence we performed is accurate and our solution is working.

We are following the same logic we utilized in the development of the previous classroom spaces in these remaining classroom areas to ensure proper indoor air quality.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The equipment utilized in these remaining classroom areas at the K2/35 elementary schools is 13 years old- about halfway through their anticipated life cycle (this agrees with the Statewide facility assessment). Due to this, our design/build team was able to design a very cost-effective solution for these areas that upgrades these assets (not replace them), to provide the needed IAQ improvement. The solution will allow the District to implement all of the ASHRAE, CDC, EPA, and State of Colorado guidelines to help lower the transmission risk of infectious diseases and provide a healthier and safer environment for our students, teachers, and staff in the most cost-effective manner through reutilizing existing assets. This solution resolves all critical deficiencies in the remaining classroom areas.

Cafeteria: The cafeteria is served by a single air handler with a heating coil and fan to provide temperature tempering for the colder winter months. Currently, the air handler has no means of providing air conditioning. This communal area is used by students daily.

Gym: The gym is served by 2 air handlers with heating coils and fans to provide temperature tempering for the colder winter months. Currently, the air handlers have no means of providing air conditioning. This classroom area is used by students at least 3 times per week.

Library: The library is served by a single air handler with heating coils and fans to provide temperature tempering for the colder winter months. Currently, the air handler has no means of providing air conditioning. This classroom area is used by students weekly.

Ortega Middle School (OMS): currently served by a split system heating system. The solution will add a cooling coil and condenser to the existing air distribution.

The mechanical systems installed in 2010 are well taken care of and operating as they were designed to provide heating to the building. This enables a seamless retrofit (there is no need to replace the existing assets that have substantial life expectancy left) to provide cooling to these remaining classroom

spaces. Controls will be added to the units for the air conditioning and will be added into the same control system providing the cooling for the classrooms.

We believe that the project for the remaining classroom areas of these schools is necessary and of high importance to the students, teachers, staff, community, and parents of the Alamosa School District. Now is the time to take action to provide a healthy and safe environment for these remaining areas.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The funding request for this grant is based on construction document permit-ready drawings designed and developed by a professional engineer. All the details of this design have been investigated, which allows us to submit this grant with confidence in the requested amount. The execution of project implementation is well-planned and can be completed fully in the summer of 2025.

Like our previous and current grant requests, throughout the development of the solution, we were extremely cognizant of applicable construction standards. We have implemented all these standards into our permit-ready construction documents. The team wanted to ensure that the solution we are requesting funding for is going to work exceptionally and be a great investment for the next twenty-plus years. Right now, amidst the post-pandemic world, following code has never been more important to ensure the safety of the students, teachers, and staff in the classroom.

Our team is also familiar that the project must be built according to the Department of Education's Public School Facility Construction Guidelines, 1 CCR 303-1. This document lists many different references from ASHRAE, IECC, NFPA, and others and the MEP and architectural team we have selected is familiar with and works with these codes daily. Specifically, the areas of interest of this grant application do not meet the requirements set out in 1 CCR 303-1 Article 4.1.6.1-3, but, after implementation of this project, these requirements would be met.

Alamosa and Trane both have experience working with the Division of Fire Prevention and Control to obtain the proper building permits to be compliant with the State's permitting process.

The most important part of our due diligence was an indoor air quality analysis at each school showing the current mechanical and control systems were not able to meet the current ASHRAE and CDC recommendations.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

We believe retrofitting the remaining mechanical assets serving open classroom areas with modern cooling capabilities that can meet ASHRAE's and State of Colorado's recommendations dramatically decreases the risk of virus transmission in all areas of our elementary schools. This would give our community complete peace of mind. Although COVID isn't talked about every day like it has been in the past 3 years, many teachers, parents of students, and even students have continued to express their concerns about not feeling safe at school. We have also had parents of students express their gratitude for making in-class learning a priority as this has positively impacted their child's well-being and academic progression.

As we all know, the pandemic was extremely disruptive and caused many difficult situations. But, it also taught us new (and sometimes better) ways to do things. One of those lessons allowed us to enhance our school's square footage utilization. With the continued need to extend summer school hours, we are utilizing our gym, cafeteria, and library at K2/35 more frequently than prior to the pandemic. This increased use has highlighted the need to implement

adequate air changes/hour and proper temperature requirements. Now that these spaces are being used more frequently, the importance and urgency of taking action now has increased. This project will bring the needed IAQ upgrade to these remaining classroom areas.

Furthermore, these spaces have the most amount of traffic on a daily basis. Every day, every single student eats lunch in our cafeteria. Every day, every single student gets to engage in physical education, and every day, students receive reading mini-lessons and check out books in the library space. In the past few years, we have heard stories of students having to go to the nurse because of bloody noses caused by heat in these areas. We have also heard stories of parents bringing freeze pops for their kids' classes to help them cool down after P.E. or lunch. As (Park et. al., 2020) posited, heat inhibits learning, and school air conditioning may mitigate this effect. We also know that elevated temperatures have been shown to impair short-run cognitive performance, which is crucial in the development of children (Park et.al., 2021).

Without this BEST Grant, we wouldn't be making an equitable investment in indoor air quality and mitigating the spread of viruses across the district in all areas. If the grant were not awarded, adding cooling to the cafeteria, gym, and library would take additional years of saving for the district to have a sufficient balance in our general fund to pay for this needed investment. Although, the hyperinflation experienced from 2020 - 2023 has slowed, normal inflationary increases make continuously saving for a project like this more difficult. Through a successful BEST Grant award, BEST would enable an equitable investment across the entire district for every single area of each school. To express a timeframe of when this project must be resolved before failure is difficult to do because as of today, these remaining areas at K2/35 are already failing to meet the ASHRAE, CDC, and State of Colorado requirements (1 CCR 303-1 Article 4.1.6.1-3).

These remaining classroom areas at K2/35 would be pursued with the same tenacity as we have done with our 2022 BEST grant (over 200,000 square feet of HVAC upgrades in less than 2 years). This project would be on the schedule for installation during the summer of 2025. This is due to the award notification of the grant (June of 2024) balanced with the equipment lead time (12 weeks) and finishing the work during the available summer construction window.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Maintenance Plan to Maximize the Life of the Project: Our district's facilities team is led by Charlie Jackson, who has over 33 years of experience working for our District. Charlie takes pride in teaching his team of five maintenance staff how to take care of their equipment properly. This is proven by the fact that

the 1964 equipment at the middle school was still able to provide heating to all the classrooms until replaced in 2022 (38 years past the industry's anticipated life cycle!).

It was important during the development phase to ensure an energy-efficient system was chosen while being sensitive to first cost and ongoing maintenance. All components of the system can be maintained by our in-house maintenance staff.

One of the key factors to maintaining the indoor air quality metrics set by ASHRAE is the HVAC controls that will be installed. These modern control systems work like your cell phone in that they require periodic software updates. This is a cost that our district will carry in our maintenance budget as this is a small cost to pay to ensure our classroom environments are adequate and safe for everyone.

As a part of the project and requested budget, we have requested training for our staff after the installation is complete. This is something we have done in the past and has helped us tremendously and helped us extend the life of our equipment using our in-house resources.

Capital Renewal Budget. How will budget an appropriate amount of funding to replace project at end of useful life: The Alamosa School District Board of Education is aware of the conditions to receive BEST Grant funds. We understand our responsibility to set aside Capital Reserve funds for maintenance, replacement parts, or equipment renewal of this equipment when it has met its life cycle expectancy.

We are committed to the yearly Capital Renewal budget for these purposes. We understand that these funds can be accessed for any other Capital Reserve Projects within the district. Then replenished with another set aside the following year. We will continue to set aside the previous set aside of 1.5% from the 2022 BEST Grant to equal a total of 1.5% of our per pupil funding each year. The set-aside will be based on the October count every year. This is to be done yearly with no sunset requirements.

The Board of Education will set aside these funds just as they have for all previously awarded BEST Grants. The following is a list of those funds kept for our previously awarded Grants to our district:

Alamosa Elementary K-2 & 3-5: 12 years, \$950,000 (Bond paid out December, 2023)

OMS and AHS Roof Grants: 6 years, \$65,000

OMS and AHS Security Grants: 5 years, \$500,000

BEST Grant - HVAC: 2 years, \$562,186.00

Our district has performed and proven our due diligence by adhering to these Capital Renewal requirements. We, therefore, will abide by these requirements if the grant is awarded to assist us in making all our schools safe, healthy, and technologically up-to-date, and creating a code-compliant environment for our students.

Intended Warranties on New Equipment

The entire project will have a 1-year workmanship warranty. The new additions to the mechanical equipment will have, at a minimum, a 5-year parts and labor warranty. The controls will have a 5-year software update agreement included to make sure the system stays operating properly (after the 5th year, the district will budget for the continuation of service).

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Alamosa RE-11J (0100) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES-MS HVAC Upgrades (0100-SG00002) - - New - Application Number (37)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

38.00 %

* B. Actual match on this request - Enter Actual Match Percentage

38

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,196,217.73
D. Applicant Match to this Project	\$	834,562.74
E. Applicant Grant Request	\$	1,361,654.99
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	2,196,217.73

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe) In-direct cost of Child Nutrition Fund		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet

% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

*** Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/26/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/15/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

During the 2022 BEST Grant application the District and Design/Build partner learned many lessons about what types of systems can add cooling most efficiently to our school buildings in our area. Our design/build partner, selected through a competitive cooperative contract, OMNIA Partners, carefully walked through all aspects of the project with the bidders for the installation.

As described earlier in the application, our guiding principle for developing the scope of work was the "Assess, Mitigate, Manage" process that we followed to conduct our due diligence. The results of the due diligence performed were the starting point for the creation of our estimate. We started with a list of new assets that would need to be installed and received a budgetary price on the equipment and modifications to be made. We then figured out the logistics to install this equipment and then received budgetary pricing from our partners. Project timeline, constructability, schedule coordination, supply chain risks, code compliance, design fees, escalation, and budget contingency have all been considered to develop the project estimate for a truly turnkey project- resulting in minimized risk to the District.

The District believes the sub-standard indoor air quality issue is a concern to be addressed right away. By following our district's procurement guidelines, we have elected to use a cooperative purchasing vehicle (OMNIA Partners) that will allow us to have transparent pricing conversations with our partner of choice. In addition, this will allow the district to implement the solution on an expedited timeline which will already start to impart positive impacts to our students starting in August of 2025.

We have partnered with Trane as a design/build contractor through their OMNIA Partners contract because all HVAC-related services needed that were identified through our Assess, Mitigate, and Maintain process are all incorporated in their pre-bid, competitive contract. Having the 3rd party verification through OMNIA Partners will allow the district the comfort that our estimate for the project can be met and is at industry-standard pricing.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The continued supply chain concerns affecting our world today are making project management more important than ever. Especially with the importance of implementing the project efficiently in a short summer construction window, to make our schools safer for all our students, teachers, and staff. This project affects the remaining traditional classroom square footage of the district, and therefore, we must be sure the project can get done without impacting the

educational mission of the school. Exceptional project management is going to be key to the implementation of a successful project.

Trane will provide a dedicated project manager and project superintendent with a combined 35+ years of construction experience to oversee all details and coordination of the scope. Trane's project management team is led by a certified Project Management Professional (PMP) and is supported by 15 installing technicians who all have their Mech IV licenses. Our District's internal project team will meet with the Trane staff once/a week to review project progress, quality control, upcoming tasks, and schedule coordination.

Previously, this team completed the full gut, remodel, and installation of new HVAC assets at Ortega Middle School. It was a lot of work to get done in a very short amount of time. The District was led by Charlie Jackson and supported by our Design/Build team's dedicated project manager and site superintendent, who enabled this project to be implemented successfully. We conducted on-site, in-person, weekly update meetings to ensure that all trades were staying on schedule. We will follow the same rigor for this phase of the project. The management practices we utilized and the lessons we learned will be applied to this project.

The district will contract with a 3rd party inspector. In addition, we will also contract with AVIRIQ for a "post-test," validating that the additions and improvements have overcome the deficiencies identified in the original report. Our district would be willing to provide these post-project results to the Colorado Department of Education.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Our District has spoken with our BEST Regional Program Manager regarding our procurement plan. The procurement plan described below has been formally approved by the Alamosa School Board for this project specifically on 1/20/2022.

Based on the unique aspects of this project, our District has elected to leverage Trane's OMNIA Partners Cooperative Purchasing Contract for the HVAC portions of the scope. Trane's contract with OMNIA was awarded through a competitive solicitation process and detailed evaluation conducted by a lead public agency, Harford County Public Schools in Maryland. Trane's design/build turnkey install services have been pre-bid through this RFP allowing the district to utilize the National RFP that was performed. Through leveraging this contract, Trane will be under 3rd party supervision to ensure contract compliance and industry-best pricing. In addition, Trane will conduct a secondary competitive selection process for all trades involved for the completion of the scope. Cooperative Procurement is allowable per Colorado State Statute: - 24-110-201.

The primary scope of work involves replacing past life cycle HVAC equipment, which Trane manufactures. In addition to the 3rd party oversight to guarantee industry-best pricing, Trane provides clients their equipment at factory direct pricing eliminating unneeded layers of markup on a large portion of the project. This is enabling our match and potential BEST Grant award dollars to go further.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.

Alamosa School District has been blessed with a very supportive community that understands the importance of funding our schools. We have been blessed with the passage of bond issues to build each one of our schools. As the school leadership, we want to show our community and give them the assurance we are using our funding wisely to help make each school a safe environment.

The global pandemic was something our district did not anticipate, and we are extremely grateful for the funding available through the American Rescue Plan - Elementary and Secondary School Emergency Relief (ESSER III) Fund. The heart of this funding was to help address learning loss, invest in educational technology, and make school environments safer for students, teachers, and staff. It has been proven by industry experts that upgrading a building's HVAC system to the ASHRAE recommendations will make buildings safer for all occupants.

Under the new leadership of our superintendent, bond refinancing occurred to take advantage of historic low interest rates and has reduced our interest rate from 4.135204% to 1.771972% producing a savings of \$75,081.26 annually in avoided interest payments. This interest savings is allowing us to build our capital reserves for future projects. Due to the urgency of our life safety project, we believe in utilizing a variety of funding sources to fund this Priority One Project.

The 2022 and 2023 BEST Grant set aside funds, capital reserve funds, and Child Nutrition in-direct cost funds (specifically for the kitchen and cafeteria areas) will all contribute towards the implementation of this project. We are proud of the multiple funding streams we have established through a concerted effort to help us maximize the BEST Grant match. This combination of funding will be utilized in the most responsible and impactful way to make an equitable investment in our schools that will help each one of our students, teachers, and staff members feel safer and more comfortable coming to school.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

K-2 Elementary:

- Electricity: ~\$44,586, Natural Gas: ~\$18,202, W/S/T: ~\$19,058

3-5 Elementary:

- Electricity: ~\$38,825, Natural Gas: ~\$24,597, W/S/T: ~\$19,059

Until the summer of 2022, our school district has never had air conditioning. We understand that by adding air conditioning to these remaining classroom areas in our district, there will be an increase in our electricity bill and ongoing costs that will need to be budgeted for on an annual basis. While in our development process, we ensured to consider the life cycle cost analysis of potential systems. For example, we could have completely replaced the units serving the Cafeteria and the Gym, but the first cost would have been double, or triple compared to modifying the existing assets to provide cooling while the energy efficiency being the same as a full replacement.

We also understand the State's desire for energy efficiency and making our schools sustainable. We followed the guidance in the requirements of the High Building Performance Certification (although not required), "The project considers the true cost of a building through the life-cycle assessment of each

individual building component." Our team has gone through our due diligence process to ensure the best choices were made about every aspect of this critical project.

● **Campuses Impacted by this Grant Application** ●

Lotus School for Excellence - HVAC Replacement - Lotus School for Excellence – 1980

District:	Adams-Arapahoe 28J
School Name:	Lotus School for Excellence
Address:	11001-A East Alameda Avenue
City:	Aurora
Gross Area (SF):	89,510
Number of Buildings:	5
Replacement Value:	\$34,236,885
Condition Budget:	\$16,219,636
Total FCI:	0.47
Adequacy Index:	0.31



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,956,852	\$5,066,085	0.64
Equipment and Furnishings	\$803,985	\$457,723	0.57
Exterior Enclosure	\$2,420,844	\$458,291	0.19
Fire Protection	\$3,879	\$1,228,184	316.59
HVAC System	\$4,148,445	\$3,764,451	0.91
Interior Construction and Conveyance	\$6,852,076	\$3,230,578	0.47
Plumbing System	\$1,698,286	\$1,035,117	0.61
Site	\$5,164,604	\$2,180,628	0.42
Special Construction	\$651,979	\$0	0.00
Structure	\$4,535,933	\$22,691	0.01
Overall - Total	\$34,236,885	\$17,443,748	0.51

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Lotus School for Excellence Main	83,000	0.49	1980	\$28,311,913	\$15,212,506
Lotus School for Excellence Mod 1	930	0.06	2016	\$115,899	\$7,231
Lotus School for Excellence Mod 2	1,860	0.07	2015	\$214,823	\$14,461
Lotus School for Excellence Site	546,637	0.42	1980	\$5,164,604	\$2,180,628
Lotus School for Excellence Mod 3	1,860	0.07	2016	\$214,823	\$14,461
Lotus School for Excellence Mod 4	1,860	0.07	2016	\$214,823	\$14,461
Overall - Total	636,147	0.47		\$34,236,885	\$17,443,748

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Lotus School for Excellence

County: Arapahoe

Project Title: HVAC Replacement

Current Grant Request:	\$2,008,264.86	CDE Minimum Match %:	15%
Current Applicant Match:	\$105,698.15	Actual Match % Provided:	5%
Current Project Request:	\$2,113,963.01	Is a Waiver Letter Required?	Yes
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$2,113,963.01	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$104.66	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$10.32	Affected Pupils:	945
Hard Costs Per Sq Ft:	\$94.34	Cost Per Pupil:	\$2,237
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	80
Previous BEST Total \$:	\$490,118.40		

Financial Data (Charter Applicants)

Authorizer Min Match %:	42%	FY23-24 CSCC Allocation:	\$376,791.00
< 10% district bond capacity?	No	Enrollment as % of district:	2%
Funding Attempts:	5	Free Reduced Lunch %	90.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

Lotus School for Excellence (5298 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (5298 C-SG00001) - - New - Application Number (3)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Lotus School for Excellence - 5298 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

In the recently modified Articles of Incorporation, Section VIII Dissolution, it is noted "No individual shall have any right, title, or interests in the assets of the Corporation. The Corporation may dissolve and wind up its affairs in the manner now or hereafter permitted or provided by the Colorado Revised nonprofit Corporation Act. Upon dissolution of this Corporation, and after discharging or making provision for discharging all of this Corporation's liabilities, and returning any donations made by donors if such donation was conditioned on such return, Corporation's assets shall be distributed to Joint School District No. 28J, Adams and Arapahoe Counties for use as the District shall determine in its sole discretion. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction in the County in which the Corporation's principal office is then located, exclusively for such purposes, or to such organizations, consistent with the Internal Revenue Code, as said court shall determine."

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Purchased in 2009, by the Lotus School for Excellence Foundation, the 82,597 SF facility, built around 1980, was being used as a church and school facility. It had a 11.7 acre campus, 1100 seat auditorium, two gymnasiums, restaurant-grade kitchen, daycare facility, pre-school wing, and a separate K-12 classroom area for 350+ students, 4 playgrounds, and newer roofs on entire daycare facility. The parking lot had been repaved and restriped, a large portion of the HVAC units had been replaced, a new full-service café was installed, most of the building had been repainted, 35% of the sidewalks had been replaced, and 45% of the lawn sprinklers had been replaced.

The rationale for purchasing the facility included:

- The close proximity to the former school location on the Community College of Aurora Lowry Campus supported current student families' transportation needs and current recruitment efforts,
- The location maintained the administration's focus to remain centrally located within a socio-economically disadvantaged area of the Aurora community,

- The overall good condition of the facility supported the ability to transition school operations in a timely manner for the start of classes, and
- The size of the campus provided the space for future expansion to more effectively serve the academic, athletic and community service needs of the students and their families.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since 2009, capital projects have included adding fences and car gates to the property, replacing main entrance door locks with key-card magnetic access, upgrading surveillance cameras, partial roof replacement (2014 BEST grant), elementary gym floor replacement (2014 BEST grant), secondary gym floor replacement (2015), painting and floor tile replacement. Within the last 3 years, the following projects have been completed:

- Auditorium and foyer renovation, funded through the general fund
- Administrative offices renovated, funded by insurance claim
- Elementary front office and staff restrooms, funded by ESSER III and the general fund
- HVAC repair, funded by ESSER III and the general fund
- Renovation of 6th grade hallway restrooms, funded by ESSER III and the general fund
- Building reconfiguration to convert space into health clinic to address covid health issues and interventionist offices to address learning loss needs of students, funded by ESSER III and the general fund
- Addition of a science wing
- Replacement of the modular classrooms

The focus of LSE improvement projects is to provide healthy, safe environments for the school's ever-expanding student and staff populations, to meet the educational and community needs of students and families through research-based instructional practices and curriculum programming, increased involvement in organized sports, STEAM curriculum, adult English class, citizenship preparation classes, and an environment that is conducive to learning as well as providing for the nutritional and exercise needs students require to excel. A well-maintained and safe physical environment of high quality fosters positive attitudes and motivations related to students' ability to learn, academic achievement, and prosocial behavior. School buildings that do not maintain comfortable temperatures contribute to teacher despair, frustration, and staff physical health. Building renovations, especially HVHC improvements, can lead teachers to feel a renewed sense of hope and commitment. Creating a comfortable environment is necessary in order for teachers to teach effectively and for students to be engaged and receptive to learning.

The vision for the school is to expand student and community services to accommodate waitlist students and provide pre-K programs for the community. To maintain the current facilities to accommodate the school's priorities, LSE has utilized general fund, state capital construction funding, BEST grant (2014), and ESSER III (2021) grant funding monies to support improving the operational/mechanical/plumbing functions of the school facilities. We hope to use additional funding opportunities to further our efforts of teaching and learning in the community we serve.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's

accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Annually the budget process begins in February for the ensuing fiscal year. A General Fund budget is developed and considers the Governor's budget request, staff compensation, curriculum and capital needs. Capital needs, repairs, and improvements are reviewed, analyzed and prioritized. Once the School Finance Bill has passed the legislature, the budget is then finalized. Over the last ten years, FY15 through FY24, LSE's capital spending has averaged \$878,217 per year. The funding source for these projects has been the General Fund's Per Pupil and Mill Levy Override revenue. The projects have included a soccer field, modular purchases, classroom renovations and the creation of a performing arts center.

The Best Grant program supported a roof project in FY13. The 2012 Best Grant of \$510,540 was greatly appreciated and needed. The Best Grant roof repair did not require an ongoing Capital Renewal Reserve Fund.

In 2018 LSE financed a \$4.1 million construction of a science wing. This project was financed with a MidWestOne bank loan and the debt service on the loan continues to be paid for through a General Fund lease payment.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Lotus School for Excellence (5298 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (5298 C-SG00001) - - New - Application Number (3)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Background:

Lotus School for Excellence (LSE), located in the Aurora Public Schools District (APS; Adams-Arapahoe 28J), was founded in 2006. After three attempts to open the school, the APS district granted founder Bilal Temel a charter. LSE began with a student population of 143 with a plan to only include 5th - 12th grade, but eventually expanded to include elementary. The original site was located in the Community College of Aurora Lowry Campus. In 2009, the LSE Building Corporation purchased the school's current main facility (83,000 sq ft) from the Aurora First Assembly of God Church.

Since then, a 2.2-million-dollar renovation was completed in February of 2023 including the Performing Arts Center (PAC), the elementary administrative offices, five additional bathrooms, and reconfiguration of seven classrooms. This was paid for through LSE cash reserves with no debt. An additional four modular classroom units have been located on the campus, for an additional 6,510 sq ft of education space. Student enrollment has increased to 929 students in grades K-12; and, LSE has a waitlist of 107. During a time when the majority of school districts in Colorado are experiencing student enrollment declines, LSE continues to be a top-ranked education choice in the Aurora community. The composition of the student body consists of 91% eligible for free and reduced lunch, 80% multilingual learners, and 88% minorities. The cultural diversity of the student body and staff is a key factor in the school's continued growth.

Academics/Educational Programming:

The vision for LSE is to create well-rounded and global-minded citizens who are prepared for either a college education or a trades education and become contributing members of the community. Our goal is to ensure all students are college and career ready. We have three rigorous graduation tracks; college, accelerated, and traditional. LSE has a partnership with Community College of Aurora through our concurrent enrollment program that provides an opportunity for students to receive a diploma and associate degree when they graduate from LSE. Starting the 2024-25 school year, students will also have the opportunity to earn an industry trade certification in addition to their diploma through our new concurrent enrollment partnership with Pickens Technical College.

To realize this vision, in FY22-23, LSE adopted a rigorous standards-based curriculum that addresses the expectations and guidelines from the Colorado Department of Education. Test results indicate a 20% increase from FY21-22 to FY22-23, exceeding expectations and ranking higher than APS district average scores. In the 2023 U S News and World Reports rankings, LSE was the top ranked high school in the Aurora Public Schools district (1/11), in the top 15% in national rankings for "Best High Schools" (2793/17680), in the top 15% in the state of Colorado (80/523), and in the top 20% in the Denver Metro area (42/203).

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Affected Facilities / Maintenance Programs

This project will be to replace an antiquated water source heat pump (WSHP) system - 25 individual heat pumps, one high-efficiency boiler, and one cooling tower. Plumbing for the supporting loop system will be removed to the greatest extent possible, but some sections may have to be abandoned in place due to accessibility and cost.

There have been various HVAC upgrades to the Lotus School for Excellence (LSE) over the years. However, much of the work has been in other areas of the school as best can be determined. Detailed facility records of major projects and/or capital improvement work was found to be conspicuously absent as discovered by the newly hired director of operations back in June 2022.

According to recent BEST Grant records obtained, there were some modifications made to the WSHP system in 2013/14 - cooling tower added and some inoperative heat pumps replaced. A personal investigation of the system has shown a variety of different manufacturer's heat pumps in place with dates of manufacture ranging from 2000 to 2003. Despite the decade old improvements, the system has failed to work adequately for nearly that long, as attested by staff who have been assigned to rooms served by the WSHP system. More recent discoveries have shown that there are systems still not operational on the system.

There are at least five heat pumps that are currently not operational, and again, according to staff assigned to the areas in question, these heat pumps have not worked properly, if at all, for several years. The director of operations began to investigate these reports once a qualified internal maintenance staff was

hired on to quality check the assessments of the HVAC service provider that was currently being utilized. The findings showed that four of the five units were indeed not operational and likely had not been so for some time. When the HVAC contractor was asked about this, the claim was they were not aware of the existence of these units and/or they believed the split-unit systems were in place to handle the heating/cooling duties. Only these units served only one area affected by the inoperative systems. The fifth inoperative unit was found during a 2022 renovation project, but could not be addressed at that time due to the cost overrun it would have on the project.

A new HVAC service firm is in place and the system is being better maintained and serviced in the hope to extend reasonable operability until funding can be secured to replace the antiquated and failing system.

Deficiency Description

Project description: This project will address an antiquated and failing water source heat pump (WSHP) system and supporting loop system - high efficiency boiler and cooling tower - that serves the northeast wing of the Lotus School for Excellence (LSE). The loop supports 25 individual heat pumps, five of which are currently inoperative. The inoperative units are currently being evaluated for possible repairs as the operational budget will allow.

The WSHP system has reportedly had various degrees of maintenance, repair, and even replacement performed over the years; although there are minimal records available to substantiate these verbal reports. Efforts are currently underway to attempt to quantify the level of effort and cost put into the WSHP system to keep classrooms comfortable and operable as an environment conducive to learning. It is suspected the costs and man-hours for this endeavor will be quite significant.

Part of the WSHP system's deficiency(ies), as believed by the director of operations (hired in June 2022), was the contracting with two HVAC service providers who failed to perform the prescribed preventative maintenance and/or adequately knew how to diagnose and repair critical issues. This was compounded by the fact that there was no LSE staff member(s) knowledgeable enough to "quality check" the work/findings of said providers. This portion of the deficiencies has since been resolved with the hiring of qualified internal maintenance staff, and the vetting of a new HVAC servicing firm. The results of each appear to be promising and positive results are being seen.

Despite the efforts to have adept personnel working on the system, numerous problems still exist. Wear and tear on the system from daily operation, fluctuations of the loop temperature outside operational limits (stressing individual heat pump units), complete loop and individual unit mechanical failures/breakages are a near weekly, if not at times daily, occurrence. Heat pump units to the locker rooms and secondary kitchen/cafeteria are currently inoperative and require extensive T&M diagnostic work to determine whether or not they are even repairable at this point.

The locker room units are completely inoperable, and during periods of extreme temperatures fans or space heaters have to be run constantly to provide some degree of cooling or heating - heating especially to prevent frozen pipes. **Lowest observed temp in the men's locker room was 37 degrees fahrenheit! The women's locker room unit is likewise inoperable at this time and requires either fans or space heaters to make use of the space bearable for just brief usage. The secondary cafeteria is currently temperature controlled by three split units that, at best, manage to keep it from being severely cold or hot. The space is usually too cold or too hot through the better portion of the day contingent on occupancy load of the space, and the reliability of the units in the main gymnasium. These spaces are actually one large open space separated only by an athletic drop curtain. The split units and three heat pumps along the gymnasium ceiling are both undersized for the square footage to be covered and/or lack consistent enough reliability to keep the space(s) at a comfortable temperature - maintaining between 64-65 degrees fahrenheit is considered "doing good" for this area. The weight room unit, while operable

from a thermostatic control / circulating fan capability, has rarely ever been able to sustain either a heating or cooling set-point. Various attempts have been made to service the unit and restore it to proper operation by previous HVAC contractors to no avail. The new servicing HVAC contractor has yet to investigate this unit.

The individual heat pump units serving the various classrooms and office spaces require daily checks and operate with various degrees of uncertainty - worsening as temperatures reach the extreme seasonal ranges for this area. It has been a "cat and mouse" game chasing issues from one unit to the next. Over the last two school years it has been a constant battle to keep all units operating within desired set-points. LSE maintenance staff, the director of operations, and the new HVAC servicing contractor have had to start at square one in troubleshooting each individual heat pump unit due to the level of inconsistency in their daily/weekly operation. Progress is slow but positive; however, it remains a challenge to keep all classrooms at an optimal temperature for learning: "Temperature can affect comfort and indoor environmental quality. Changing thermostat settings or opening windows to try to control temporary changes in temperature can worsen comfort problems. Classroom temperatures should be maintained between 68 degrees and 75 degrees Fahrenheit during the winter months and between 73 degrees and 79 degrees Fahrenheit during the summer month."
<http://app.idph.state.il.us/envhealth/healthyschools/modulesClassroom.asp>

Compounding the individual unit deficiencies is the single point of failure of the loop support systems - the high efficiency boiler and cooling tower. Each of these systems has had major failings or mechanical breakages - four of those occurring since June 2022. Compounding the aging of these systems is the fact that they are housed in a below grade mechanical room that, despite countermeasures, has been prone to flooding during periods of substantial rainfall and/or melting snow. The most recent of such flooding incidents occurred in May of 2023, when nearly five feet of water filled the mechanical room, impacting the cooling tower, circulating pumps, and electrical connections/components most of all. Then a subsequent mechanical failure - fan belt wheel mount fractured - on the central cooling tower led to classroom temps rising to as high as 91 degrees fahrenheit during the first week of classes (August 2023).

The water treatment system to the water loop is offline due to flooding back in May 2023. This is mainly due to inaction on the part of the previous HVAC service contractor. This system helps keep scaling from occurring inside water loop plumbing. Scaling can lead to build of materials in the narrower plumbing lines and components of the individual heat pump units, leading to localized failures and inability to adequately maintain desired classroom/office temperatures.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The LSE Director of Operations worked with Mr. Robert Steel from Himmelman Construction and some of their associated engineers and subs as annotated in their cost estimation submission. They did a couple of walk-throughs looking at various elements and areas of the project in an attempt to put together the most accurate estimate possible in the least amount of time.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

This project as proposed will eliminate the dramatic inconsistencies in maintaining optimal learning/working temperatures in the classrooms, gymnasium, locker rooms, cafeteria, and some small offices and work spaces. It will do this by removing an aged and antiquated system and individual units and replacing them with a rooftop mounted central VRF system with individual, smaller, and more efficient fan coils and controls. It will eliminate the need for a

central loop system and the cost of operation and maintenance on both a boiler and cooling tower - to include the chemical treatment system. Removal of the chemical treatment system eliminates the presence of hazardous chemicals, even if secured in a mechanical room, from possibly being compromised via man-made or natural mishap and infiltrating the drainage system.

The new VRF system will be considerably more efficient and programmable from a central terminal for various degrees of energy conservation during scheduled breaks throughout the school year and closure over the summer months. It will also give variable condition control (heating to cooling) to each individual classroom, furthering capability to maintain optimal classroom temperatures - i.e. one classroom could be running on cooling while another could be operating in heating mode.

The scope of work proposed for this BEST grant would be for the removal of all 25 individual heat pump units from the first floor and second floor hallways/classrooms. This will require opening up of both suspended as well as hard deck ceilings to allow for workable space to remove existing units, loop plumbing, and associated electrical and control wiring. The central systems to the supplementary loop - boiler, cooling tower, and circulating pumps - would be removed along with as much associated loop plumbing as possible without driving up man-hours and costs on the project. The chemical treatment system would similarly be disconnected and disposed of accordingly (i.e. in keeping with applicable environmental regulations/precautions).

Roof penetrations and mounting of the new VRF system and associated plumbing, control wiring, and electrical power supply will be run. Repairs to those areas of the roof impacted will be made as necessary, and with regard to electrical, existing infrastructure may or may not be used - system will be evaluated to ensure ability to handle the required load. Similarly, those interior areas - ceilings, walls, floors - would be repaired and finished as necessary. Attempts would be made to preserve as much material (e.g. ceiling tiles and grid) as possible to limit waste and keep cost manageable.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The LSE Director of Operations worked with Mr. Robert Steel from Himmelman Construction and some of their associated architects, engineers and subs as annotated in their cost estimation submission. They did a couple of walk-throughs looking at various elements and areas of the project in an attempt to put together the most accurate estimate possible in the least amount of time.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The timeframe for completion of this project would be the summer of 2024; 2025 at the very latest. Failure of any part of this system could easily be described as imminent. As previously mentioned in other sections of this application, individual unit failures occur with regularity, and the single point of failure on the loop - boiler or cooling tower - has occurred multiple times over the last two years, invariably at the most inopportune times. Each failure builds greater stress on other areas of the system that are already struggling to keep up with demand to many classrooms - let alone the impact of those areas that have completely inoperable units.

Should this project not be awarded, an ever mounting threat of having to cancel more and more days of school due to an inability to maintain optimal classroom temperatures would be likely. Ever increasing maintenance costs would be incurred, impacting other systems that could have been maintained / repaired with the money diverted into this failing system. The domino effect of not funding this project would topple its way right through LSE's capital

projects list and leave the school struggling to maintain not only the areas impacted by this project, but future projects to improve the safety and/or security of classroom spaces, offices, and the campus as a whole.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

A maintenance plan, based on manufacturer recommended frequencies, would be implemented through (primarily) a contracted HVAC contractor, with oversight by LSE maintenance personnel and/or the director of operations.

Supplemental checks and preventative maintenance would be performed by LSE maintenance staff as necessary - e.g. weather delays/schedule changes, early termination of contract (until new contract/vendor established)

A capital improvement is being explored with a qualified consultant to provide for a multi-year short-term and long-term planning process to ensure the school administration and board are aware of all planned future projects.

This plan would then be regularly reviewed and updated as situations change or develop over time.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
- No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should

include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

NA

III. Detailed Project Cost Summary

Lotus School for Excellence (5298 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC Replacement (5298 C-SG00001) - - New - Application Number (3)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

5

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,113,963.01
D. Applicant Match to this Project	\$	105,698.15
E. Applicant Grant Request	\$	2,008,264.86
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	2,113,963.01

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/05/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The LSE Director of Operations worked with Mr. Robert Steel from Himmelman Construction and some of their associated engineers and subs as annotated in their cost estimation submission. We did a couple of walk-throughs looking at various elements and areas of the project in an attempt to put together the most accurate estimate possible in the least amount of time.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Oversight of the project will be conducted by a contracted owner's rep, project management from the construction company awarded the project, and the LSE Director of Operations, all of whom are heavily credentialed or have extensive experience in the construction field. In addition, HVAC commissioning and consulting will be contracted for the project.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

In addition to following the Financial Policy of the school, the school administration plans to utilize the BEST program guidelines for consultant, vendor, and contractor selection. Per the school's policy: The Executive Director as authorized by Board policy shall secure written bids on all single item purchases exceeding \$25,000 and on all other purchases of supplies, equipment and projects when in the best interest of the School. Purchases valued at less than \$25,000 but more than \$10,000 shall be based upon at least three (3) written, faxed or oral quotations whenever feasible. Contracts and competitive purchases shall be awarded to the lowest responsible qualified supplier, taking into consideration the quality of materials (services) desired and their contribution to program goals...No favoritism shall be extended to any vendor. All employees of the School must exercise sound judgment in avoiding conflicts of interest or the appearance of impropriety in dealing with vendors. Gifts or gratuities of other than nominal value or which might obligate a School employee in any manner shall be politely and firmly refused.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

LSE has submitted several projects for consideration to the school district and the BEST Grant program. Because LSE has had little to no success with funding requests to these organizations, the school has relied on its own ability to manage the General Fund resources to carve out necessary funding for much needed capital improvements. The school is no longer in a position to do this.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The FY21-22 gas and electric combined expense was \$98,388.00. The FY22-23 gas and electric combined expense was \$119,061.00. The expected cost reduction, if this project is completed, is approximately \$6,000.00.

Charter Name: Lotus School of Excellence (LSE)

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your charter school, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your charter school.

An approval of LSE's match reduction request from 15% to 5% (potential \$300,000.00 to \$100,000.00) would enable the school to continue to operate in the black and would not require reallocation of resources that are earmarked for students and classrooms.

Currently, LSE has two debt covenant requirements related to a loan with MidWestOne bank. The first is 60 days of unrestricted operating cash-on-hand. At LSE's current rate of spending, this would equate to \$2,241,420.00. LSE is projected to end FY23-24 with \$2,872,854.00, leaving a margin of \$631,434.00. Making a large down payment would create budget pressure resulting in less resources for the learning needs of the students.

The second debt covenant is a 10% debt-service-coverage ratio. LSE is required to save \$62,570.00 each year to meet this requirement. Added expense from a large down payment or added financing costs would possibly contribute to not meeting the debt-service-coverage ratio.

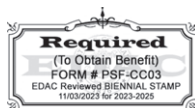
Thus, a reduction in the matching funds would allow the school to maintain fiscal responsibility regarding its debt requirements, while providing a budget that will allow the procurement of learning-needs supplies for the students.

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

LSE has made significant capital construction improvements to the building in the last several years.

In FY22-23, LSE paid, from the General Fund, in excess of \$2,000,000.00 in capital improvements.

The Aurora Public School District (APS) has issued bonds to fund school capital improvements; and, although LSE has submitted capital-improvement projects for district-funding consideration on several occasions, other APS schools with more pressing priorities have been the recipients of those funds.



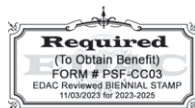


**The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on how these factors influence your match.*

Charter Match Adjustment Factor (Completed by CDE)	Figure Used	Adjustment %
Authorizer Match - Calculated Starting Point	42%	32%
Does the authorizing district have 10% or less bonding capacity?	NA	0%
# of attempts at funding for capital construction projects (including grant funding, financing, bonds, mill levy, etc)	5 attempts	-10%
% of district enrollment	2%	-4%
Free/reduced lunch percentage in relation to the statewide average	90%	-4%
	Total CDE Minimum Match	15%

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

The above second match factor should reflect the school district's reduced priority rating for LSE projects. LSE has submitted several capital projects to the district during the district's Capital Planning and Needs process. Even though the district has issued many millions in bonds, none of the LSE capital projects have been funded to date.





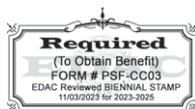
3. What efforts have been made to coordinate the project with local governmental entities, community based organizations, or other available grants or organizations to more efficiently or effectively leverage the applicant’s ability to contribute financial assistance to the project? Please include all efforts, even those which may have been unsuccessful.

LSE has submitted several projects for consideration to the school district and the BEST Grant program. Because LSE has had little to no success with funding requests to these organizations, the school has relied on its own ability to manage the General Fund resources to carve out necessary funding for much needed capital improvements. The school is no longer in a position to do this.

Please Note: LSE is requesting a 5% match, a reduction of 10% from the CDE Minimum Match percentage of 15%. Thank you for your consideration of this request.

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	15%
Match Percentage Requested	5%
Amount of requested reduction from CDE Minimum	10



● **Campuses Impacted by this Grant Application** ●

Boulder Valley Re 2 - Boulder Prep. HS Roof Replacement, HVAC, and Security Upgrades - Boulder Prep Charter HS – 2001

District:	Boulder Valley RE-2
School Name:	Boulder Prep Charter HS
Address:	5075 Chaparral Ct. #1
City:	Boulder
Gross Area (SF):	8,235
Number of Buildings:	1
Replacement Value:	\$2,782,417
Condition Budget:	\$797,419
Total FCI:	0.29
Adequacy Index:	0.36



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$570,156	\$47,712	0.08
Equipment and Furnishings	\$107,965	\$0	0.00
Exterior Enclosure	\$405,348	\$175,579	0.43
Fire Protection	\$129,183	\$0	0.00
HVAC System	\$246,134	\$205,902	0.84
Interior Construction and Conveyance	\$482,000	\$242,724	0.50
Plumbing System	\$138,363	\$7,839	0.06
Site	\$354,046	\$77,665	0.22
Structure	\$349,221	\$40,000	0.11
Overall - Total	\$2,782,417	\$797,421	0.29

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Boulder Prep Charter HS Main	8,235	0.30	2001	\$2,428,371	\$719,756
Boulder Prep Charter HS Site	24,204	0.22	2001	\$354,046	\$77,665
Overall - Total	32,439	0.29		\$2,782,417	\$797,421

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Boulder Valley Re 2

County: Boulder

Project Title: Boulder Prep. HS Roof Replacement, HVAC, and Security Upgrades

Current Grant Request:	\$337,657.58	CDE Minimum Match %:	71%
Current Applicant Match:	\$826,678.91	Actual Match % Provided:	71%
Current Project Request:	\$1,164,336.49	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$1,164,336.49	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$388.11	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$18.37	Affected Pupils:	115
Hard Costs Per Sq Ft:	\$118.90	Cost Per Pupil:	\$10,125
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	74
Previous BEST Total \$:	\$0.00		

Financial Data (School District Applicants)

District FTE Count:	27,187	Bonded Debt Approved:	\$926,400,000
Assessed Valuation:	\$9,537,501,983	Year(s) Bond Approved:	14,22
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$349,820	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$1,099,265,000
Median Household Income:	\$99,500	Total Bond Capacity:	\$1,902,113,158
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	25.10%	Bond Capacity Remaining:	\$808,235,397
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$2,043.36		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Boulder Valley Re 2 (0480) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Boulder Preparatory High School Roof Replacement, HVAC, and Security Upgrades (0480-SG00002) - - New - Application Number (48)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Boulder Prep Charter High School - 0480-0934 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Boulder Preparatory High School (Boulder Prep) is listed as, and has been a Charter school within Boulder Valley School District (District). The District purchased an adjacent portion of this building that was previously occupied by a private business. This was done in order to make the school's learning environments more safe and secure for the student population while allowing for programs to further evolve. The District currently owns two thirds of the building, and has entered into a lease purchase agreement with Boulder Prep to own the entirety of the building. This ownership will be transferred on or before June 30, 2024. We believe this transfer of ownership allows the District to apply for this grant in order to allow us to be able to make renovations to this school. These renovations, which we will detail more throughout this application, include new reinforced storefronts at each point of the building, add new access control, security cameras, an emergency alert/intercom system, 2 new roof top units (RTU) over the newly acquired north portion of the building, replacement of 3 existing 20+ year old RTUs and a roof replacement. These improvements may not otherwise be feasible if this were to remain under ownership of the Charter. The school and the District have entered into this agreement in order to continue to help better support this school in providing additional health safety measures within the learning environments for all students at their schools of choice.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Boulder Prep was founded by five juvenile justice professionals as a way to help the large percentage of youth entering the juvenile justice system who did not have viable educational plans. Many students had been suspended, expelled, or had dropped out of school. In 1996 Boulder Prep started serving 12 students in the Probation conference room at the Boulder County Justice Center. The school was granted a charter by the Boulder Valley School District in 1997 and grew to 25 students. Enrollment increased by about 20% each year, and the school finally moved into the current facility in North Boulder. While not ideal to occupy next to an adjacent commercial space, the new space was a great improvement from operating out of the Justice Center conference room providing three classroom spaces, a large common area, a warming kitchen and offices for staff. When the opportunity was presented to purchase the commercial space, the District and the Charter saw this as a mutually beneficial opportunity to provide a higher level of security, and improve the health and safety of the

educational areas.

The current condition of the newly acquired space is not set up for educational use and presents security concerns. Security cameras do not currently exist on the building which is a critical upgrade that will be added if awarded this grant. The building is located in an industrial district on the corner of Spine Road and Chaparral Court (5075 Chaparral Ct 80301). There is an entrance off of Spine Road and while not in a dangerous part of town there is a higher level of traffic due to surrounding businesses. This was the main entrance for the prior business in this space and can still easily be perceived as a primary access point from the sidewalk on this road. The storefront is a builder's grade quality which is lacking elements of a secure entry and could be easily broken into. A vestibule would not be added as part of the scope because this is not the main entrance of the school, however an upgraded secure storefront, security film and frosted glass, added access control and security cameras flanking this door are priorities to address the safety and security of this school. The same upgrades are designed at the main entrance along with a new storefront for access to the new space, and an administration desk to create a more secure entry. Upgraded doors on the West side of the building are also planned as these are dated and worn. The West doors consist of an aged garage style door, and a hollow metal door with an electronic key pad for entry. Access control is lacking and if awarded the grant this would be centrally controlled and monitored by our security team, along with added security cameras around the building. The camera locations and points for added card readers for access control can be seen in the technical (T) drawings of the construction documents that will be uploaded for your review.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The District has helped us assess our facility needs and possibilities for expansion. We identified many areas for improvement in our existing space and what it would take to renovate the new space. The scope of work has added up since we've occupied the space for nearly 20 years with minimal maintenance. There have not been any capital improvement projects in the last three years, however in 2018 the building had some remodel work done for a budget of \$202,493.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Facilities Improvement Master Plan is updated on an eight-year cycle, roughly, and uses general obligation bonds to meet the majority of district capital improvement and capital construction needs. Our 2022 Critical Needs Plan serves as this update, and our bond plan which will be uploaded for your reference.

In addition to standard annual operating expenditures for maintenance, custodial, utilities and insurance, each year the District adopts two budgets that take into account known minor facility needs--and funding for emergency repairs not covered by insurance claims. This ongoing approach to small capital projects has served the District well in terms of funding critical maintenance and small renewal projects, but it means there is not a static dollar amount associated with each particular building from one year to the next.

As a charter school, Boulder Prep has received Charter School Capital Construction Funds annually. The main expenditure of these funds has been the mortgage payment which is less than the total amount received. In some years, there have been other minor repairs which have been paid for by this fund. Any remaining funds have carried forward to be used for future needs. The balance at the beginning of FY24 was \$22,000. We intend to use this money to pay off the mortgage and transfer ownership of the facility to the Boulder Valley School District as part of an expansion agreement. Future CDE Capital Construction funding would be available for facility needs.

Additionally, Boulder Prep receives an annual per pupil share of mill funds that are restricted for facilities and operations. Any surplus funds are carried over and available for repairs and capital construction needs. On average, we have had \$15-20K in surplus with an FY24 starting fund balance of \$206,000. Boulder Prep's Board has not appropriated these funds for any particular use and is currently considering short and long-term priorities for these funds.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Boulder Valley Re 2 (0480) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Boulder Preparatory High School Roof Replacement, HVAC, and Security Upgrades (0480-SG00002) - - New - Application Number (48)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The District is a public school district organized in accordance with Colorado law to provide public education to the residents of Boulder County. The District covers a geographic area of approximately 500 square miles and serves the communities of Boulder, Broomfield, Erie, Eldorado Springs, Gold Hill, Jamestown, Lafayette, Louisville, Marshall, Nederland, Superior and Ward. The District consists of 56 schools serving an enrollment of approximately 30,000 students.

Boulder Prep was founded by five juvenile justice professionals as a way to help the large percentage of youth entering the juvenile justice system who did not have viable educational plans. Many students had been suspended, expelled, or had dropped out of school. In 1996 Boulder Prep started serving 12 students in the Probation conference room at the Boulder County Justice Center. The school was granted a charter by the Boulder Valley School District in 1997 and grew to 25 students. Enrollment increased by about 20% each year, and the school finally moved into a permanent facility in north Boulder. The school was created to primarily serve expelled, suspended, and adjudicated youth, but our target population has become broader to include any student looking for a smaller, more personalized college preparatory setting.

The vision of Boulder Prep is to have a diverse educational community as reflected by our students, staff, and programs. We are committed to continuous improvement and educational innovation serving between 100-150 students annually in a modernized, environmentally sustainable facility. Our goal is to continue offering exemplary programs with classes that promote critical thinking and deeper learning while also preparing our students with 21st century life skills to succeed in whatever post-secondary path they choose. With small class sizes and a reasonable student-to-teacher ratio, we can offer carefully-crafted courses that help students overcome previous struggles around their least favorite subjects, while also offering college-level courses through CU Succeed Program so they can get college credit. Whatever shape our community takes from year to year, we find that students from all walks of life, outliers and average kids alike, can find their path with us.

In 2000 there was a small addition added to the building and in 2018 classroom spaces were renovated to allow for updated spaces and healthier learning environments. Regular maintenance is performed by the District Facilities team, but life of the systems have reached the end of their useful life. The Boulder Valley District has helped us assess our facility needs and possibilities for expansion. We identified many areas for improvement in our existing space and what it would take to renovate the new space. Steven Fagan from CDE visited for a Facility Insight Survey. This confirmed assessments performed by the District in 2020 and 2021 when they hired Gordian to develop our VFA.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Recent audits of the building identified life/safety deficiencies at Boulder Prep. In this application, we are focusing on our critical needs outlined in our 2022 Critical Needs report which are the largest portions of our bond program. While priorities one and two were planned for the bond (systems replacements due within 1 - 2 years), we are finding that there are systems in many of our phase I projects, including Boulder Prep that are showing further beyond their useful life once more in depth investigation has been performed. In addition, since this school has operated as a charter we are finding upon thorough investigations that there are systems infrastructure that are in need of being upgraded to support central monitoring. Our maintenance team has always supported this school, however capital improvements have primarily relied upon bond programs. The extent of deficiencies have presented themselves as all priority one issues. Safety hazards exist in a failing roof, inadequate ventilation, and a lack of security monitoring equipment & infrastructure. T

Below are a list of the deficiencies that are the basis of the this grant application.

DEFICIENCIES:

1. Safe and Secure Building
 - a. Inadequate IT Infrastructure to facilitate upgraded building systems
 - b. No security cameras
 - c. Deteriorated and low grade storefront
 - d. Lack of emergency alert & Intercom system
2. Roof and roof components beyond their useful life. The roof on our building is original from 1998 and was holding strong until last couple of years. We are now seeing break through leaks in several classrooms and common areas. Nearly 10 years ago, we were able to install a full solar array on our roof to cover about 50% of our electrical needs. The solar panels have been a great source of pride for us, however they make roof repair/replacement particularly

difficult and costly.

3. 4 Existing York Roof Top Units are 20+ years old and well beyond their useful life. Three of these are installed on condition the current educational spaces and three of these are 20+ years old and operating beyond their useful life (these units are identified as RTU 2,3,4). RTU-1 over the current space has been updated more recently as it was facing catastrophic failure.

There is currently a singular roof top unit which conditions the new space formerly occupied. Additionally, these units have suffered significant hail damage over the years adding to refurbishment being cost prohibitive. It is likely that refurbishment would involve replacement of coils, compressors, heat exchangers, and economizers to allow them to be operable. Efficiencies would still be lacking if we were to pursue this scope and no guarantee how long these units will continue to function while providing less than adequate comfort in the learning spaces.

The deficiencies described here while not unusual for an aged school building feel compounded at Boulder Prep, particularly the safety and security items. With a heightened concern with many of the student's backgrounds and not residing in a traditional school neighborhood these issues are paramount for us to solve. Non-traditional is a major reason that students find their pathways to thrive at Prep, but without these basic security controls and addressing deferred maintenance items to provide comfort, the decreased student moral will continue to grow.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The District hired Gordian in 2020 to assess and grade all of our buildings throughout the District. The District Facilities team worked with Gordian to walk the building, assess the systems, speak to the struggles that exist with the current building, and provide a history of all equipment and maintenance schedules. The scale developed was ordered by building systems and components that will need service or replacement in the next 1 -5 years. We are also currently working with the Colorado Department of Education on a facility insight survey to align with these assessments, and plan for upgrades accordingly.

We have also hired BVH Architects to investigate the building, analyze our assessment, and design upgrades and renovations to the building with the goal of addressing critical needs to building systems. Priorities include improving air quality, security, building longevity and an overall improved safe learning environment. Taylor Kohrs has also been hired as a General Contractor to provide feedback on constructability, pricing at each phase of design, and implement the renovations within our construction documents. We have found that escalated costs and inflation are not allowing us to implement all of the improvements necessary at Prep to provide modernized learning environments. Difficult decisions have been made as to what is needed as base scope to provide conditioned spaces and what sacrifices will have to be made if not awarded this grant. A stable shelter (building) to learn in and air quality had to be at the top of the list and all options were vetted through a full design process with constructability and pricing exercises performed at each phase.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

SOLUTIONS:

1. Safe and Secure Building

- a. Updated IT Infrastructure to facilitate upgraded building systems and centralized security monitoring.
- b. Addition of security cameras - site monitoring and backup through centralized the District security department.
- c. Reinforced new storefronts with security film and access control - safer and more secure building with protection from exterior threats.

- d. Emergency alert & Intercom system - allow for better communication and access to emergency services.
2. New roof and roof components - solving for roof leaks that lead to long term health hazards and building degradation.
3. HVAC Roof Top Unit (RTU) replacement rather than refurbishment - increase comfort, increased filtration and air exchanges. To clarify the base scope is to provide two new RTUs over the new space as the current singular RTU is not functioning correctly, needs consistent attention and is not connected to the BAS. Also, a singular unit is not able to adequately condition this space. This is a must in order to provide a healthier and adequately conditioned space.

If awarded the grant then the (3) 20+ year old RTU's over the existing educational spaces would be replaced rather than trying to refurbish these until other funding could be secured to replace these, which would have to wait until another bond cycle. This equates to a need for four (4) RTUs to be replaced and one unit to be added for a total of five (5) to provide the comfort necessary in these school spaces. There is a newer Lennox unit (RTU-1) that will remain. This will allow the school to have been control while providing better comfort in a healthier learning environment. There are many factors to consider with facility maintenance and operations. We know that when students experience the wear and aging facility, and the building systems are no longer able to provide an optimally healthy environment, their morale also declines.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The District issued a request for qualifications (RFQ) early on in the bond process to establish prequalified consultants for the work we defined in the District's Critical Needs Plan used to pass the bond initiative. From this list we solicited requests for proposals (RFPs) from our prequalified architects and contractor's lists. BVH, the selected architecture firm, and Taylor Kohrs, the selected GC, investigated the site, building systems, building envelope, and HVAC systems. The building condition was assessed by these firms, compared to our VFA and CDE Insight Survey to affirm critical priority scopes to include in our construction project. Current construction standards were used to go through the design process while having Taylor Kohrs provide constructability review and pricing at each design phase. Assessments of each building system were issued and options for replacement or refurbishment were considered to reach the current budget.

The solutions take into consideration all existing site safety concerns, student's environmental health, site constraints, structural issues, current IT infrastructure and access control. These assessments were used to establish a base scope of work to address the majority of these issues while allowing the District to remain fiscally responsible to the voter's approved scope of work within the bond. Renovating and repurposing the new space will be a large part of this budget as it requires. In order to bring this space up to current educational standards we will be addressing all safety and health concerns as it has been used as a commercial space. We have designed this to incorporate technology, address safety hazards by demolishing a loft and have a large maker's space capable of holding core instructional classes to project based career and technical education programming.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

These deficiencies need to be addressed in order to provide a healthy, safe and secure educational space. The RTUs are a necessity to condition the space, and the security items are critical in order to provide a secure campus. Boulder Prep is located at Spine Road and Chaparral Court in a North Boulder Industrial area. The entrance to the former commercial space that was acquired is off of Spine Road and securing this with reinforced storefront, along with access control is critical to the safety of our building occupants. Security cameras for monitoring will also be necessary, and the upgraded IT infrastructure is integral to achieve all of the work. The Boulder Prep Community is at risk of an incident whether it be mechanical failure, or a breach, or simply not being

able to provide adequate instructional space if these renovations cannot be completed.

Life Safety: While an abundance of care is put into the maintenance of the building to keep it safe, the condition of the equipment has reached the end of its useful life and is continuing to decline. The roof has been patched, but continues to leak and failure is imminent. Lack of security cameras is a monitoring and response time risk if an incident involving malfeasance were to occur.

Health Safety: The mechanical systems are operating beyond their useful life, and over the new space the unit has been damaged without access to parts for refurbishment. As previously discussed in this application, the unit over the new space will be replaced with two smaller units. The District has explored refurbishment of the three older units over the existing educational space and we do not see this as a viable or sustainable option.

Without this work being completed then the new space will be unusable, and the units over the existing space will face the probability of a catastrophic failure as we were facing when RTU-1 was replaced. These conditions when realized would render the school building unavailable for use.

Consequences if Not Awarded: While not ideal some of the security needs will have to be melded down to providing basic infrastructure to support future capital improvements if this grant is not awarded. This would involve reducing the amount of work proposed for the school, and only complete what we have determined will be the "base scope of work". The District would proceed with renovating the new space and adding the two new RTU's over the new area to provide a conditioned educational space, but not be able to replace the three aged units operating beyond their useful life. If not awarded we would install infrastructure such as conduits for future security upgrades, but not be able to afford to include access control panels, and the storefront would be a downgraded storefront with a panic bar. We would also have to plan for future work to include the cameras, alarm system and emergency notification system/intercom, and plan for another time to provide a full roof replacement. This will significantly hinder the educational programming and ability to meet the needs of this student population. With the history of security risks at this school, we feel this grant is pertinent to helping us provide a learning environment commensurate with current life safety systems designed to protect students, and provide a modernized healthy learning environment.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The District Budget Department is responsible for the development, implementation and control of the annual budget and estimates future expenses using modeling tools, projections and averages. The District adopts two budgets that consider known minor facility needs. This ongoing approach to small capital projects has served the District well in terms of funding critical maintenance and small renewal projects, but it means there is not a static dollar amount associated with each particular building from one year to the next.

The District may apply for grants that support current district goals or otherwise improve educational resources. Still, the District encourages and is receptive to financial support from the appropriate federal, state, local governmental and private grant-makers to aid in delivery, maintenance and improvement of District schools-as the District is the legal applicant and recipient for all grant funds applied for and received by all of its public schools.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If

not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Boulder Valley Re 2 (0480) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Boulder Preparatory High School Roof Replacement, HVAC, and Security Upgrades (0480-SG00002) - - New - Application Number (48)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

71.00 %

* B. Actual match on this request - Enter Actual Match Percentage

71

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,164,336.49
D. Applicant Match to this Project	\$	337,657.58
E. Applicant Grant Request	\$	826,678.91
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	1,164,336.49

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2022	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/03/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/01/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The project affected area is based on the base renovation scope and addressing critical needs discussed in prior sections of this application. As a summary base scope will involve renovation of the newly acquired space, infrastructure for future improvements, and two new RTU units. The total gross SF is the entirety of the building and what will be addressed with the roof replacement if awarded this grant. This alternate scope involves the full roof replacement, 3 additional new RTUs 2,3,4 (rather than refurbishment), New security cameras and access control panels, along with upgraded secure storefronts with security film.

The District hired Gordian in 2020 to assess and grade all of our buildings throughout the District. The scale developed was ordered by building systems and components that will need service or replacement in the next 1 -5 years. We are also currently working with the Colorado Department of Education on a facility insight survey to align with these assessments, and plan for upgrades accordingly.

We have also hired BVH Architects to design upgrades and renovations to the building with the goal of addressing critical needs to building systems. BVH has completed design through Construction Documents which have been priced by our general contractor. Alternate pricing has been included for some scopes of work as there is not enough funding available to complete all recommended work. Taylor Kohrs has also been hired as a General Contractor to implement these measures and has provided the budget developed through design that matches this grant's detailed project budget.

Budget Note: You will notice that we have not included a line item for escalation contingency in the Taylor Kohrs Estimate, and this has not been accounted for in the detailed project budget uploaded. Boulder Valley School District takes a conservative approach to inflation and escalation. These numbers are required to be proven out by our contractors before we authorize this to be used in an estimate. Allowing a flat percentage we have found allows budgets to be established with the percentage in mind. We hold a percentage of inflation for each project through the bond, and also hold a program reserve bucket. The inflation percentage is based on the year the project will be under construction and what we forecast how that budget may be impacted based on studies of market conditions. For the scope of work considered alternates, and relying on this grant we have locked in pricing for when we would order the equipment if this grant is approved. If escalation were to occur then this project would have the potential to receive an additional 3% of the projected costs that Taylor Kohrs has included in their GMP estimate under Alternates.

Lastly it should be noted that we have one estimate for our security scope from HSS. This company operates with the District under a master agreement and is sole sourced to maintain district standards and equity.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

We will have a team of consultants and a BVSD Project Manager dedicated to overseeing the safety and success of this project. Landmark Environments has provided an updated asbestos survey for the areas we will be renovating, and BVSD recently had our 3-year AHERA reinspection completed by Anser Advisory. Based on this updated information we do not see the need for any asbestos abatement or environmental oversight.

BVH Architects and JVA Engineers will provide oversight and contract administration services for the renovations to ensure that the specifications are followed.

The entirety of the project will be overseen by BVSD Project Manager Stephen Henry who has over 10 years of experience in the construction industry.

Boulder Valley School District has engaged Iconergy as a commissioning agent to to ensure units operate to the specifications and optimal efficiency.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

This process has been completed and contractors have been selected. BVSD has issued RFQs for all of our contractors and consultants. We have a standing list of qualified firms for the following professionals that will be critical to the success of this project:

1. Architecture firms
2. General Contractors
3. Asbestos Consultants
4. General Abatement Contractors
5. Third party Inspectors

Based on these lists of prequalified consultants we solicit formal requests for proposals (RFPs) from firms for work defined within our capital improvement projects

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

With the generous support of our community BVSD was fortunate to pass a \$350 million dollar bond measure in 2022 to address building and site critical needs in each of our 56 facilities. We have bond dollars that will be committed to this project and will have the ability to contribute our match percentage.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this

project?

Gas, Electricity = \$14,081 in FY23

Water/Sewer = about \$3600 in FY23

Telecom/Internet = \$2,300 phone + Internet FY23 plus BVSD IT Central Services (Not sure what portion is internet)

Anticipated Change will be increase in Gas/Electricity for new space. Estimate \$5K. No other changes.



5075 Chaparral Court
Boulder, CO 80301
303-545-6186
www.BoulderPrep.org

January 17, 2024

Dear BEST Selection Committee,

I am excited about our application for funds to improve and expand Boulder Prep High School. From the time we moved into our facility in 2003, we knew that the space needed to look good and feel good for students to learn best. As an alternative education campus, we are serving non-traditional youth who have struggled in mainstream schools. A facilities priority for us is having a space that is less "institutional" and feels as warm and welcoming as possible since our students have had negative experiences in past settings.

For the last 20 years, we've made the best of our limited space. It's small, so we've had limited room to offer interactive and experiential learning opportunities. Currently, we occupy 6000 square feet for 100 students. This gives us about 60 Gross Square Feet per student compared to the 180-200 GSF recommended by CDE. Our dream has been to expand our space into an adjoining unit so we can have hands-on learning spaces. With the departure of our neighbor from the adjoining unit in our current building, expansion is a possibility.

The Boulder Valley District has helped us assess our facility needs and possibilities for expansion. We identified many areas for improvement in our existing space and what it would take to renovate the new space. The scope of work has added up since we've occupied the space for nearly 20 years with minimal maintenance. Steven Fagan from CDE visited for a Facility Insight Survey. He and I walked the building to identify critical needs. One of the most pressing areas on my mind is school safety. With limited funds, we are not able to hire security personnel, so we are hoping that BEST funds can support us with structural reinforcements to keep us safe. These would include security cameras, reinforced entry doors, better outdoor lighting, and an emergency alert/intercom system.

The roof on our building is original from 1998 and was holding strong until last year. We are now seeing break through leaks in several classrooms and common areas. Nearly 10 years ago, we were able to install a full solar array on our roof to cover about 50% of our electrical needs. The solar panels have been a great source of pride for us, however they make roof repair/replacement particularly difficult and costly.

As we look around, the age of our building is really starting to show. Hailstorms in 2023 caused damage to our HVAC units which are so old that parts are no longer being manufactured. Replacements are needed to ensure that heating and cooling continue to operate reliably. With

the potential for expansion, we also have to consider HVAC needs for a new space serving more people than it was originally designed for.

There are many factors to consider with facility maintenance and operations. We know that when students experience the wear and aging of an older facility their morale also declines. We are excited about this opportunity to work with the District and CDE to give our 25-year old building a comprehensive refresh with some new security features and an expanded learning space. Thank you for your consideration.

Sincerely

Lili Adeli, M.B.A., M.Ed.
Headmaster

● Campuses Impacted by this Grant Application ●

Boulder Valley Re 2 - New Vista HS Abatement and Demo - New Vista HS – 1952

District:	Boulder Valley RE-2
School Name:	New Vista HS
Address:	700 20th Street
City:	Boulder
Gross Area (SF):	77,966
Number of Buildings:	1
Replacement Value:	\$29,499,149
Condition Budget:	\$17,569,332
Total FCI:	0.60
Adequacy Index:	0.37



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,396,259	\$3,064,393	0.70
Equipment and Furnishings	\$1,207,495	\$1,066,942	0.88
Exterior Enclosure	\$3,577,647	\$2,286,426	0.64
Fire Protection	\$1,104,785	\$1,376,397	1.25
HVAC System	\$5,142,541	\$5,156,696	1.00
Interior Construction and Conveyance	\$4,768,860	\$2,119,342	0.44
Plumbing System	\$1,616,615	\$1,544,726	0.96
Site	\$1,076,052	\$565,610	0.53
Structure	\$6,608,894	\$388,797	0.06
Overall - Total	\$29,499,149	\$17,569,329	0.60

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
New Vista HS Main	77,966	0.60	1952	\$28,423,097	\$17,003,719
New Vista HS Site	540,144	0.53	1952	\$1,076,052	\$565,610
Overall - Total	618,110	0.60		\$29,499,149	\$17,569,329

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Boulder Valley Re 2

County: Boulder

Project Title: New Vista HS Abatement and Demo

Current Grant Request:	\$533,044.36	CDE Minimum Match %:	71%
Current Applicant Match:	\$1,305,039.65	Actual Match % Provided:	71%
Current Project Request:	\$1,838,084.01	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$1,838,084.01	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$23.58	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$21.44	Affected Pupils:	318
Hard Costs Per Sq Ft:	\$2.14	Cost Per Pupil:	\$5,780
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	245
Previous BEST Total \$:	\$0.00		

Financial Data (School District Applicants)

District FTE Count:	27,187	Bonded Debt Approved:	\$926,400,000
Assessed Valuation:	\$9,537,501,983	Year(s) Bond Approved:	14,22
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$349,820	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$1,099,265,000
Median Household Income:	\$99,500	Total Bond Capacity:	\$1,902,113,158
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	25.10%	Bond Capacity Remaining:	\$808,235,397
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$2,043.36		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Boulder Valley Re 2 (0480) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - New Vista HS Abatement and Demo (0480-SG00001) - - New - Application Number (47)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

New Vista High School - 0480-6195

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Asbestos Abatement & Demolition <input type="text" value="Other: please explain"/>

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Boulder Valley School District's (the District) New Vista High School (New Vista) is housed in a building that was constructed in 1952. Formerly Baseline Junior High School, the original facility saw the addition of an auxiliary gymnasium plus science additions in 1973. In 1993, nearly 40 years after its original construction, the junior high school was adopted "New Vista High School". New Vista added a small Music & Art space in 2000 and constructed a secure vestibule in 2011.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

In the past three years, the District did not make any capital improvements to the building. The three year's time provided opportunity for the current building to undergo a comprehensive, multi-year community working group process. The group evaluated the district 2014 Educational Facilities Master plan--and site studies--and assessed building deficiencies in order to recommend the best path forward for the student population. A full building and site analysis along with a traffic study highlighting current vehicular and pedestrian impacts were completed (Exhibit A for reference).

Significant structural issues, including sagging floors and brick separation, were identified around the building's interior and exterior. Single pane windows causing lack of thermal comfort, poor lighting, an aging mechanical system, multiple roof leaks and numerous ADA issues were found to exist. Upgrades and renovations to address these issues presented health hazards along with interruptions to the learning environment due to an abundance of asbestos-containing materials in the building.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Educational Facilities Master Plan is updated on an eight-year cycle, roughly, and uses general obligation bonds to meet the majority of district capital improvement and capital construction needs.

In addition to standard annual operating expenditures for maintenance, custodial, utilities and insurance, each year the District adopts two budgets that take into account known minor facility needs--and funding for emergency repairs not covered by insurance claims. This ongoing approach to small capital projects has served the District well in terms of funding critical maintenance and small renewal projects, but it means there is not a static dollar amount associated with each particular building from one year to the next.

Expenditures in the Capital Reserve Fund reflect planned and unexpected but necessary small repairs, improvements and capital equipment.

2018-2019: \$2,869,234

2019-2020: \$4,868,166

2020-2021: \$3,436,070

2021-2022: \$1,993,938

2022-2023: \$1,695,900

Expenditures in the Operations & Technology Fund reflect small capital projects that are planned, as well as necessary repairs and improvements.

2018-2019: \$0

2019-2020: \$1,041,037

2020-2021: \$0

2021-2022: \$1,075,272

2022-2023: \$5,930,338

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Boulder Valley Re 2 (0480) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - New Vista HS Abatement and Demo (0480-SG00001) - - New - Application Number (47)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Boulder Valley School District (District) is a public school district organized in accordance with Colorado law to provide public education to residents of Boulder County. The District covers approximately 500 sq. mi. and serves the Boulder, Broomfield, Erie, Eldorado Springs, Gold Hill, Jamestown, Lafayette, Louisville, Marshall, Nederland, Superior and Ward communities. The District consists of 56 schools serving approximately 30,000 students. District students consistently place in the top percentiles in state and national academic achievement measures and have an on-time graduation posting rate of approximately 90%. District schools focus on building better supports for disadvantaged students, providing individualized learning opportunities and closing all demographic achievement gaps. Career and technical education along with concurrent enrollment opportunities are a large part of the district focus to allow students to explore multiple life pathways.

New Vista High School (New Vista) was created in 1993 and approved by the Boulder Valley Board of Education to "break the mold" of conventional secondary school practice and offer students another option for the high school experience. New Vista provides rigorous learning in a supportive culture and was designed to cultivate unique talents, gifts and interests of students who are ready to be more responsible for their own learning. New Vista gives students real choices in the work being done in classes. The vision of New Vista is to create a better world by inspiring students to become lifelong learners who actively participate in their education and community, while passionately pursuing their individual paths. The District works to realize this vision by partnering with students to create a school on a human scale with a focus on authentic education in a community setting. The District embrace differences, the challenges and the unique gifts that all students contribute to its schools. The inclusion of school-wide mixed grade level curriculum into advisory helps students focus on understanding diverse perspectives and cultivating a sense of empathy for others.

Maintenance is a constant process. The District owns and operates 61 buildings that range in age from one to 140 years, with more than half being more than 40 years old. New Vista is built on approximately 12.5 acres northwest of the Broadway & Baseline Road intersection. The original school opened in 1954. Between 1955 and 1964, the north wing was constructed with three more additions built between 1971 and 1983. A new entrance was constructed on the east elevation with additions at the east sides of the gymnasium and north wing. Between 1999 and 2004, an addition was built at the southwest corner. The footprint has remained the same since 2004. While the District has made the most of the existing building, the learning environment still falls short of what the District aims to provide for all students (Exhibit A for reference).

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The 2014 Educational Facilities Master Plan (Plan) outlined a plan for improvements to the existing building as part of the 2014 Bond Program. These renovations were put on hold to allow staff and the community to further assess programmatic needs and building conditions as they relate to campus safety, security, learning environment health and long-term sustainability. Since 2014, there has been substantial deterioration in the condition of the building, particularly related to structural integrity and groundwater intrusion. Major systems (electrical, plumbing, HVAC) and materials (carpet, flooring, paint) are at the end of their service lives. Significant ADA issues also exist throughout the building, which create safety hazards and student inequity. In 2019, an updated facility assessment demonstrated to the District community the student safety and health hazards that exist at New Vista.

The concrete footings from 1952 to 1958 are considered to be a primary reason that we are seeing structural cracks, settling and ground water intrusion around the building. Structural deficiencies are noted in Exhibit B for reference. Building Assessments, shown in separation in multiple areas of brick, sagging floors and cracking in the building's structural elements. Additionally, HVAC and plumbing systems have been assessed as past their useful life. Examples of these are floor or wall mounted sinks, utility sinks, fume hoods, central air handling unit, and the gas-fired heat generating boiler system, to name some of the larger components. The District was selected by Colorado Department of Education for Facility Insight Surveys in 2023 of which New Vista was the first to be assessed. The survey report noted on each of these systems that "years remaining have been increased because the system is currently functioning, however the system is beyond its useful life and should be budgeted for repair/replacement." The maintenance needs of the building have accelerated beyond what is feasible and fiscally responsible to keep up with. The current building poses significant health and safety issues as it does not comply with current energy code standards in every category. It was determined that there were significant health and safety concerns within the current educational spaces.

When assessing solutions for a new building the current site with a new building was found to be most suitable for the least impactful option to student health and long term sustainability. This also preserved the local neighborhood where the building has resided for 70 years providing centralized access for

students who choose New Vista from most any geographical location within the District. Our options evaluated involved renovation of the existing building, extensive renovation of the existing building, a new building on the current site, and a new building on a new site which was not yet identified or owned by Boulder Valley School District. If we were to renovate the current building then the largest concern was the impact to student health over a multi-year construction process with multiple phases of abatement.

Along with health, safety was equally as important to assess the new building placement. From a civil site perspective the current location of the building is ideal. However, once consideration was given to if drainage and the floodplain on the south side of the site could be preserved then the location of the new building quickly became apparent. Set to the East of the current building on a constructed bench provides the greatest security and safety for the student population. With more options of access, egress and better line of site from each direction the campus will be able to be better monitored with the location of the new building. The civil design supports being able to handle sheet flow from the surrounding neighborhood, and preserve the floodplain in the event of at 100 year storm without compromising the site or surrounding area while providing a more secure campus.

The facility insight survey has served the District as a confirming backcheck to the importance of work we are doing in our current bond to preserve district buildings. In 2020, the District engaged Gordian to conduct these same assessments through VFA. At the same time, the New Vista Working Group was evaluating the building, district programming needs and the safety of continuing to operate in the current building. The community group, led by a local architecture firm, also conducted a site analysis where the school resides. In addition to the building failing, this approximately 12.5-acre site has geographic restrictions that pose a safety concern due to accessibility constraints. The intersection of Broadway and Baseline Roads through the years has become one of the busiest and most accident-prone intersections in Boulder. On the current site, there is one access and egress point at Baseline Road, which can cause a backup on Baseline during drop-off and pick-up times. These conditions, along with a lack of dedicated pedestrian access, pose additional safety risks beyond just the building.

The District takes pride in providing learning environments where students can thrive. This is clearly seen in our All Together for All Students Strategic Plan designed to meet the needs of all students. At New Vista, it was evident that the deficiencies identified were not only not achieving this plan, but also have posed significant health and life safety issues. Temporary repairs to units are no longer safe solutions, and teachers find ways to catch water and "repair" unit ventilators to make it through harsh weather days.

LIFE AND HEALTH SAFETY ISSUES RELATED TO BUILDING DEFICIENCIES: (Exhibit B for reference)

- A. Mechanical and Plumbing systems beyond their useful life. HVAC failure in Auditorium, and unit ventilators in classrooms
- B. Asbestos throughout the building including on mechanical and plumbing units that require abatement to replace.
- C. Significant structural issues identified throughout the building. Numerous locations of brick movement, separation and cracking around the building interior and exterior.
- D. Groundwater infiltration causing structural issues along west edge of the building.
- E. Multiple roof leaks.
- F. Single pane windows contributing to lack of thermal comfort in learning spaces.
- G. Numerous ADA issues.
- H. Deficient locker rooms repurposed for educational programming such as STEM.
- I. Significant asphalt deterioration.

SITE LIFE AND HEALTH SAFETY ISSUES:

On any given school day, the intersections around New Vista are busy and can be dangerous with a convergence of school traffic, neighborhood traffic and pedestrians accessing the site. With the main entrance and exit located off Baseline Road and 20th Street used as a drop-off in front of the school, parking has been "extended" to the north and east of the school to accommodate students and staff. Dedicated spots do not exist these areas. Additionally, with congested areas around the school, and one of the busiest intersections boarding the school, future accidents are a concern. A backed up traffic queue is a concern for the district and neighborhood traffic (Exhibit C for reference).

With multiple additions to the original building, there are areas on the site that pose security risks with poor visibility and line of site. The layout creates numerous blind spots for people to hide, and cameras would be unable to cover.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In 2019, the updated facility assessment estimated that the cost for current building needs would exceed the project budget and confirms that the building is approaching the end of its useful life. The cost to renovate and address identified deficiencies exceeds 75% of the construction costs for a new building to house the New Vista program. New construction would provide the District with a building that will serve students for 70 years with greater energy efficiency and reduced ongoing maintenance costs (Exhibit C for reference).

In 2020, the Board of Education determined that the scope of work and budget detailed for New Vista in the 2014 Plan was insufficient to fully address the current deficiencies in the building and established the New Vista Working Group to consider options and make recommendations for a path forward. Led by a local architect, the group included school and district staff and community members and considered a spectrum of options. In 2021, the Board of Education supported the recommendation to move forward with constructing a new building on the same site.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Through the New Vista Working Group's evaluation, the District began its update of the Plan. Within the 2014 Bond Program, the Plan was expected to execute significant renovations that would include a multi-phase, multi-year approach to asbestos abatement throughout the building. The process of reevaluating the Plan began with a student-staff-community visioning process. Parameters for the following four future options were defined by the committee:

- Option 1. Proceed per the original 2014 Plan to renovate the current building, plus address additional structural issues and drainage improvements.
- Option 2. More extensive renovation, plus proceed with the work in Option 1.
- Option 3. Construct a new building on the current site.
- Option 4. Construct a new building on a new site.

Parameters to assess the feasibility and best option for New Vista long-term were:

- 1. Initial cost
- 2. Ongoing operations & maintenance costs

3. Schedule & time to complete
4. Impacts on the students & school
5. Grading how educational goals will be met
6. Location
7. Health, safety & sustainability
8. Building life expectancy

A new building on the current site checked all the boxes concerning health, safety, sustainability and educational goals while minimizing impact on students. This path forward showed that the cost was marginally more than the plan for extensive renovations and did not require land purchase. Three options were considered for the positioning of the building on the current site. Ultimately, the building will occupy Position A with some overlap into Position B near the middle of the 12.5-acre site (Exhibit D for reference). Option C would have required the current building to have asbestos abatement completed and be demolished prior to construction. Additionally, students and staff would be required to relocate for at least two years, which would impact the programs and learning opportunities that are unique to New Vista.

Selecting a new building on the current site provided a multitude of benefits to the project. This solution keeps students in the current building while the new high school is being built. Fencing and site access control of the construction area keeps students safe and without disruption to academics, and when the school population moves into the new building, access and safety control of the site will be switched to the current building. This will allow for abatement with current Colorado Department of Public Health & Environment Regulation No. 8 Part B for asbestos regulations and controls to be in place without danger of exposure to students, staff or the community. Abatement can be completed in a much more efficient amount of time without having to re-occupy the building after school breaks. Had the District proceeded with the original Plan, not all abatement could have been completed--even across multiple summers--without compromising the building. Following abatement, the current building will be demolished to allow for completion of the Plan, providing many benefits beyond addressing all of the deficiencies that were identified.

In modern day education, students, staff and districts face a multitude of challenges each day that center around safety & security. Placement of the building on the current site was optimal when originally constructed. The new high school site will solve for all of the site deficiencies and concerns, but abatement and demolition must occur for the Plan to be completed. The new parking lot, drop-off lane, service driveway, outdoor learning area and future student garden will be constructed where the current building sits. Traffic studies show that a one-way entrance off Baseline Road, a drop-off lane that serpentine to the east then exits onto 20th Street with a right turn only will eliminate current traffic concerns. Central to this will be the student and staff parking lot to allow for school occupants to circumvent drop-off traffic and decrease congestion. Multiple pedestrian-only walkways have been created with more than 60 bike racks dispersed in front of the school to allow for options from each direction of travel into the school. With a plaza-type entry with broad lines of site, the solutions detailed in the Plan will be complete.

Line of site is another deficiency that will be solved by where the new building is being constructed. With the building placed close to the middle of the land parcel this will allow for a student-centric holistic use of the campus. A line of site in all directions will also be afforded with the building location, without the multiple nooks of several building additions, and allowing an outside threat to be more visible.

LIFE AND HEALTH SAFETY SOLUTION RELATED TO BUILDING DEFICIENCIES

A. Mechanical & Plumbing systems beyond their useful life: Energy recovery RTUs are designed in the new building along with Advanced Energy metering,

and the building will be solar ready.

B. Asbestos throughout the building including on mechanical & plumbing units that require abatement to replace: Abatement and demolition to be completed in 2025 when building occupants are in the new building.

C. Significant structural issues identified throughout the building. Numerous locations of brick movement, separation and cracking around the building interior & exterior: New building design with upgrades spread footers and rammed aggregate piers.

D. Groundwater infiltration causing structural issues along west edge of the building: Drainage has been designed around the building to flow into detention ponds and flood plain areas. Drainage is calculated for a 100year storm and surrounding sheet flow.

E. Multiple roof leaks: New fully adhered white EPDM roof.

F. Single pane windows contributing to lack of thermal comfort in learning spaces: New windows designed for maximum efficiency and UV protection.

G. Numerous ADA issues: ADA access issues will not exist as the new modernized building will be built to all current building codes providing options from any entry point inside and around the building.

H. Deficient locker rooms repurposed for educational programming such as STEM: Flexible learning spaces with maker spaces for an array of STEM Programs designed in the building.

I. Significant asphalt deterioration: New asphalt drop off lane and parking lot (Exhibit D for reference).

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In 2020, realizing that the scope of work and budget identified for New Vista in the 2014 Plan was insufficient to fully address the current deficiencies in the building and provide an appropriate learning environment, the Board of Education established the New Vista Working Group to consider options and make a recommendation for a path forward. The group included school and district staff and community members. Led by a local architect, the group considered a spectrum of options from moving forward with the existing project scope and budget to new construction. In January 2021, the Board of Education supported the group's recommendation to move forward with constructing a new building on the same site. The District recognizes that additional funding is needed to supplement bond dollars to complete construction abatement and demolition of the current high school. Professional asbestos abatement services are required to reduce the risks associated with hazardous materials.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Additional funding is needed to supplement bond dollars to complete the asbestos abatement and demolition. Estimates received through a competitive bidding process demonstrate that the budget for this portion of the project will be exceeded by 70%. Construction of the replacement high school is underway in 2023 and scheduled for completion in 2025. New Vista's replacement may have been a well-aligned grant two to three years ago as the District began its evaluations and design. However, as a district, we have focused on the community to support district needs. Escalation has affected the District as it has everyone, and the District remains dedicated to its capital improvement projects. Recently it was found that a City use tax may be levied on the district which will further challenge our District to fulfill this scope of work. This impact is forecasted to be approximately 50% of the cost of abatement and demolition detailed within this grant budget.

We recognize that just an abatement and demolition package has not historically been selected for a BEST grant. However, we are asking for the Board's

consideration as the budgets for this project and future bond projects will be challenged if not awarded. The district takes a great deal of pride in solving for our capital construction projects through community support and being fiscally responsible. In this instance the increased cost of these services could not be foreseen despite proactive measures and estimates that were made to account for inflation. Once the bond election passed the asbestos consultant was brought on board to update the AHERA management plan, and investigate for additional suspect materials. Ultimately the 70% increase in cost can be accounted in part by materials that were discovered through selective demolition and sampling in a controlled environment. The abatement industry in the past few years we are told has suffered labor shortages, higher wage demand and escalation in materials as most industries have. Despite having tracked the last few years of price escalations this project has still seen this unforeseen increase. We appreciate your panel's consideration for awarding this funding so we can continue to provide all of our school's with improvements and provide healthier spaces across our district.

We ask the board to consider our high match percentage as a show of our dedication to successfully completing this project for our student body when evaluating the grant applications. This funding will allow us not only to complete this master plan, but those of our other schools that have significant building critical needs that must be addressed in this bond program.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The District's Budget Department is responsible for the development, implementation and control of the annual budget and estimates future expenses using modeling tools, projections and averages. The District adopts two budgets that consider known minor facility needs. This ongoing approach to small capital projects has served the district well in terms of funding critical maintenance and small renewal projects, but it means there is not a static dollar amount associated with each particular building from one year to the next.

The District may apply for grants that support current district goals or otherwise improve educational resources. Ideally, a grant to support the New Vista project would have made the most sense three years ago. Still, the District encourages and is receptive to financial support from the appropriate federal, state, local governmental and private grant-makers to aid in delivery, maintenance and improvement of District schools-as the District is the legal applicant and recipient for all grant funds applied for and received by all of its public schools.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

If the building were to remain, the Plan would not be completed, leaving a crowded and unsafe site. The parking lot would not be able to be completed and a high-risk safety and security condition would occur with having a vacant building. Obstructed lines of site, having to secure a vacant building with asbestos, increased traffic obstructions, and the absence of a drop off loop would occur. The building would continue to degrade causing increased structural concerns and maintenance costs.

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

Additional funding is needed to combine with bond dollars to complete the asbestos abatement and demolition. Estimates received through a competitive bidding process demonstrate that the budget for this portion of the project will be exceeded by 70%. Construction of the replacement high school is underway in 2023, scheduled for completion in 2025. Ultimately the New Vista replacement may have been a perfect grant two to three years ago as the district began our evaluations and design. However, as a district we have focused on our community to support our district needs. Escalation has affected the District as it has everyone and we have remained dedicated to our capital improvement projects.

III. Detailed Project Cost Summary

Boulder Valley Re 2 (0480) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - New Vista HS Abatement and Demo (0480-SG00001) - - New - Application Number (47)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

71.00 %

* B. Actual match on this request - Enter Actual Match Percentage

71

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,838,084.01
D. Applicant Match to this Project	\$	1,305,039.65
E. Applicant Grant Request	\$	533,044.36
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	1,838,084.01

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2022	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

01/06/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

05/30/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

It is important to note that since this is an abatement and demolition project there are no hard costs. These are services that will be performed that were hard bid, and there were no contingencies submitted within the proposals. The escalation and owner contingencies are being carried by Boulder Valley School District within the project. When referencing the Detailed Project Budget please know that the services have been included as lump sum numbers. In Architectural and Design fees we have included the Environmental Consultant (Anser Advisory) as they completed the updated AHERA documents, and created the abatement construction documents. In the Environmental section of the budget sheet we have included a breakout of the abatement service and the demolition service. Within other costs we have calculated and our 10% Owner's Escalation and Contingency (5% Escalation / 5% Owner Contingency) to reach the total ask for the grant.

BVSD engaged consulting services from Anser Advisory to complete a full building investigation to develop an updated Asbestos Management Plan and Construction Documents. Additionally, demolition specifications from JVA Consulting Engineers were used to secure bids for the building demolition of the existing building. A competitive bidding process was conducted and five bids were secured from a prequalified list of general abatement contractors. The prequalification list was established through a RFQ process and these contractors were vetted based on their experience with similar size and complexity of jobs. Earth Services & Abatement (ESA) has been selected as the contractor for both the abatement and demolition based on providing the best value to the project. ESA has a proven track record of high performance for these services.

Additional funding is needed to combine with bond dollars to complete the asbestos abatement and demolition. Estimates received demonstrate that the budget for this portion of the project will be exceeded by 70% of the original estimates. Construction of the replacement high school is underway in 2023, scheduled for completion in 2025. Ultimately the New Vista High School replacement may have been a perfect grant 2-3 years ago as the district began our evaluations and design. However, as a district we have historically focused on our community to support our district needs. Escalation has affected BVSD as it has everyone planning necessary facility upgrades or maintenance, and we have remained dedicated to our capital improvement projects.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

We will have a team of consultants and a BVSD Project Manager dedicated to overseeing the safety and success of this project. Anser Advisory was hired as our Environmental Consultant to provide an updated AHERA management plan, and developed the abatement construction documents along with specifications to comply with all federal and state regulations. Anser will also provide air monitoring and construction administration for the abatement portion of this project. A full abatement specification has been created to comply with CDPHE regulation 8, part B for asbestos. Prior to demolition all air

clearances will be achieved, and a pre-demolition walk will be completed with a CDPHE representative. The Anser Advisory project manager will also be responsible for ensuring there are no asbestos containing building materials remaining at the completion of abatement prior to demolition.

MOA Architects and JVA Engineers will provide oversight and contract administration services for the demolition portion of the project. These firms were contracted for design and administration of the new building and site. As part of their contract they will also provide construction administration and oversight of the demolition activities to ensure they comply with project specifications.

The entirety of the project will be overseen by BVSD Project Manager Gene Temanson who has over 30 years of experience in the construction industry. Gene has been involved from the master plan update and throughout design. Gene is responsible for coordinating all activities, oversees the project week to week and is responsible for maintaining the budget.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

This process has been completed and contractors have been selected. BVSD has issued RFQs for all of our contractors and consultants. We have a standing list of qualified firms for the following professionals that will be critical to the success of this project:

1. Architecture firms
2. General Contractors
3. Asbestos Consultants
4. General Abatement Contractors
5. Third party Inspectors

Based on these lists of prequalified consultants we solicit formal requests for proposals (RFPs) from firms for work defined within our capital improvement projects

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

With the generous support of our community BVSD was fortunate to pass a \$350 million dollar bond measure in 2022 to address building and site critical needs in each of our 56 facilities. We have bond dollars that will be committed to this project and will have the ability to contribute our match percentage.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

I will list our annualized utility costs below. The last model we ran for our permit submittal in 2023 showed a 33% savings over the IECC 2021 code baseline. Note that is comparing the as-designed new building to a code-standard reference of the same square foot building.

"Account Use and Cost
Boulder Valley School District
New Vista High -- 12/2022 to 11/2023"

Electricity (kWh): 391,637 / Cost: \$48,611 / Cost/kWh: \$0.1241 / Demand: 142 / Demand Cost: \$25.6793

Natural Gas (Therms): 52,138 / Natural Gas Cost: \$41,670 / Natural Gas Cost/Therm: \$0.7992

Water (kGals): 668 / Water Cost: \$7,351 / Water Cost/kGal: \$11.0050

Irrigation (kGals): 137 / Irrigation Cost: \$1,947 / Irrigation Cost/kGal: \$14,2139

Wastewater (kGals): 668 / Wastewater Cost: \$7,632 / Wastewater Cost/kGal: \$11.4258

Stormwater Cost: \$15,839



700 20th Street
Boulder, CO 80302
Telephone: 720.561.8700
Fax: 720.561.8701

John McCluskey, Principal
Kiffany Lychock, Assist. Principal

January 21, 2024

Dear members of the Building Excellent Schools Today Program,

I am writing to express my enthusiastic support for the proposed new building project at New Vista High School. The decision to pursue a new facility on the existing site, reached through a comprehensive multi-year community working group process, is one that prioritizes student health, safety, and overall well-being. Our thoughtful, non-traditional, student centered high school has long awaited a safe, healthy and fitting setting for our program.

The location of the new building on the current site is strategically chosen to enhance the student experience by creating a more student-centric, holistic campus. This design not only promotes increased safety through better overall line of sight but also addresses critical aspects such as traffic flow, drop-off, and pedestrian safety, as demonstrated by thorough traffic studies.

Some key highlights of the proposed design include:

- Implementation of an extended one-way drop-off lane
- More efficient parking lot design centered in the drop-off area
- Increased number of pedestrian paths entering the campus

To fully realize these benefits, it is imperative that the existing building undergo abatement and demolition to pave the way for the new structure. The current building suffers from programmatic space constraints, structural deficiencies, leaks, unit ventilator issues, and other challenges that hinder its ability to effectively meet the needs of a modern educational program.

The new building for New Vista High School holds tremendous promise for enhancing student opportunities and experiences. With a focus on non-traditional and unique programs, it aligns with the evolving needs of education, providing students with a Future-Ready learning environment. The current facility, originally designed for middle school programming, no longer adequately supports the diverse and advanced programs required in today's educational landscape, particularly that of a forward thinking high school.

As a long time public school teacher and administrator, I am grateful for this support to do what is right by the students and families we serve. I look forward to the positive impact that the BEST Program can make in supporting the creation of a modern and safe learning environment for the students at New Vista High School

Sincerely,

John McCluskey

● **Campuses Impacted by this Grant Application** ●

Firestone Charter Academy - K-8 Safety and Security Upgrades - Firestone Charter Academy – 2008

District:	St Vrain Valley RE-1J
School Name:	Firestone Charter Academy
Address:	5753 Twilight Avenue
City:	Firestone
Gross Area (SF):	50,310
Number of Buildings:	2
Replacement Value:	\$16,718,449
Condition Budget:	\$4,995,736
Total FCI:	0.30
Adequacy Index:	0.13



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,610,085	\$1,933,897	0.74
Equipment and Furnishings	\$311,686	\$36,620	0.12
Exterior Enclosure	\$2,383,605	\$316,692	0.13
Fire Protection	\$605,285	\$0	0.00
HVAC System	\$1,375,747	\$135,248	0.10
Interior Construction and Conveyance	\$3,263,209	\$1,893,524	0.58
Plumbing System	\$763,178	\$41,472	0.05
Site	\$2,250,056	\$638,284	0.28
Special Construction	\$204,002	\$0	0.00
Structure	\$2,951,596	\$0	0.00
Overall - Total	\$16,718,449	\$4,995,737	0.30

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Firestone Charter Academy Mod 1	2,100	0.00	2022	\$448,779	\$0
Firestone Charter Academy Main	48,210	0.31	2008	\$14,019,615	\$4,357,453
Firestone Charter Academy Site	272,337	0.28	2008	\$2,250,056	\$638,284
Overall - Total	322,647	0.30		\$16,718,449	\$4,995,737

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Firestone Charter Academy

County: Boulder

Project Title: K-8 Safety and Security Upgrades

Current Grant Request:	\$951,567.18	CDE Minimum Match %:	51%
Current Applicant Match:	\$990,406.65	Actual Match % Provided:	51%
Current Project Request:	\$1,941,973.83	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$1,941,973.83	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$40.28	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$2.62	Affected Pupils:	615
Hard Costs Per Sq Ft:	\$37.66	Cost Per Pupil:	\$3,158
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	83
Previous BEST Total \$:	\$101,268.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	71%	FY23-24 CSCC Allocation:	\$244,855.00
< 10% district bond capacity?	No	Enrollment as % of district:	2%
Funding Attempts:	0	Free Reduced Lunch %	22.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

Firestone Charter Academy (4333 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Safety and Security Upgrades (4333 C-SG00001) - - New - Application Number (20)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Firestone Charter Academy - 4333 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Firestone Charter Academy was previously known as Imagine Charter School at Firestone. We officially changed our name on July 1, 2020 and CDE officially approved the name change later that year. Our bylaws refer to Imagine Firestone and will be updated this year.

In compliance with ARTICLE XII: DISSOLUTION OR DISTRIBUTION OF ALL OR SUBSTANTIALLY ALL ASSETS as outlined in the school bylaws, the relocation or cessation of existence of our facility involves a meticulous process with a focus on maintaining the integrity of our educational mission and assets. The bylaws mandate that such actions require the prior approval of not less than two-thirds of all then-sitting Board members.

Should the school need to dissolve or abandon its activities due to impracticable or inexpedient circumstances, the assets of the organization, after settling all liabilities, will be subject to a strategic distribution. The assets will be transferred, conveyed, delivered, and paid over to another charitable organization within the State. This organization must share a similar or analogous character or purpose associated with or connected to the school and must be exempt from income taxation under Section 501(c)(3) of the Code.

The distribution of assets is designed to align with exempt purposes under Section 501(c)(3) of the Code. Alternatively, assets may be directed to the federal government or a state or local government for a public purpose. In the event that any assets remain undistributed, the responsibility falls upon the district court for the county in which the principal office of the school is located. The district court will exclusively determine the charitable purpose or organizations that should receive these assets, ensuring alignment with entities organized and operated exclusively for charitable purposes.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Firestone Charter Academy's building was constructed as a purpose-built new school building in 2007-2008 to house a charter school with a mission to provide a classical, Core Knowledge education with an emphasis on character development to over 600 K-8 students in the St. Vrain Valley School District. The school moved into the facility for the 2008-2009 school year as imagine Charter School at Firestone. The building was originally built by a Charter Management organization and sold into a Real Estate Investment Trust immediately upon completion. The School leased the building from the REIT until early 2020. As a lessee the school was not able to make significant capital improvement to the building, nor access funds via district bonds because the building was not owned by the school. The School purchased the building from a Real Estate Investment Trust in 2020, and changed the school name to Firestone Charter Academy. CDE officially approved the name change in 2020.

In 2008, the building met all applicable codes for a public school building, and was designed to allow maximum possible natural light into the building to facilitate energy savings. At construction, the building held 29 general education classrooms, a Science Lab, Art Room, Library, Computer Lab, and multi-purpose Gym/Auditorium/Cafeteria. Supporting spaces include a warming kitchen, PE Storage/Office, cafeteria table storage, five administrative offices, conference room, reception area, health office, and data room. Special Education is housed in one gen-ed classroom. Unfortunately the building footprint was oriented to capitalize on a mountain view rather than to focus on most efficient function, which has contributed to issues with heating and cooling due to the way sun exposure hits the building. Over time the school has made changes to the HVAC systems to offset this issue. As the need for additional space grew, the school has converted two storage spaces to literacy support spaces, and two others house a math interventionist and the school psychologist.

In 2008, as a new charter school with new leadership we did not know how quickly our beautiful new building would reveal that it was lacking in many safety & security features. Some of these were immediately apparent, others have become more important over time. There were no electronic access controls or security cameras in the original construction, no fencing on the property, poor control of visitor traffic, no compartmentalization of the school hallways, no directional signage, no backup power, and no 'hardening' of main entry points. Additionally, there are no spaces in the school building to adequately shelter students in the event of extreme weather. Our intent is to address all of these issues with this project.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Firestone Charter Academy has been continuously maintained and occupied by students and staff since the building and school opened in 2008. We take a proactive approach to preventative maintenance plans for all major systems on campus. This strategy has allowed us to achieve the most value for cost on facility improvements. Additionally, whenever considering facility improvements, we also take into consideration future plans to ensure that we make decisions that will work for the future, as well as for today.

We were fortunate to receive a portion of the 2016 SVVSD bond funds for building improvements. At the time we did not own our building, so our access to bond funds was restricted to \$75,000 for a camera system upgrade. These funds allowed FCA to expand to 32 cameras and upgrade to a Genetec system to manage the cameras. This system is expandable to manage many other security systems, and was chosen specifically for that reason.

Since construction was completed in 2008, the school has added electronic door controls and security cameras, added a video intercom/remote release system to the main front door; added fencing to playground areas; upgraded interior door handle locks to conform to recent code changes; converted four storage spaces into small group instructional spaces; replaced seven rooftop HVAC Units; repaired a bathroom ceiling damaged by a running drinking fountain; replaced the air compressor for the dry fire sprinkler system; repaired damage from frozen pipes eight separate times (two major) and took corrective action to prevent further freezing; had the roof replaced on the main building; had the interior building insulation inspected/repaired; and had the exterior of the building repainted.

Capital improvements within the last three years include:

(2021) Replacement of worn carpeting in hallways and administrative areas, repainting of building interior; inspection and repair of building wide insulation envelope.

(2022) Replacement of rooftop HVAC Units and addition of Carbon Monoxide monitoring as part of Colorado indoor air quality improvement programs;

(2022) Addition of a double-wide modular on school property to house our preschool program, necessary to open up Kindergarten classrooms for the growing demand in Weld County;

(2023) Addition of another modular building that will provide space for non-academic support staff and free up office and learning space for students and academic support personnel such as a school counselor, SPED, and CLD staff.

In addition to the larger projects, we continue to invest in preventative maintenance measures to extend the life of our facility, including annual floor refinishing, carpet cleaning, HVAC servicing, play surface maintenance, painting, and other routine facility maintenance projects. We are proud of our commitment to maintaining our facility and providing the safest possible place for students and staff.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Upon opening in 2008 and until 2020, the school leased the building from a Charter Management Organization & Real Estate Investment Trust. During the lease period, the school was allowed to maintain the facilities but not significantly improve or alter the building or grounds. The school's long-range strategic plan included purchase of the building to facilitate capital improvement projects, and to make the school eligible for district bonds and other programs. In May 2020, FCA procured CECFA bond funding for the purchase of the school campus and purchased the school building out of the REIT. Ownership allows the school to complete necessary capital improvements.

Because of the recent change from lease to ownership followed immediately by dealing with COVID, FCA does not yet have a School Improvement/Capital Renewal fund or policy. Creation of such a fund/reserve policy will be discussed by the school's governing board in the future.

Currently, the FCA leadership team assesses its capital needs during its budgeting process and includes costs for regular maintenance and inspections along with larger projects planned for that budget year (i.e. phased HVAC replacement, larger maintenance projects such as painting or re-carpeting, etc) in the budget submitted to the school board for approval. Annual budgets also include \$100,000 set aside as Facility Reserves for unanticipated facility related expenditures. For the FY24 budget year, budgeted facility expenditures (excluding bond payments and reserve) total \$564,648.

FCA is in the process of preparing a long range facility master plan. Despite the current lack of this important document, our facilities team is intimately familiar with facility life cycle costs, preventative maintenance, and other planning strategies. The school employs a full-time facility manager and follows a maintenance schedule for building infrastructure items, including but not limited to plumbing, electrical, HVAC, lighting, fire safety, playground, parking lots and walkways, roof, gutters, painting and sealants.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Firestone Charter Academy (4333 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Safety and Security Upgrades (4333 C-SG00001) - - New - Application Number (20)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

This is a Safety and Security project, however it involves more than electronic security systems. The project also includes very minor renovation of existing areas, installation of bulkheads and doors for compartmentalization, a perimeter fence, and a backup generator. From our perspective this all fits under

'Security', however it could also fit under 'Renovation', 'Electrical Upgrade', 'Site Work'. However, we did not want to select those boxes if this project is not appropriate for those categories.

*** B. Has this project previously been applied for and not awarded?**

- Yes
 No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Firestone Charter Academy is an award-winning K-8 public charter school that opened in 2008 as Imagine Charter School at Firestone. In June 2020 the school became Firestone Charter Academy, retaining the mission and vision, staff, and culture of the original school. The school lies within the St. Vrain Valley School District. FCA uses a Core Knowledge curriculum with a classical approach. Within our classical framework, we incorporate character education through the Core Virtues and Habitudes programs into daily conversations. Using examples in literature and history as well as direct instruction, the virtues of respect, responsibility, faithfulness, love of country, and courage, and so forth, are woven into the curriculum.

Academics / Educational Programming

FCA uses the Core Knowledge curriculum with a Classical focus and we teach using subject-specific content. We use interdisciplinary connections in our curriculum to integrate subjects like history, literature, and art, creating connections across disciplines to provide a comprehensive understanding of a particular time period or topic. In addition to focusing on skills, the curriculum places a strong emphasis on specific content knowledge, ensuring students have a shared foundation. Instructional staff utilize a variety of teaching methods, including direct instruction, socratic discussions to encourage critical thinking, and hands-on activities to reinforce theoretical knowledge with practical application.

Affected Facility

Our main building is just under 50,000 square feet on two levels. The school campus also includes an 1800 sq foot modular building for our preschool, and a 900 sq foot office modular for support staff. The main building serves 615 students in K-8. We take a proactive approach to preventative maintenance for all major systems on campus. We invest in preventative maintenance measures to extend the life of our facility, including annual floor refinishing, carpet cleaning, HVAC servicing, play surface maintenance, painting, and other routine facility maintenance. When planning improvements we also consider future plans to ensure that we make decisions that work in the future.

Since 2008, the school has added electronic door controls and security cameras, added a video intercom/remote release system; added playground fencing; upgraded interior door handles to conform to code changes; converted four storage spaces into small group instructional spaces; replaced rooftop HVAC Units; repaired a bathroom ceiling damaged by a running drinking fountain; replaced the air compressor for the dry fire sprinkler system; repaired damage from frozen pipes eight separate times (two major) and took corrective action to prevent further freezing; had the roof replaced on the main building;

inspected/repared interior building insulation; repainted the exterior; replaced carpeting; added a modular building for our preschool; and added another modular for non-academic support staff.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

All components of our project are Category 1 - Safety & Security.

As a public charter school, we are committed to the safety of our students and staff, while at the same time are challenged by limited funding. Our school building does not include many of the architectural safety/security features now commonly incorporated into public schools. This project seeks to add several of these features into the existing building and to add other security enhancements based on industry best practices to protect our staff and students.

We strive to put the safety and security of our students & staff first and want to do everything we can to keep them physically and mentally safe. With over 600 students and 75 staff members, the school is seeking to better provide for student & staff safety by incorporating new/remodeled architectural features and replacing or updating aging security systems as discussed below.

Our project has seven components:

1. Reconfigure Admin Suite & Create Secure Vestibule
2. Systems Integration and Security System Update

3. Compartmentalization
4. Safety Film
5. Way-Finding Signage
6. Fencing
7. Generator

For each component of the proposed project, following is a discussion of the deficiency.

DEFICIENCY 1 - RECONFIGURE ADMIN SUITE & CREATE SECURE VESTIBULE:

A Colorado School Safety Resource Center assessment noted that the main building entry should serve as a secured vestibule utilizing a video intercom system to screen and permit visitors into the school's front office. However there is an absence of a camera in the interior vestibule area, there is no transaction window connecting the vestibule to the front desk personnel for visitors to be screened, and the doors from the vestibule into the front office and from front office to student hallways remain unlocked during business hours because there is currently no video intercom nor remote release function on those doors.

Another critical concern arises once a visitor gains access to the administrative/front office area, where an unrestricted direct route past the reception desk leads into the administrative offices area and connects to the classroom hallways. This unimpeded pathway poses a potential risk if utilized by an intruder. These deficiencies collectively contribute to an environment where the school's security is not only insufficient but also subject to error and/or vulnerability, increasing the risk of unauthorized access and compromising the safety of students and staff.

DEFICIENCY 2A-2D - SYSTEMS INTEGRATION & SECURITY SYSTEM UPDATE

Deficiency 2A Systems Integration:

The current security infrastructure is fragmented, with the Video Intercom/Remote Release System, Electronic Door Controls/Key Card Access System, Door Alarm System, and Security Camera System operating on separate, stand-alone systems. This arrangement requires that administration or security staff have access to and proficiency in each distinct system, leading to potential complications in an emergency.

Deficiency 2B. Video Intercom System:

Our current video intercom/remote release system consists of a donated Iphone system with the ability to view/control the main exterior entry door. This system incorporates a single camera positioned outside the school entry door and the three on-desk stations with voice, video and manual door release capability. The system does not cover any other doors in our facility such as at the door to the playground or the door where we receive daily food and other bulk deliveries.

An additional security concern is that the overall quality of the exterior camera is compromised, as it fails to produce clear and defined images posing a challenge in accurately identifying visitors and potential security threats. The positioning of the camera exacerbates the issue, with the sun often casting shadows or creating glare, particularly when it is behind a visitor. This further hinders the front desk staff ability to obtain a clear image of the person seeking entry. The absence of an effective identity verification process increases security concerns, as front desk personnel lack the means to perform identity checks on unfamiliar individuals without first granting them access to the school premises.

Deficiency 2C Electronic Door Controls/Key card Access:

The existing electronic door access system controls 8 doors, however the current on-door electronic strikes, card readers, and control boards are aging and beginning to fail. Compounding this issue is the vulnerability of the access key cards which are outdated and can be easily cloned using commercially available devices. Updating these components to newer and more secure technologies is critical to maintaining an effective access control system.

All exterior doors are equipped with door contact switches, however these contacts are not actively monitored. This becomes particularly problematic for doors without electronic card readers, as they fail to trigger any notification in the event of being forced or propped open. This means that open doors may go unnoticed until someone physically sees the door open.

In response to a request from the local PD, we plan to install two Rapid Access Security Vaults for first responder use. These vaults, strategically placed at the main building entrance and another entry point, will store primary keys and copies of floor plans, facilitating quick access in the event of a security incident.

Deficiency 2D Security Camera System:

Our SRO and Administration Team have identified gaps in the current security camera system, specifically the cameras have insufficient resolution and non-overlapping coverage areas which pose a safety risk. Specific areas, such as main entry vestibules or other high-traffic zones, demand heightened surveillance due to their critical role in the school's security

The low-resolution cameras struggle to capture clear and detailed images making it difficult to identify individuals or objects accurately. This compromises the ability to recognize potential threats or unauthorized individuals at the school. Current cameras do not have overlapping coverage areas thus creating blind spots with no surveillance which allows potential security breaches to occur in unmonitored zones.

Additionally, the existing camera system falls short of meeting the recommended standards set by the Partner Alliance for Safer Schools (PASS) for effective 'recognition' or 'identification' of individuals or objects. Currently, the cameras are restricted to detecting motion and recording solely upon movement.

DEFICIENCY 3 - COMPARTMENTALIZATION:

With five hallways and two main cross-building corridors providing unrestricted access to classrooms, restrooms, and exit doors, the absence of compartmentalization poses a significant security concern. In the event of an active shooter or intruder, the open layout allows for unrestricted movement, presenting a serious threat to the safety of students and staff. Recognizing this vulnerability, the Firestone Police Department and the school's SRO have strongly recommended the installation of compartmentalizing doors. These doors would effectively limit the movement of a potential threat, providing an additional layer of protection for students and staff.

DEFICIENCY 4 - SAFETY FILM:

The original school building and two on-site modular buildings do not have impact or ballistic glass in any of the windows, doors, or openings between interior areas. Reinforced glass deters or delays the ability of an attacker to breach glazing using a firearm or other tool/weapon, in addition to limiting injuries from glass shards resulting from a blast, fire, accident, natural disaster or severe weather event.

DEFICIENCY 5 - WAY-FINDING SIGNAGE:

The school lacks way-finding signage both on the interior and exterior of the building. Safety concerns arising from inefficient navigation within the building include emergency response delays, visitor management issues, and communication and evacuation challenges.

In the event of an emergency, such as a fire, lockdown, or medical incident, delays in locating specific areas of the school can hinder the response time of first responders. Efficient navigation is crucial for swift and effective interventions during critical situations.

In the absence of clear way-finding, students may face challenges in navigating the building, especially during emergencies. This can result in confusion, panic, and potential exposure to safety hazards. Efficient navigation is vital for ensuring the safety and well-being of students. Visitors may experience difficulty locating designated entry points which can lead to unauthorized access. Efficient navigation is essential for proper visitor management and ensuring that individuals enter through designated areas.

DEFICIENCY 6 - FENCING:

Our school campus is 6 acres that is mostly open and accessible, the only fenced areas are our playgrounds. This leaves the majority of the school's outdoor campus without a visual or physical indication that people are entering school property. Fencing around the school's perimeter adds an additional layer of awareness and deterrence. Constructing a perimeter fence and gates will provide an easily visible demarcation of the school boundaries, and reduce the number of non-school related persons accessing the property.

DEFICIENCY 7 - GENERATOR:

Currently the school does not have back up power to maintain critical systems in the event of a local or regional power outage. Lack of a backup generator means that when power is out, the security systems, data network, phones, and food storage systems are all offline. Emergency communication systems such as intercoms, public address systems, and emergency notification systems require continuous power to relay important information during crises. Absence of backup power impedes dissemination of critical information to everyone within the school

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

1-VESTIBULE

A Colorado School Safety Resource Center assessment noted that while our vestibule was planned as a secure vestibule, it does not function that way for several reasons. Visitors must enter the school office before accessing student spaces, however doors leading out of the front office are not electronically controlled and can allow unauthorized access. This is most likely to occur when the office is busy, and parents or others can slip through the office while front desk staff are busy with other visitors.

Additionally, parents and visitors have often found their way into the back office areas which connect directly to the student corridors. A controlled door between the reception area and the back office area will eliminate the potential for unauthorized access to student areas via that route.

2-SYSTEMS INTEGRATION & SECURITY SYSTEM UPDATE

Currently electronic security systems are on separate systems and are accessible from specific locations, which differ depending on the system being accessed. This creates difficulty when information from more than one system is needed. An integrated platform that can manage all the electronic security is needed to streamline access.

3-COMPARTMENTALIZATION

Currently there is no way to restrict movement throughout the school building. The local police department has strongly recommended adding cross-corridor doors to prevent school-wide access in the event of an intruder.

4-SAFETY FILM

On at least one occasion a rock has been thrown through a window of the school building. Unfortunately the odds are that at some point the film on a window may be needed to protect our students and staff from harm. We want to be proactive and apply this protection now, rather than after an incident.

5-WAYFINDING SIGNAGE

Over the years we have had many instances of first responders or everyday visitors becoming lost trying to find a specific room or location within our building. Wayfinding signage on the exterior to direct visitors to the main entry, and on the interior at all intersections will help visitors of all types efficiently navigate the building. In an emergency, clear signage will save time for first responders.

6-FENCING

Our school is located in a residential neighborhood with heavy foot traffic. Daily people unrelated to the school enter school property to exercise their dogs, play with their children, or exercise; on rare occasions people do enter the property to vandalize or more commonly to take advantage of a dark and somewhat secluded area. Perimeter fencing and gates across driveways that can be closed at night will reinforce where the school property begins, and reduce these activities.

7-GENERATOR

The area around the school experiences power outages on a semi-regular basis. Most often they are brief outages that occur after hours and we learn about them from people in the neighborhood or by returning to the school to find evidence that the power was out, i.e. the data room equipment will be shut down or the food in the freezers will have thawed.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

1. VESTIBULE

How solution addresses deficiencies:

Creating a truly secure vestibule will ensure that visitors may not gain access to the school until their identification is screened and verified by front desk personnel.

Scope of Work:

We will add a security camera/intercom to the existing vestibule interior space along with a remote lock on the interior vestibule door between the vestibule and the front office as well as a remote lock on a door that leads from the admin area . This remote lock will be added to the access control system that is monitored and controlled by the front desk staff.

2. SYSTEMS INTEGRATION & SECURITY SYSTEM UPDATES

How solution addresses deficiencies:

2A. Systems Integration:

This project unifies, streamlines, and consolidates various security systems, such as video intercom, doors, alarms, and cameras, into a single platform. The changes will reduce vulnerability, enhance our safety and security posture, and simplify user access and training by allowing monitoring and control through a central application. Integrating these separate systems into a unified platform improves ease of use, monitoring, maintenance, licensing, and support. Additionally, it provides remote access and facilitates information sharing with local first responders, ensuring optimal information for their response to any incident. The integration of current disparate systems will drastically reduce the time needed to assess ongoing or past events, accelerating the response of school security or administrative staff. Additionally, granting camera access to first responders, enabling them to pinpoint locations within the building during emergencies, will be invaluable for a swift and effective response.

2B. Video Intercom System:

The objective is to establish a "Secure or Semi-Secure Visitor Entry Center," where front office personnel control visitor access, distinct from classroom hallways and student areas. The focal point of this project involves upgrading the video intercom/remote release controls. The modifications to the video intercom/remote release system will raise the effectiveness of how we manage, control, regulate and monitor the entry and presence of visitors in the school. This will significantly enhance student security by preventing unauthorized access to classroom hallways. Taking control of doors leading out of the reception

area marks a substantial improvement, eliminating the current reliance on quick reactions. This change instills confidence in staff and administration regarding the building's security.

2C. Electronic Door Controls/Key Card Access:

The existing electronic door control system requires upgrades because it is outdated in terms of technology standards and integration capabilities. Upgrading to current technology will eliminate the risk of cloned access cards, enhance access controls to limit visitor access in student areas, and integrate the hardware needed for building compartmentalization. The upgrade to electronic door controls will empower the school with greater authority over visitor access and movement throughout the building. Addressing the concern that key cards for the current system can be easily cloned, the upgrade provides relief. Furthermore, the addition of an alert/alarm system notifying staff of unauthorized door activity increases control over the building perimeter, enhancing the safety of both staff and students. The electronic door control system will seamlessly integrate with the video intercom, cameras, and door alarm system, providing secure access for administration or other security personnel.

2D. Security Cameras:

In line with current standards and recommendations for detecting and recognizing people or objects within camera view, the existing surveillance camera system controller requires updating. The front entry cameras will be monitorable by any workstation in the reception area via the integration with the other electronic security systems. A revamped and fully operational security camera system spanning the entire school campus will enable security and administrative personnel to swiftly scan for intruders and monitor incidents such as vandalism or student misconduct. Staff recognize the added security and deterrence that a comprehensive camera system can bring will particularly appreciate the integrated functionality.

Scope of Work:

2A. Systems Integration:

The planned approach includes migrating door controls and video intercom systems to the Genetec "Synergis" Access Control System. Integrating these separate systems into a unified platform improves ease of use, monitoring, maintenance, licensing, and support. Additionally, it provides remote access and facilitates information sharing with local first responders, ensuring optimal information for their response to any incident.

2B. Video Intercom System:

The current system will be replaced with a newer one that seamlessly integrates into a primary security suite of software with networking capability. Front office staff and selected computers will receive added software, enabling them to screen and admit visitors directly from their computers. Additionally, a backup on-desk station will be installed for use by non-front desk staff covering the desk. School administration and security personnel will determine mobile app access. Furthermore, the remote release system will be expanded to include control of all doors leading out of the front desk area.

Video intercom/remote release controls will be expanded to include the exterior front entry door, interior vestibule door, and interior classroom hallway access door to better control the flow of visitors to the classroom areas of the school allowing front desk employees to see visitors and grant access from their networked computers. A single on-desk station will remain for use of non-front desk employees.

2C. Electronic Door Controls/Key Card Access:

This integration of added electronic door controls and update of key card access involves installing electronic door strikes, implementing magnetic 'hold open' controls on doors designated for compartmentalization, and placing Rapid Access Security Vaults in two locations for use by first responders.

2D. Security Cameras:

Cameras will be added to close coverage gaps on the campus and cover areas impacted by the installation of compartmentalization doors and bulkheads. A camera will be added to the interior vestibule to provide a clear camera view of visitors. The front entry cameras will be monitorable by any workstation in the reception area via the integration with the other electronic security systems.

3. COMPARTMENTALIZATION

How solution addresses deficiencies:

Compartmentalizing the school building will restrict the movement of unwanted individuals within both classroom areas and administrative offices. Initiating the 'lockdown' state to secure doors in the new hallway bulkheads and effectively compartmentalize the school will be facilitated through a software program on staff computers and/or a mobile app. This functionality empowers staff to trigger lockdowns from any location within the building.

The completion of the school building compartmentalization project will significantly enhance the safety and security of staff and students. They will gain a heightened sense of security, knowing that the school now possesses the capability to effectively 'close off' sections in the event of an intruder gaining access.

Scope of Work:

The architectural team and building administration identified optimal locations for constructing bulkheads, effectively dividing classroom hallway areas, and segregating administrative offices from the front office. These bulkheads feature integrated security doors, seamlessly linked to both the fire alarm system and the electronic door access/security system. Adjustments to existing surveillance camera positions will be made to cover areas obstructed by the building's compartmentalization. The proposed full building compartmentalization will create five distinct areas within the existing structure.

4. SAFETY FILM

How solution addresses deficiencies:

This film will prevent anyone from gaining access to the building through the glass in those areas. If mirrored ballistic film is available, that will be used on exterior glazing to reduce visual access into the building. As an added factor, this film should also provide some protection from flying glass for building occupants in the event of a tornado or other extreme wind event.

Scope of Work:

The proposed solution will install ballistic film on the main front entry door, the interior vestibule doors, on exterior office windows adjacent to the front entrance, to an interior window from the office to the classroom hallway, and to a courtyard glass wall and door that is often mistaken for the main entrance.

5. WAY-FINDING SIGNAGE

How solution addresses deficiencies:

For the day-to-day visitor and regular occupants of the building, this signage will be helpful, but not critical. However, to first responders in the building for an emergency, whether health or intruder related, this signage will be a significant benefit in locating and reaching necessary areas quickly.

Scope of Work:

This proposed solution will add exterior signage directing visitors to the proper door for building access. Interior wayfinding signs will include directories and directional signage at key intersections within the school and will help alleviate that confusion.

6. FENCING

How solution addresses deficiencies:

Installation of a fence will prevent unintentional access to the property by pedestrians using the public trails adjacent to the school site. A physical barrier of any sort will clearly mark the boundary of the school property and may prevent people from 'wandering' across school property. Additionally, from a security perspective, having to cross a fence/barrier means that anyone who does cross it specifically intends to be on school property, for good or ill.

Scope of Work:

A full perimeter fence will be constructed/installed to clearly mark the school property boundaries and separate it from the public path and sidewalks

adjacent to all sides of the property. The project does not include gates across three existing parking lot entrances. Type of fencing (split rail, chain link, vinyl, etc) will be decided based on cost. A separate fence and gate will be installed to secure the school courtyard, further indicating that the courtyard is not a main point of entry to the building.

7. GENERATOR

How solution addresses deficiencies:

Installation of a generator as backup power for the security systems, food storage and data systems in the event of a power outage will have multiple positive impacts. First, door access systems, camera systems, and remote access systems will still function in a power outage, making access to the building easier for personnel needing to get in, but without physical exterior access keys. Food storage will not be compromised, resulting in less food waste from the school lunch kitchen. And with targeted heating at a minimal level to prevent pipes from freezing or the data equipment from overheating, it prevents damage due to the power outage.

Scope of Work:

The school intends to install a natural gas generator of sufficient size to provide power for critical systems during an outage. Critical systems include the electronic door controls, security cameras, data network, and food storage. The school opted for natural gas over diesel, preferring the reduced maintenance and increased reliability of the natural gas option.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In preparation for this project, FCA's safety and security infrastructure was reviewed by a team made up of school administration, who could provide operational deficiency information; Cuningham Architects, who could provide current code and industry best practice information; and FCI Constructors, who could provide region specific school construction practices to allow FCA to match local schools to better support first responders.

The school also requested a facility assessment by the Colorado School Safety Resource Center, which was completed in December 2023 and fortuitously supported most if not all of the proposed improvements.

Cuningham and their team completed a thorough review of existing systems and proposed solutions to each of the deficiencies identified by the various assessments/reviews. These deficiencies make up the seven components of our project:

Reconfigure Admin Suite & Create Secure Vestibule; Systems Integration and Security System Update; Compartmentalization; Safety Film; Way-Finding Signage; Fencing; and Generator

Cuningham and their team are working on design documents and construction plans in preparation for this project. FCI Constructors is a trusted partner of the school, having worked closely with the school on several projects in the past, and has provided advice on what other schools in the area have done to meet similar needs.

The planned improvements are also recommended by the following industry sources:

The Partner Alliance for Safer Schools published White Paper entitled, "Secure Visitor Entry Center"; the Partner Alliance for Safer Schools (PASS) Safety & Security Guidelines for K-12 Schools 6th edition (2023); K-12 School Security Guide 3rd Edition (Cybersecurity and Infrastructure Security Agency); The Public-School Facility Construction Guidelines, 2021 update (Colorado Department of Education); and assessment by the Colorado School Safety Resource Center on 12/1/2023

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

We strive to put the safety and security of our students and staff first and want to do everything we can to keep them physically and mentally safe. With the rise in school violence and media coverage of that violence, children are constantly exposed to it and there are increasing numbers of children with anxiety, panic, and fear who are concerned about their safety at school. 1 in 5 children suffer from mental health problems, and we need to do everything we can to ensure the physical and mental safety of our children. No child should go to school and question their safety or fear for their life. We can give them tools, skills, and resources to help cope with their anxiety and fears but none of this will matter if the physical building does not feel safe. Childhood mental health is top of mind in schools, and through these upgrades we can further protect not only the physical security of our students and staff, but their mental security as well. If we can support our students' physical and mental safety, we need to do that sooner rather than later.

We believe that it is important that these security upgrades are implemented as soon as possible. The compartmentalization of the building and the secure vestibule components are similar to many projects being completed in our area, and we feel it is important to offer our students and staff the same protections other schools offer theirs. Knowing our school is less secure than another is bad for student and staff morale.

If the grant is not awarded we will attempt to prioritize improvements, giving our leadership the difficult task of determining which safety and security improvements are more important than others.

Without the BEST funding we will only be able to complete a portion of the project, and overall completion would take several years. We have applied for funding via a BEST grant to allow us to complete all of these improvements in a timely manner. As with most schools, we have more facility needs than we have funding to address, this application addresses only safety and security needs.

Most of the deficiencies outlined in this application have existed for years. Our staff has done their best to extend the lives of these systems, patch them when possible, and to compensate for the non-existent items as much as they can. However it has become important that we address these deficiencies rather than continue to work around them.

Without these improvements, our campus is not fully secure, we lack the necessary surveillance to react quickly to threats, and we do not have integrated electronic security systems which is an extreme limitation to our emergency response capabilities.

The seven interrelated components of this project will positively impact the safety, security, and mental health of our staff & students. The simultaneous implementation of the entire project is important because several components are dependent upon each other, and improving one without the others renders the whole project less effective.

If this project is not awarded funding, we will continue to provide the safest learning environment possible while determining which of the components can move forward, and which have to be delayed.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Our leadership team is committed to maintaining this facility and maximizing the lifetime of the improvements. Where applicable, we have specified hardware and materials similar to current materials, and that will require limited upkeep and/or replacements.

Maintenance plans outlined by project component:

1-Secure Vestibule

The new video intercom/remote release controls will be maintained by keeping the software and any firmware updated, maintaining subscriptions necessary to keep the controls up to date. If any component of the video control/remote release equipment is damaged it will be serviced by the appropriate professional.

2-Electronic Systems Integration / update

The integrated security control system (doors, cameras, video intercom, alarm) will be maintained by keeping the software and any firmware updated, maintaining subscriptions as necessary to keep the controls up to date. The electronic key cards assigned to staff members will be checked in/out annually to ensure that staff members are carrying the correct card.

3-Compartmentalization

The bulkheads and doors will be maintained in the same manner as other walls and doors in the school. If they are damaged/marked by students, the damage will be repaired by the school maintenance staff. The electronic controls will be maintained by keeping the software and any firmware updated, maintaining subscriptions necessary to keep the controls up to date, and annual inspection of the fire safety component by the fire alarm vendor and the local fire department.

4-Window Films

The film will be inspected annually to look for any bubbling or other signs of wear or damage. If damage is found, a contractor will be called to repair or replace the film in a timely manner.

5-Wayfinding Signage

The interior and exterior way-finding signage will be inspected annually for any signs of wear or damage. If damage is found, it will be repaired or replaced

in a timely manner.

6-Fencing

The fencing will be inspected annually to look for any signs of wear or damage. If damage is found it will be repaired or the fence segment will be replaced in a timely manner.

7-Generator

Maintenance of the generator will follow requirements provided by the manufacturer and installer of the equipment. Specialized maintenance will be contracted with the appropriate outside professional. We do not have personnel on staff qualified to maintain a generator of this scale. If regular testing of the generator is required, that will be performed by the appropriate personnel at the recommended interval.

For all components, if any part of the project is damaged beyond repair it will be replaced in a timely manner.

Some of the improvements will be under warranty by the general contractor for the first year, others will carry a manufacturer's warranty for a limited time. The contractor(s) will provide training and information on recommended maintenance on each system to be sure any extended warranties remain intact.

FCA is in the process of preparing a long range facility master plan. Despite the lack of this important document, our facilities team is intimately familiar with facility life cycle costs, preventative maintenance, and other planning strategies. Please see response under 'Historical Capital Outlay Budgeting' for specific information on annual budget preparation.

FCA does not yet have a School Improvement/Capital Renewal fund or policy. Creation of such a fund/reserve policy will be discussed by the school's governing board in the near future. This policy/fund will be created prior to completion of this project, with an ongoing funding plan sufficient to support renewal/replacement of these improvements at the end of their expected lifespan.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Firestone Charter Academy (4333 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Safety and Security Upgrades (4333 C-SG00001) - - New - Application Number (20)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

51.00 %

* B. Actual match on this request - Enter Actual Match Percentage

51.00

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,941,973.83
D. Applicant Match to this Project	\$	990,406.65
E. Applicant Grant Request	\$	951,567.18
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	1,941,973.83

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/03/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

12/31/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

We arrived at the estimated cost of this project by working with a team made up of Cuningham Architects, FCI Constructors, and Anser Advisory. Firestone Charter Academy contracted with Cuningham Architects on project scoping, in which Cuningham Architects and consultants from a security engineering firm, along with FCI Constructors and school administration conducted a review of our existing safety and security infrastructure. From that point a project scope was prepared and the FCI put the project out to bid for subcontractors. The project estimate excludes costs for the project scoping work and design services by Cuningham and their team because those services were rendered before the grant window. The project estimate includes construction administration services by Cuningham, hard costs and contingencies estimated by FCI constructors, and owner representative costs and contingencies from Anser Advisory.

Cuningham Architects is providing design services for the project (outside of BEST program), and provided design and construction administration costs. The school has worked with FCI Constructors for many years, and FCI has provided cost estimates for installation of designed improvements and contingencies. Anser Advisory has a longstanding relationship with the school, and provided estimates of soft costs and owners contingency amounts.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

School representatives:

Holly Peterson, Communications & Operations Director, FCA

Lori Olson, Finance Director, FCA

Current planning team:

Kari-elin Mock, Principal Architect, Cuningham

Kelly Ryan, Project Architect, Cuningham

Brandon Ostmeyer, Project Manager, FCI Constructors

Kurt Connolly, Anser Advisory

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The school's current planning team has been working together since 2020, and at that time was selected through a competitive process in accordance with school/district policies. We have built strong relationships with these partners and value their advice. They are aware that we will need to re-procure services now that the design phase of the project is complete (design is not part of BEST grant application scope).

We will follow our school policies/district policies to obtain competitive GC bids for the project.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

FCA has applied for an SSD Grant through the Colorado School Safety Resource Center. That grant had not been finalized as of the BEST submittal date.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Utility costs are immaterial to this project, and will not be significantly increased or decreased by improvements proposed for this project.

● Campuses Impacted by this Grant Application ●

Delta County 50(J) - Multiple School HVAC and Security Upgrades - Cedaredge HS – 1981

District:	Delta County 50-J
School Name:	Cedaredge HS
Address:	575 Se Deer Creek Dr
City:	Cedaredge
Gross Area (SF):	66,489
Number of Buildings:	1
Replacement Value:	\$23,696,896
Condition Budget:	\$16,650,869
Total FCI:	0.70
Adequacy Index:	0.40



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,607,691	\$2,268,463	0.87
Equipment and Furnishings	\$1,785,241	\$1,945,593	1.09
Exterior Enclosure	\$2,456,381	\$783,496	0.32
Fire Protection	\$93,953	\$628,812	6.69
HVAC System	\$4,516,931	\$4,644,234	1.03
Interior Construction and Conveyance	\$3,379,360	\$2,559,254	0.76
Plumbing System	\$1,079,273	\$764,586	0.71
Site	\$4,859,745	\$3,498,051	0.72
Special Construction	\$61,191	\$70,370	1.15
Structure	\$2,857,131	\$0	0.00
Overall - Total	\$23,696,896	\$17,162,859	0.72

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Cedaredge HS Site	1,140,989	0.72	1981	\$4,859,745	\$3,498,051
Cedaredge HS Main	66,489	0.70	1981	\$18,837,151	\$13,664,808
Overall - Total	1,207,478	0.70		\$23,696,896	\$17,162,859

● **Campuses Impacted by this Grant Application** ●

Delta County 50(J) - Multiple School HVAC and Security Upgrades - North Fork HS – 1981

District:	Delta County 50-J
School Name:	North Fork HS
Address:	438 Bulldog St
City:	Hotchkiss
Gross Area (SF):	61,708
Number of Buildings:	1
Replacement Value:	\$21,916,403
Condition Budget:	\$14,703,915
Total FCI:	0.67
Adequacy Index:	0.41



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,512,876	\$2,179,411	0.87
Equipment and Furnishings	\$1,520,183	\$1,507,552	0.99
Exterior Enclosure	\$2,605,573	\$880,471	0.34
Fire Protection	\$101,417	\$607,932	5.99
HVAC System	\$3,860,482	\$3,914,457	1.01
Interior Construction and Conveyance	\$3,455,412	\$2,351,395	0.68
Plumbing System	\$1,020,707	\$688,203	0.67
Site	\$4,286,948	\$3,056,319	0.71
Structure	\$2,552,806	\$0	0.00
Overall - Total	\$21,916,403	\$15,185,740	0.69

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
North Fork HS Main	61,708	0.66	1981	\$17,619,010	\$12,129,421
North Fork HS Site	4,919,170	0.71	1981	\$4,297,393	\$3,056,319
Overall - Total	4,980,878	0.67		\$21,916,403	\$15,185,740

● Campuses Impacted by this Grant Application ●

Delta County 50(J) - Multiple School HVAC and Security Upgrades - Paonia K-8 - 1981

District:	Delta County 50-J
School Name:	Paonia K-8
Address:	846 Grand Avenue
City:	Paonia
Gross Area (SF):	87,735
Number of Buildings:	1
Replacement Value:	\$28,974,265
Condition Budget:	\$15,754,023
Total FCI:	0.54
Adequacy Index:	0.34



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,278,505	\$2,832,665	0.86
Equipment and Furnishings	\$2,256,260	\$1,962,374	0.87
Exterior Enclosure	\$3,134,511	\$894,777	0.29
Fire Protection	\$94,948	\$938,600	9.89
HVAC System	\$4,777,136	\$4,529,517	0.95
Interior Construction and Conveyance	\$4,382,266	\$2,796,934	0.64
Plumbing System	\$1,511,199	\$440,123	0.29
Site	\$5,555,170	\$2,279,029	0.41
Structure	\$3,984,270	\$0	0.00
Overall - Total	\$28,974,265	\$16,674,019	0.58

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Paonia K-8 Site	1,582,970	0.41	1981	\$5,555,170	\$2,279,029
Paonia K-8 Main	87,735	0.58	1981	\$23,419,095	\$14,394,990
Overall - Total	1,670,705	0.54		\$28,974,265	\$16,674,019

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Delta County 50(J)

County: Delta

Project Title: Multiple School HVAC and Security Upgrades

Current Grant Request:	\$7,135,110.38	CDE Minimum Match %:	45%
Current Applicant Match:	\$2,378,370.13	Actual Match % Provided:	25%
Current Project Request:	\$9,513,480.51	Is a Waiver Letter Required?	Yes
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$9,513,480.51	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$142.31	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$19.91	Affected Pupils:	805
Hard Costs Per Sq Ft:	\$87.09	Cost Per Pupil:	\$11,818
Previous BEST Grant(s):	4	Gross Sq Ft Per Pupil:	83
Previous BEST Total \$:	\$19,470,328.55		

Financial Data (School District Applicants)

District FTE Count:	4,206	Bonded Debt Approved:	\$27,700,000
Assessed Valuation:	\$505,932,182	Year(s) Bond Approved:	22
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$120,313	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$31,075,000
Median Household Income:	\$56,265	Total Bond Capacity:	\$101,206,901
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	60.80%	Bond Capacity Remaining:	\$70,111,436
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$468.43		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Delta County 50(J) (0870) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Delta County - Multiple School HVAC and Security Upgrades (0870-SG00001) - - New - Application Number (22)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Cedaredge High School - 0870-1372

* Facility Name & Code

North Fork High School - 0870-4128

* Facility Name & Code

Paonia K-8 - 0870-6700

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")

N/A

*

Facility Condition

* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

The four high schools (Cedaredge, Delta, Hotchkiss, and Paonia) of Delta County School District were built simultaneously. Under architect WC Muchow, the designs of these schools were identical or mirror images. Construction for these facilities was completed in 1981 and students entered for the first time that fall. Through the identical design and the schools constructed at the same time, there was equity with high schools in all school district communities. These high schools replaced much older buildings and became the pride of the community.

The importance of a single, secure entrance to the school was not identified at the time of construction (1981). The high schools were built with multiple entry points on each side of these buildings. Convenience for entering and exiting the building for students and staff was a component of this design. We now understand the difficulties and lack of security associated with multiple entrances and have partially addressed this issue through building access control methods instituted through grant and district funds.

Due to the enrollment and economic times of the North Fork Valley, DCSD was forced to consolidate Paonia High and Hotchkiss High Schools, which converted the existing Paonia High School building into a K-8 school. DCSD was fortunate to pass a bond in November of 2022. Secure entrances in the three high schools (Cedaredge, Delta, and North Fork) will be added through this bond. Due to the rising construction costs associated with these additions, the

funding only adequately covers the safety entrances at the three current high schools. Therefore, Paonia K8, with the same building layout, needs a secure entrance that will have a single point of entry. Due to the rural location of Paonia causing longer expected emergency response times, it is imperative we renovate the entryway of the existing school to increase security.

To improve the air quality for students' health, DCSD has worked on upgrading our HVAC systems. The high school buildings in each community have specific needs to address air circulation and heating systems. The current system does not allow adequate circulation of heating or cooling throughout the classrooms. The lack of ventilation and temperature control in these classrooms does not allow the optimal learning environment.

We were able to renovate the existing HVAC system in Delta High School with our ESSER funds from the past three years. Delta High School is our largest high school and it made the most sense to complete this HVAC project with these funds. The current HVAC systems in Cedaredge and North Fork High Schools are also over 40 years old and are unable to continue to be maintained due to the age and efficiency of these units. The District's goal for these buildings is for them to remain in use for the next forty years. To accomplish this, we must implement needed renovations and continue proper maintenance in all areas of these schools.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Delta County Schools has to prioritize the capital construction projects in over 1,000,000 sq ft of buildings within the District. DCSD is funded 148th out of 178 school districts in state per-pupil funding. The District combined two high schools to form North Fork High School in 2021. Prioritization of projects for student safety and health is paramount.

In November of 2022, we were successful in passing a bond for the entryways and academic/physical education spaces of our high schools. We broke ground on this work in January 2024 with an anticipated completion date of October 2025. The bond amount is approximately \$30 million and allows us to replace the HVAC systems in the remodeled spaces but not throughout the buildings.

Additionally, in the past four years, we have continually upgraded the intercom systems for safety notifications and camera systems for each facility. We have also invested over a million dollars to replace our access control system allowing key card control and lockdown of all doors. The District pursued and received multiple grants in 2020 for these projects. These two systems addressed immediate safety concerns as they allow our staff to communicate and lock down each wing independently. These projects are significant in the improvement of overall safety but still do not address the CPTED and School Violence in Paonia K8's entryway. Until we address the supervision and control of the entrance in this school, it is difficult for our access control systems to work effectively. An example of this is last year a parent entered the building and went directly down an academic hallway to a classroom and confronted a teacher in an occupied classroom. This event was traumatic for the teacher and all of the students in that classroom. Law enforcement had to assist in escorting this individual from the building and we are still dealing with the lasting effects of students and staff not feeling safe.

The District remodeled the North Fork High School tech lab area in 2022 to make three classrooms and a library for additional classroom space to support the consolidation of Hotchkiss and Paonia High Schools. This project was prioritized because of the need for classroom space. District and ESSER funds exceeding \$1.45 million were used to complete this project. During this consolidation, the District renovated Paonia Jr/Sr High School into a K8 school. This renovation was classroom and common spaces for an age-appropriate environment that meets the needs of a K8 vs. high school.

Ensuring the safety and health of our students and staff by meeting the CPTED and School Violence standards and air quality is our top capital priority. With a

successful BEST application in conjunction with additional district and grant funding, we will be able to complete these projects, reduce our costs, and more importantly, improve our schools for the safety and health of our students.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The district allocates funding based on the faculty plan. In recent years, we have set aside a minimum of \$300.00 per student annually for the Capital fund. To plan for larger projects, portions of that funding may be carried over and accumulated over multiple years for larger projects. The following shows our designated capital fund amounts for the school years:

FY14-15 \$1,728,009
FY15-16 \$2,610,614
FY16-17 \$3,811,958
FY17-18 \$2,124,815
FY18-19 \$1,316,766
FY19-20 \$1,658,772
FY20-21 \$4,027,936
FY21-22 \$3,899,352
FY22-23 \$2,195,205
FY23-24 \$3,080,000

As demonstrated above, Delta County School District commits significant funding for facilities. Committing assets to keep facilities in the best condition possible is imperative to support student safety and health, which promotes optimal student learning.

The District has made it a priority to maintain and upgrade more than 17 facilities by committing general funds and grants, such as ESSER, BEST, and other grant funding, over the past 10 years. A capital master plan is implemented and reviewed annually to prioritize the spending of capital funds as well as budgeting for the following year. Priorities are established based on providing a safe and healthy learning environment for students and the overall needs of the facility to extend its useful life.

Previous funded BEST grant projects as required by the BEST project:

Delta Middle School's additional capital funding for facility upgrades from FY2016 through FY2023 totals \$953,795
Cedaredge Elementary School's additional capital funding for facility upgrades FY2016- FY2023 totals \$83,728.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Delta County 50(J) (0870) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Delta County - Multiple School HVAC and Security Upgrades (0870-SG00001) - - New - Application Number (22)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Backup project - multisite project was confusing.

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Delta County School District's motto is "Caring, Challenging, Learning... Every Student, Every Day!", and we live by this motto. This motto is completely centered around our students and staff. Academically it is always our goal to provide the best education to all students so they have many opportunities upon graduation. We accomplish this by monitoring the academic growth of each student regularly. As a District, we know this cannot be accomplished without providing a safe and secure environment and that starts with caring about our students through relationships. Every current staff member has been trained in Capturing Kids' Hearts and all new staff members are trained during their new teacher orientation. We have also committed to increasing our counseling department over the past six years to 14 FTE counselors to address mental health issues. The District has demonstrated a significant funding commitment to student mental health and overall wellness. Delta County School District is designated as a Performance District by CDE. Every school in the district has also received this designation as well as many awards, such as the Governor's Bright Spot Award, Governor's Distinguished School Award, John Irwin Award, and a National Blue Ribbon School. These positive outcomes cannot happen without high expectations for all students and staff as well as providing a safe and secure environment.

The "Caring" part of our motto ties into students feeling safe within our schools and classrooms. The addition of a new entryway for a single point of entry at PK8 will allow our students and staff to feel safe and secure. When our students and staff feel they are in a safe quality environment and positive relationships can be formed, the high expectations we set are more likely to be achieved.

These three schools (Cedaredge High, North Fork High, and Paonia K8) are 43-year-old buildings that house between 240 and 300 students each. Each school will upgrade 15 classrooms with quality air control systems. Upgrading the HVAC systems in these facilities will allow our maintenance staff to respond quicker and more efficiently to the needs of our buildings. The new systems will allow maintenance to order and receive parts promptly allowing classes to continue with little to no disruption.

As part of the consolidation of Paonia High and Hotchkiss High in 2021, the District remodeled both schools. Improved academic opportunities for students drove this consolidation and therefore led to building changes. North Fork High was created and cosmetic renovations were made to the classrooms to provide adequate space. Additionally, Paonia K8 was renovated to become an age-appropriate facility for elementary and middle school students.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The public and student entrance as well as the office location of Paonia K8 does not allow our staff and administration to see or greet visitors before they come into the building causing a dangerous situation. The building was constructed in 1981, under the direction of Architect WC Muchow. The current office is located in the center of the building with no access or visibility to the entrance or people entering the facility. The existing entrance provides visitors direct access to the common space, cafeteria, and direct access to academic hallways, gymnasium, and technology area without coming in visible contact with the administration office staff. This design has been very effective for the culture of the building and allows the administration to be in the center of the building, however, it lacks security. With the new proposed entryway, we will secure the single entrance, personally interact with every visitor, and open the line of sight to the common area so we do not lose the ability to create a positive culture.

With the current office in the center of the building, the administration and secretaries have no line of sight to the outside entrance of the building including the parking lot areas. The lack of sight or control of these high-traffic areas has created an unmanageable manpower shortage because we have to position someone outside the building to monitor the doors for the majority of the day. The District, along with local law enforcement, is not able to fund a full-time SRO for each of our 16 school buildings in our five communities. Therefore, the burden is on the building administration to monitor our entryways and outside environment taking them away from their assigned duties. This also does not allow us to monitor the facility efficiently as these administrators need to be creating effective relationships in the hallways and classrooms and positively impact instruction. If administrators are able to return to the hallways and classrooms there will be an increased sense of security which will allow students to focus on academic achievement instead of basic safety needs.

The existing entry doors and frame are aluminum structures sitting partially on the footing and foundations at the entry and the exterior walks outside the building. Over the past 40-plus years the doors have moved from their original installations creating latching and closure issues to secure the doors. The

movement of the exterior concrete entrance has heaved, allowing water to enter the space in high rain conditions creating potential catastrophic issues for the future.

Our current buildings, though well maintained, are not physically designed to meet the current safety needs we have in today's world. The District has addressed the internal issues such as access systems and communication systems but needs assistance in altering the design of our schools' structure to accommodate these safety needs. Referring to the Homeland Security assessments in Appendix A, the safety deficiencies are clearly defined with our current entrances.

The mass notification system is not currently up to code as it is limited throughout the schools to the classroom spaces only. Students in other spaces, such as restrooms and hallways, are not properly notified in the case of an emergency. The current fire alarm system is not voice command and needs to be replaced due to the components being obsolete and not being able to be replaced on the existing system. We have had to do a fire watch this past year for several days because we were unable to repair or replace the existing system due to the code requirements to upgrade the voice system. We have fixed it currently but could be down at any given time causing us to fall into an extended period of time on fire watch. In addition, the current buildings are only partially sprinkled with fire sprinklers. The existing commons area and any newer additions are fully sprinkled but the classroom wings are non-sprinkled. This creates an unsafe egress pattern of exiting the buildings from the academic wing. These deficiencies create an unacceptable and unsafe environment for our students and staff. Therefore, we are asking to update all of the mass notification systems as well as sprinkle the classroom wings of these schools.

Cedaredge, North Fork High Schools, and Paonia K8 have similar deficiencies with FCI ratings from .59-.66 most of which are related to mechanical and electrical issues throughout the facilities. The air quality and carbon dioxide levels far exceed industry standards exceeding 2000 ppm in different locations. The classroom wings of these facilities, which we are proposing to replace the HVAC systems for, have radiant heaters in the classroom that provide no fresh air into the learning space. The mechanical deficiencies are factors that need to be addressed. All of these factors negatively impact student academic performance.

The HVAC systems in the existing gyms are also not up to the expected standards for our energy and airflow. The current rooftop units are rebuilt with makeshift parts by our maintenance department to keep them running. The units are the original units that were installed with the original construction in 1981. These units only provide heat into the gym and exhaust fans are designed to pull air out when needed. The system, however, no longer works effectively or efficiently and is very difficult to manage. The manual management of this system means many times the gym is cold or very hot. An example of this is during volleyball season in August and September we have had temperatures as high as 85 degrees in the gym for an afternoon game. We are asking to replace these units as a part of the mechanical upgrade to these buildings.

These schools do not have air conditioning in the current system which is a huge issue at the beginning and end of the school year when temperatures are high. Some of the existing classrooms are consistently over 80 degrees during these times of the year. The lack of fresh air circulating in the classrooms and the high temperatures take away from student learning and the quality of instruction. It also creates spaces that students do not want to attend and causes them to miss school. The existing HVAC units are not able to come close to the new energy code and are unable to cool the classrooms. When we look at the long-term improvements to these buildings the HVAC has to be a top priority.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The District Administration, Facilities Director, and design professionals have reviewed these facilities. The deficiencies of the Facility State-Wide Assessment 4/2015 & the current 12/2021 audit coincide with similar concerns as the district facility planning that has been in effect for more than 20 years. Multiple

architects, law enforcement, and school security experts such as Homeland Security (Appendix A) and the ALICE Training experts have also reviewed the security of the entrances and access to the buildings and have presented optional corrections on the building issues as discussed in the deficiency outline. In 2020, the district received a grant to assist in the access control system for the security and lockdown ability of the school. The entrance was a major topic in the development of access control systems. The District has adopted ReadyOp and LifeSpot as notification systems for the staff utilizing their personal cell phones, but it does not address the notification and crisis mitigation systems for our students and other people in the building. This is an area of weakness that is pointed out in the Homeland Security report (Appendix A). To address part of the recommendations from this report, access control systems were implemented. Funding has not been available to address the PK8 security entrance, building notification systems, and fire sprinklers on the completion of the project.

Mechanical engineers (Bighorn Engineering) have reviewed the major issues of ventilation and provided design and input for systems as discussed. These issues were addressed with ESSER funding for Delta High School, but we did not have enough money to address the systems in Cedaredge High School, North Fork High School, and Paonia K8. We have continued to develop plans for air quality in all facilities and need to address this issue in these schools. DCSD has understood the importance of air quality for several years, looking at different systems to address these specific issues. Now with the technology of the VRF systems and Energy Recovery Ventilation systems, these systems make economic sense due to the volume of air required and limited plenum space.

RTA Architecture has provided DCSD with a report (see attachment) on fire safety and the need to install fire sprinklers throughout each of these buildings. The amount of water required for the safety of students far exceeds most rural municipal water systems. A fully sprinkled system reduces the amount of water necessary by 25%. Other benefits include:

- No longer a requirement for rated corridors,
- Exit path lengths are increased,
- No longer the requirement for fire areas that do not exceed 12,000 SF
- Allowed dead-end corridor length is increased.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

DCSD is requesting support with the renovation of three 40+ year-old buildings. These schools are Cedaredge High, North Fork High, and Paonia K8. The current foundation and structure of these buildings are very sound and will last another 40+ years with appropriate renovations to meet safety and health standards that have increased since their construction in 1981. Therefore, the District is asking for BEST to help with a secure entryway at Paonia K8, and the HVAC systems, fire suppression systems, and mass notification systems at Cedaredge High School, North Fork High School, and Paonia K8. The rationale behind doing all of these schools at one time is simple. All three buildings have the exact same floor plan, all have aging HVAC systems that are no longer efficient, and they all need sprinkled to upgrade the safety. By doing these buildings all at the same time the District feels we can be more efficient and save money with bulk ordering and working with subcontractors, engineers, and architects.

The current configuration of Paonia K8 (Appendix B) does not allow us to be in compliance with the new CPTED for School Violence guidelines and does not create a safe environment for our students and staff. Building a new entrance in this school allows us to place the administration with a line of sight to everyone who is entering the building as well as a line of sight to our parking lots. This will dramatically increase the security of our buildings by knowing

who is in and around our building at all times. It will also allow us to build a layered approach to the security entrance following the CPTED for School Violence guidelines, which forces visitors to check in at the office and show proof of identification before entering the building. It will allow the administration to handle any type of angry parent or dangerous situation by controlling their access prior to entering the school. This layered approach will also allow administrators to lock the next section of the building if an unauthorized visitor is able to pass the initially secured vestibule.

As small communities, our schools are the hub of the community in many ways and the facilities are used by not only our students but also our community for events. This new secure entrance and administration office location will allow us to secure our building's academic wings and common area from activities or events. The design will also allow the administration to have a line of sight for everyone entering the building and parking lots. The layout designates a controlled point of the entrance where individuals entering the building will have direct access to our administration area separated by a resistant glass screen with full visibility. At that point, the visitor can be screened and provided access to the academic portion or the athletic portion of the school. The administration area will have direct access to an office where individuals or families can meet directly with the administration without providing access to the building. De-escalation can occur where issues can be solved in a controlled environment separated from students, staff, and the public. The secure entry will have access control (buzz-in access) to the building creating a more inviting environment of access with locked doors outside the building which will improve the culture of the school welcoming visitors with a safe entry.

We will add a VRF HVAC (Appendix C) unit to the 1981 portion of each building which will bring fresh air into the building and allow us to monitor the quantity of the carbon dioxide levels in the classrooms. By reducing the amount of carbon dioxide in the classroom, students will feel more energized and able to focus at a higher level. This new system will also allow us to filter the air brought into the classroom to remove unwanted pathogens for health benefits. The proposed VRF system brings a higher level of efficiency by allowing energy transfer from room to room. The VRF will also allow the temperature to be tempered evenly across the classrooms. These mechanical improvements are very important for the overall health of our students.

Replacement of the fire alarm system requires a voice notification to all areas in the school buildings. This notification system will also serve as a second way to relay a mass communication message to all students and staff. Currently, the system only reaches classrooms and common areas like cafeterias and halls but does not include restrooms and other isolated areas. Replacement of this system will increase the safety for all as stated in the Homeland Security assessment.

Equally as important to the fire alarm and notification system will be the installation of a fire sprinkler system building-wide. The installation of a new sprinkler system will allow adequate time for students and staff to exit the buildings safely. Installing the fire sprinkler system will also have additional benefits such as the reduction of water flow required to safely protect the facility and students in our rural setting.

The improvement projects highlighted above (safety entrance, HVAC systems, fire suppression systems, and mass communication systems) will enhance not only the health and safety inside these schools but also bring these buildings up to current standards allowing DCSD to utilize them for at least the next 40 years. These updated improvements are not elaborate but necessary to provide quality learning environments for our students at Cedaredge High, North Fork High, and Paonia K8.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Delta School District has a ten-year facility plan that is updated on an annual basis. This planning process has been in place for almost 20 years. The security of Paonia K8 has been an issue discussed for several years and has become a priority as we have had more incidents that have become harder to manage.

Discussions have been numerous with many different entities. For example, at our quarterly law enforcement meetings this topic comes up repeatedly, and also at our monthly parent accountability meetings. District leadership also discusses the topic of safety and security regularly leading to a Homeland Security assessment of these buildings. For all of these groups, the number one safety concern is the entrances to the schools. All groups believe the existing configuration does not adequately meet the needs of our school community for the safety of our students.

We are consulting with RTA Architects from Colorado Springs on the entryway project at PK8. RTA has performed all of our construction documents for our bond work and the entryway in our three high school buildings associated with the bond. RTA is certified in the CPTED for School Violence guidelines and uses many different consultants around the safety of a building. An example of this is the fire sprinkler system. We are teaming up with a fire suppression contractor to ensure the design will meet the updated building codes and safety standards. Additionally, RTA recognizes the District has limited funds and provides a cost-effective solution to our entry. The drawings that we are proposing are attached in Appendix B.

From the set of plans that RTA has produced, we have teamed up with PNCl Construction out of Grand Junction for preliminary pricing of the entryway. Their company has a history of working with School Districts on construction projects and understanding the complexity of school construction. PNCl prides itself on understanding the new code requirements and what it takes to implement them in the construction. They are also working on our bond work with our high school entryway and renovations.

For the HVAC mechanical unit replacement (Appendix C), we have consulted with Bighorn Engineering out of Grand Junction. They are a commercial engineering firm that specializes in electrical and mechanical systems. They are familiar with our academic wing because of the work with our ESSER funds on the Delta High School A-wing (classroom) project. Delta High School's design is the same as the three schools proposed in this grant only larger. Bighorn has been a valuable resource and partner through the years and has helped many school districts on the Western Slope with this type of work. Bighorn has provided a preliminary drawing and budget for us to pursue this grant.

In preparation for this project, we have consulted multiple architects, contractors, and engineers analyzing our buildings to determine if the shell and structures warrant upgrading to meet current requirements or constructing a new building. Through effective maintenance and upkeep over the past 40-plus years, as well as sound structure, the determination has been made to renovate the current building by spending less than half the dollar amount to build new. This becomes the most effective use of taxpayer dollars.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

This project is a top priority and needs to be completed for student and staff safety immediately. We hope that we never need to address the "why wasn't this in place" or the "if you would have had...". The District believes it is our responsibility and obligation to provide the safest possible environment at all times. As a District, we have made many provisions and upgrades regarding safety, but have not been able to address the building configuration needs at PK8 due to cost.

The District approach with multiple projects simultaneously addresses a variety of safety and health needs in our three rural schools. The mechanical systems in these three buildings are consistently breaking down and it is just a matter of time before our maintenance crew will not be able to repair them. Due to the age and inefficiency of the systems, we are not able to get adequate parts for repair in a timely manner. The District is concerned about the amount of

money we are putting into the systems for maintenance knowing they are a bandaid fix to a larger issue. These mechanical systems outlasted their expected life and the time has come to replace them.

Throughout our planning for these projects, the District has included the funding as a major component to make the needed improvements for overall safety and wellness for our students and staff. Therefore, the District has gone to the taxpayers for the passing of a bond, written additional federal grants, written security grants, and committed general fund dollars to make these health and safety projects possible.

If we are unable to secure the BEST funding, the District will not be able to address the health and safety needs of these buildings at this time. The District will have to pursue the BEST grant next year and continue to save enough money to fix the immediate issues. School staff at PK8 will continue to monitor the entrance to the best of their ability and we will continue to repair and replace elements of inefficient mechanical systems based on the need to occupy the space. DSCD applied for the BEST last year for safety entrances and HVAC in all four of the schools built in 1981. We secured a bond that allows the construction of safety entrances for three of these schools but does not cover the safety entrance for the fourth school or the HVAC systems due to the escalating cost of construction.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warrantees for major building systems or new construction proposed.

The Delta County School District has a planned program for the maintenance and operation of the school facilities. This comprehensive plan for the maintenance of buildings, grounds, and equipment is designed to provide for the optimum safety and comfort of the occupants. Equally important, this plan is also designed to guarantee the maximum efficiency of each building and equipment and to minimize the need for major repairs or replacements.

The characteristics of this maintenance plan are predicated primarily on prevention, which allows for optimal plant capabilities. It also provides for a more deliberate approach to funding the maintenance and operations sections of the budget. DCSD has committed to hiring a quality maintenance staff that not only controls the mechanical systems but is trained and qualified to repair our systems. Living in a rural area with multiple buildings, the District has found having its own staff to maintain our mechanical systems is cost-effective and timely. Therefore, the District commits time and money to send our staff to manufacture trainings so we are not outsourcing work and are capable of completing ongoing maintenance and repairs.

Objectives of Maintenance:

The primary objective of our maintenance program is to have our buildings running at optimal capability with a vigilant eye on the proper conservation of energy and manpower. Corrective maintenance and preventive maintenance are expected during the life expectancy of the building. Repairs or replacements are necessary to maintain the buildings, grounds, and fixed equipment in an operable condition. The ultimate goal of maintenance ensures the highest quality learning environment for our students and staff.

This can be further broken down as follows:

1. To provide buildings that function at optimal efficiency and safety.
2. To maintain the buildings, grounds, and fixed equipment in such a manner as to eliminate or reduce to acceptable levels, fires, accidents, and safety hazards.
3. To provide continuous use of facilities without disruptions to the educational program.
4. To protect public property by planned, scheduled, and repaired maintenance.
5. To conserve energy by ensuring that the maximum results are obtained with a minimal expenditure of energy.
6. To provide maintenance programs that will produce the maximum amount of maintenance for the dollars expended.
7. To be vigilant in all facility inspections and certifications.
8. To ensure student health and safety needs are prioritized first.

Delta County Joint School District's annual budget and maintenance have always been and will continue to be a priority. District Leadership understands the importance of maintaining quality facilities for our students to learn and thrive in. Therefore, the District continues to budget adequate funding for our maintenance department through staff and supplies.

The District maintenance plan is designed to track all building needs including the warranties and replacement timelines. For example, we track all of our roofs and budget based on the timing they need to be replaced. We review this plan and project anticipated projects for three to five years in advance for budgeting purposes. This budget is based on a minimum of \$300 per pupil allocated per year for capital needs. The District is also diligent in carrying funds from one year to the next to accommodate larger projects.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should

include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

DCSD's plan for the future use of the three buildings in this application is to continue their use as highly functioning schools in our district. These buildings have served students and staff well for 40+ years and with the updates proposed in this application, we anticipate these schools will serve our communities for another 40 years.

III. Detailed Project Cost Summary

Delta County 50(J) (0870) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Delta County - Multiple School HVAC and Security Upgrades (0870-SG00001) - - New - Application Number (22)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

45.00 %

* B. Actual match on this request - Enter Actual Match Percentage

25

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	9,513,480.51
D. Applicant Match to this Project	\$	2,378,370.13
E. Applicant Grant Request	\$	7,135,110.38
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	9,513,480.51

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/25/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

10/20/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

We are consulting with RTA Architects from Colorado Springs on the entryway project at PK8. RTA has performed all of our construction documents for our bond work and the entryway in our three high school buildings associated with the bond. RTA is certified in the CPTED for School Violence guidelines and uses many different consultants around the safety of a building. An example of this is the fire sprinkler system. We are teaming up with a fire suppression contractor to ensure the design will meet the updated building codes and safety standards. Additionally, RTA recognizes the District has limited funds and provides a cost-effective solution to our entry. The drawings that we are proposing are attached in Appendix B.

For this set of plans that RTA has produced we have teamed up with PNCI Construction out of Grand Junction for preliminary pricing of the entryway. Their company has a history of working with School Districts on construction projects and understanding the complexity of school construction. PNCI prides itself on understanding the new code requirements and what it takes to implement them in the construction. They are also working on our bond work with our high school entryway and renovations.

For the HVAC mechanical unit replacement (Appendix C), we have consulted with Bighorn Engineering out of Grand Junction. They are a commercial engineering firm that specializes in electrical and mechanical systems. They are familiar with our academic wing because of the work with our ESSER funds on the Delta High School A-wing (classroom) project. Delta High School's design is the same as the three schools proposed in this grant only larger. Bighorn has been a valuable resource and partner through the years and has helped many school districts on the Western Slope with this type of work. Bighorn has provided a preliminary drawing and budget for us to pursue this grant.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

We have budgeted to use an owner's representative for the oversight of this project. We are currently working with Wember as our owner's representative for our bond projects, so we do have experience with an owner's representative.

DCSD has managed our three previous BEST projects in-house with our Director of Facilities and is an option for us to oversee this project. Our facilities director is Ed Kissner, who has been in construction for over 30 years. He has managed many different types of school, state, and federal projects throughout his career. Ed is up to date with his understanding of the new codes and building requirements for green school projects. Ed's experience managing these types of projects is vast and he is very capable of overseeing the project.

If we are awarded this grant, we will go out to bid for an owner's representative and have our facility department assist with the oversight of the project.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Delta County School District has policies regarding procurement procedures. Policy DJB - Federal Procurement (Appendix G) and policy DJB-R - Procurement Procedures (Appendix H) explicitly state the procedures we follow in procuring consultants, vendors, and contractors. The process of purchasing services, supplies, equipment, or other property is subject to the federal Uniform Grant Guidance (UGG) and other applicable state and federal laws.

Purchases greater than or equal to \$1,000, including materials or labor, are initiated as requisitions and must be approved before it is processed as a purchase order. Purchase orders are used as budgetary control. All District purchase orders are processed by the school administrative office and proper accounting methods are used.

There are methods of procurement depending upon the amount or type of expense. Micro-purchases may be awarded without soliciting competitive quotations if the price is considered reasonable. The amount cannot exceed \$3,500 (or \$2,000 in case of acquisitions for construction subject to the Davis-Bacon Act). The procurement for small purchases is considered relatively simple and informal procurement may be used if the services, supplies, or other property do not exceed \$150,000. A minimum of three quotes should be obtained for small purchases. Procurement can be accomplished through sealed bids. Bids are publically solicited and a firm fixed price contract is awarded. Requirements in policy DJB-R state when sealed bids are feasible and are to be used when certain requirements are met. For competitive proposals, certain requirements must be met for this process to apply. Procurement by noncompetitive proposals can also occur when the item is available only from a single source and through the solicitation of many sources, competition is determined inadequate.

Additional standards are applicable to procure under the federal Uniform Grant Guidance. These include taking affirmative steps to ensure minority businesses, women's business enterprises and labor surplus area firms are placed on solicitation lists and used when possible. Also included in the policy are these funds may be subject to the federal Solid Waste Disposal Act. This is designed to maximize energy and resource recovery and requires procuring solid waste management services.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

DCSD has pursued and used grants to support safer and healthier schools. These funds have been a mix of state and federal opportunities. While local businesses and organizations are very supportive of our schools, the projects outlined in this application exceed the capacity of local funders in our rural community.

ESSER funds have been used to replace HVAC systems in three schools. ESSER funds have also been used in North Fork High School and PK8 to ensure classrooms met age and space requirements for students due to consolidation. We also received a federal grant to install door locks combined with an access

control system for all exterior and interior doors in our schools. DCSD has submitted an application to the Colorado Division of Homeland Security and Emergency Management for a School Security Disbursement grant. This grant would support training for staff and local law enforcement as well as updating security cameras in all schools. We applied to BEST last year for the safety entrances at the four buildings and HVAC systems, which we were unsuccessful in obtaining. We were able to procure the safety entrances in three of the buildings through bond election. We will not be able to return to our communities for an additional bond. This bond was the first passed measure in over fifteen years. We tried a different bond measure and a mill levy override, both of which failed to pass. We need assistance with the fourth safety entrance and HVAC systems in the schools described in our application. As stated, we have put many dollars into the highest need areas, but more improvements than we can fund are needed for the safety and health of our students.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Utilities by month will certainly be affected by this project. The renovated HVAC systems will operate more efficiently in the colder months of the year. The improved efficiency will save the school district money during these late fall, winter, and early spring months. With the capacity to supply cool air during the hotter months of the year, the cost of operating the HVAC systems will increase in the warmer months of the school year. This will lead to higher utility bills during these months.

In the past two years, the costs for electricity and natural gas at each school are:

FY22 (Electricity) FY22 (NG) FY 23 (Electricity) FY23 (NG)

Cedaredge HS \$34,612 \$21,973 \$35,386 \$27,517

North Fork HS \$40,939 \$16,963 \$42,349 \$25,621

Paonia K8 \$45,211 \$25,893 \$47,467 \$35,615



District or BOCES Name: Delta County 50(J)

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

Delta County School District (DCSD) operates 14 schools in five distinct communities spread of 1,100 square miles. A total of 4,232 students are enrolled in DCSD as recorded by the October 1 count day by CDE. This year, as in previous years, the District has set aside approximately \$300 per student toward capital construction projects. This year, the set aside is in addition to \$1,700,000 allocated for the HVAC system being replaced at Delta High School. More than half of the DHS HVAC project is funded by ESSER III funds, but escalation costs have required the District to allocate these additional funds.

The \$300 set aside provides DCSD with \$1,277,400 this year for capital improvement projects. These funds are used in planning projects in conjunction with the ten-year strategic plan. The 45% match for this project to construct a safety entrance at Paonia K-8 and renovate the HVAC systems at Cedaredge High School, North Fork High School, and Paonia K-8 would require more than 2.5 years of the total capital improvement funding for the entire District.

To find these funds in a year where our capital improvement budget is already more than doubled, it would be extremely detrimental to provide a 45% match. The reallocation of funds would have to be pulled from staffing or student programming. The removal of this amount of funding from either of these categories would significantly limit educational opportunities for students throughout our District.

(3000 characters max)

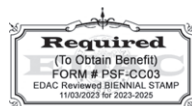
2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Delta County School District is using ESSER III funds for the renovation to the HVAC system in Delta High School, the largest high school in the district. The ESSER III funds set aside for this project will not cover the entire expense. DCSD will be contributing approximately an additional \$1,700,000 to fund this \$4.2 million renovation. These funds of \$1.7 million were part of the BEST application match from last year. The ESSER funds have to be spent by June 30 of this year and needed us to include last year's match into that project. Delta High School was built the same year and in the same design as the three other buildings in this application. All these buildings need renovations to the HVAC system, but due to the cost of the renovations, DCSD cannot accomplish these projects without additional support.

DCSD's \$1.7 million contribution for the HVAC renovation at Delta High School is in addition to the other capital construction needs. The district has still set aside its per-pupil allocation to complete other needed projects throughout the district. These needs, in addition to replacing an HVAC system, add a high financial burden to the district and necessitates DCSD requesting a waiver for this project.

The District set aside \$1,100,000 for the BEST grant application last year. As a designated alternate project last year, DCSD kept those funds for this year's application. We also plan to add approximately \$650,000 for each of the next two years for a total of \$2,400,000 toward this project. This will make these projects our focus for the next two years.

(3000 characters max)





**The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on the influence of these factors on your match.*

Match Factor (To be Completed by CDE)	Figure Used in Match Calculation	Weighted %	Out of Weighted Max%
Per Pupil Assessed Value	\$120,312.53	2.08 %	10% max
Median Household Income	\$56,265.00	6.46 %	25% max
Free and Reduced Lunch %	60.8%	7.44 %	25% max
Bond Elections in the last 10 years	1	-2%	-2% per/max -10
Total Mills \$/Capita	\$468.43	17.416 %	20% max
Remaining Bond Capacity	\$70,131,901	13.60 %	20% max
	Total CDE Minimum Match	45%	100%

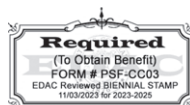
2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

Match factors from the above table impact other factors in ways the table does not indicate. The free/reduced lunch (FRL) percentage of our school district is over 60%. This has many affects within our schools and communities. The other factors on the table affected by the FRL are the total mill \$/capita and bond capacity.

Delta County School District successfully passed a bond in November 2022 for safety entrances in our three high schools. This measure was contested and passed with a narrow margin. This is reflective of the population in our county. Many struggle with finances regularly. This is demonstrated through our FRL percentage. It is also reflective of the demographics of the county. More than 25% of the population is 65 years old or older. Many of this population are on fixed incomes. While we passed a bond recently, we would be unlike to pass any other initiative.

This is demonstrated on the history in our School District. Two other measures have been placed on the ballot for the District in the past fifteen years and neither passed. One was a mill levy override and the other was a bond issue. This history along with the narrow success of the most recent bond indicate DCSD would not be successful in pursuing more funding from the county's residents at this time.

(3000 characters max)





3. What efforts have been 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? Please include all efforts, even those which may have been unsuccessful.

Delta County School District has collaborated with many outside organizations, such as law enforcement, to discuss making our school safer and healthier. While local businesses and organizations are very supportive of our schools, the projects in the application exceed the capacity of local funders in our rural community.

DCSD has pursued and used grants to support safer and healthier schools. ESSER funds have been used to replace HVAC systems in three schools. We received a federal grant to install locks on all doors in our schools. We applied to BEST last year for the safety entrances and HVAC systems, which we were unsuccessful. We were able to procure the safety entrances in three of the buildings. We need assistance with the fourth safety entrance and HVAC systems in the schools described in our application. That is why we are reapplying. As stated, we have put many dollars into the highest need areas, but there are still more improvements for the safety and health of our students where we need support.

(3000 characters max)

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	45%
Match Percentage Requested	25%
Amount of requested reduction from CDE Minimum	20

Is a Statutory Limit Waiver also being submitted? Y N



● **Campuses Impacted by this Grant Application** ●

Stone Creek School - K-8 Roof, HVAC, Safety, and Security Improvements - Stone Creek K-8 Gypsum – 1998

District:	Charter School Institute
School Name:	Stone Creek School K-8 - Gypsum
Address:	20 Lindbergh Drive
City:	Gypsum
Gross Area (SF):	30,802
Number of Buildings:	1
Replacement Value:	\$8,391,653
Condition Budget:	\$5,515,119
Total FCI:	0.66
Adequacy Index:	0.39



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,276,622	\$1,532,639	1.20
Equipment and Furnishings	\$66,777	\$0	0.00
Exterior Enclosure	\$834,528	\$781,677	0.94
Fire Protection	\$1,441	\$293,167	203.43
HVAC System	\$831,090	\$1,034,333	1.24
Interior Construction and Conveyance	\$1,533,392	\$919,531	0.60
Plumbing System	\$496,559	\$356,803	0.72
Site	\$1,276,709	\$888,624	0.70
Structure	\$2,074,535	\$0	0.00
Overall - Total	\$8,391,653	\$5,806,774	0.69

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Stone Creek School K-8 - Gypsum Site	132,423	0.70	1998	\$1,276,709	\$888,624
Stone Creek School K-8 - Gypsum Main	30,802	0.65	1998	\$7,114,944	\$4,918,150
Overall - Total	163,225	0.66		\$8,391,653	\$5,806,774

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Stone Creek School

County: Eagle

Project Title: K-8 Roof, HVAC, Safety, and Security Improvements

Current Grant Request:	\$2,916,269.38	CDE Minimum Match %:	21%
Current Applicant Match:	\$871,093.45	Actual Match % Provided:	23%
Current Project Request:	\$3,787,362.83	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$3,787,362.83	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$122.96	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$21.60	Affected Pupils:	148
Hard Costs Per Sq Ft:	\$101.36	Cost Per Pupil:	\$25,590
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	208
Previous BEST Total \$:	\$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	25%	FY23-24 CSCC Allocation:	\$116,880.00
< 10% district bond capacity?	N/A	Enrollment as % of district:	N/A
Funding Attempts:	2	Free Reduced Lunch %	31.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

Stone Creek School (0653 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Roof, HVAC and Safety Improvements (0653 C-SG00001) - - New - Application Number (10)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Stone Creek School - 0653 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

The Stone Creek Charter School Building Corporation was created for the sole purpose of holding financing for the building acquisition. The Building Corp is on the title of the building, which is under mortgage with InBank. The School leases the building from the Building Corporation and the School holds all rights of ownership to make improvements.

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Stone Creek Charter School is authorized by the Charter School Institute. The Articles of Incorporation state that "Upon Dissolution, assets of Stone Creek Elementary will be distributed to the Eagle County School District RE 50J."

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Securing K-8 educational facilities for our two Stone Creek Charter School (SCCS) campuses within Eagle County has been a goal for the school board and leadership since the very beginning of our charter.

The Gypsum campus, the campus applying for BEST grant funding, is operated out of a two-story former bank building. The building was built in 1998. Since 2011, SCCS has leased the building. While US Bank was willing to sell the property at various points in the past, their asking price was always above market rate and beyond the school's capacity. However, in late 2023 the bank expressed willingness to sell the property at a loss, resulting in a discounted opportunity for the school. The school was able to acquire the 30,000 square foot building located on two adjacent lots for \$2,500,000 or \$83 per square foot in a region where the average for this type of space is \$190 per square foot. Purchasing the building also allows the school to address maintenance concerns that were pending approval through the US Bank national corporate approvals system for years. We closed on the real estate transaction in December, 2023 by utilizing both tax-exempt funding authorized by CECFA and through an additional traditional loan through INBank, a dedicated charter school financier. The purchase of the building provides a permanent home for our school, and the debt service payment is less than the monthly lease payment. SCCS engaged a k-12 architectural planning team to provide facility and educational adequacy assessments prior to purchasing the building so the school had information on what items would need to be addressed to meet updated code requirements and to improve the educational environment. Costs to address

the deficiencies were provided by an experienced k-12 general contractor as part of the planning process. The purchase price plus the costs to address the deficiencies were significantly lower than pursuing a land acquisition and building a new facility.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over the past 3 years, no significant capital improvements have been undertaken at this location. As funding has allowed, we have been slowly removing carpet and refinishing concrete floors in classrooms on the first floor.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Historically, SCCS has been a tenant at this site. The rent payment went to the landlord who managed capital improvements. Now that we own the building, we plan to set aside a capital reserve of approximately \$200/FTE moving forward. To initially fund this capital reserve set aside, we have increased our reserve in our general fund to \$625,000. A portion of this increased reserve will be used for the BEST grant match. Through this reserve and additional funding secured during the property acquisition, we would like to increase our match percentage to 23%, 2% above our required 21% match. We are committed to upgrading the building to address safety and security concerns and hope our additional match percentage, while small, will demonstrate our own investment into the project.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Stone Creek School (0653 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Roof, HVAC and Safety Improvements (0653 C-SG00001) - - New - Application Number (10)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Stone Creek Charter School, established in 2006 by parents and teachers, is a state-authorized public school of choice in Eagle County. Stone Creek was one of the earliest schools authorized by the Charter School Institute and remains one of the longest running CSI schools. It serves a diverse population, including mountain resort, rural, and historically underserved communities.

Over the past 17 years, the school has provided a unique, intimate learning environment, emphasizing personal relationships and individual attention. Academic programming is rooted in Colorado State Standards, employing the Core Knowledge Curriculum, Math in Focus, and Benchmark Literacy. Stone Creek embraces dynamic learning approaches such as Problem Based Learning, Project Based Learning, Passion Based Learning, and Place Based Learning. The school's dedicated teachers adapt successful methods from various research-based programs to cater to each student's needs, fostering academic success, physical, mental and social well-being, confidence, and community engagement. Active family participation plays a crucial role in supporting student success and contributing to the vibrant learning community at Stone Creek Charter School.

Our Gypsum Campus serves a diverse population of students: 41% qualify for free or reduced lunch and 16% of our students receive special education services. Our student body is 41% Hispanic and 32% report races other than white. Almost one third (30%) of our families report a language other than English spoken primarily at home.

One part-time custodian also serves as the primary maintenance person for both our Gypsum and Edwards campuses. He performs minor handyman repairs, but subcontractors are engaged by school leadership to address more significant building maintenance concerns.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Our school community has faced multiple challenges with our educational facilities and have adapted to provide the best instruction possible within lacking educational environments. Determining our best facility options have been challenged with the lack of land or educational facilities available, as well as the prohibitive and increasing cost of both in our mountain resort region, and an unsupportive geographical district.

CDE completed an assessment in 2022 and the building is listed with an FCI of 0.48.

As noted above, after a thoughtful master planning process, we have been fortunate in the past year to acquire the former bank building where we have been leasing space for our Gypsum campus since 2011. While this space has suited our needs for over a decade, it was never designed as a school building, and the facility itself has additional needs due to the age of the building that are considered Priority 1 Items.

SECURE VESTIBULE (Security, Safety, Technology)

The entry vestibule of the school requires updates to reach the standards of school safety and security. An aluminum storefront system with inner and outer glass double doors provides the main entry point for the school and allows for careful monitoring of visitor approach and student and staff supervision. However, there is no electronic access control or remote locking / unlocking capability from the main reception desk, which is located within the lobby. There is also no communications system between the exterior or the vestibule and the receptionist inside. Upgrades to the vestibule are required in order to provide a secure entry condition during school hours.

FIRE SPRINKLER (Safety)

The existing building is not equipped with a fire suppression system. The building does not fully meet the latest design criteria needed to operate as a school without a fire sprinkler system. Due to its size, construction materials, and exit access from the classrooms, local fire department authorities have indicated that a sprinkler system should be the highest priority for facility improvements.

FIRE ALARM (Safety, Security, Technology)

The building's fire alarm system is functional but antiquated. It will require some modifications in order to tie in the new fire suppression system, which will soon be installed at the school's expense. Colorado State fire regulations require that the fire alarm system also be upgraded to include voice evacuation capabilities. This includes providing modern notification devices in the current spaces for horn, strobe, and speaker capabilities.

ROOFING (Health, Safety)

The roof is black ballasted EPDM over insulation and steel deck. There are walk pads and the membrane wraps the parapets and terminates beneath a sheet

metal parapet cap. Reports indicate that the roof is original to the 1998 construction, which would indicate that this membrane has reached the end of its useful life. The existing drawings show the roof to be insulated with 4" of rigid polyisocyanurate material. This is not adequate insulation thickness to meet the current energy code. Classrooms and corridors have leaks from ice dams during freeze and thaw cycles. Being a ballasted system, the source of the leaks can be difficult to find and address. There is a concern that mold could develop because of this interior water infiltration, negatively impacting indoor air quality and the health and safety of our students and staff.

HEATING, VENTILATION, AIR CONDITIONING (Health, Safety, Technology)

HVAC, General: The existing HVAC system is composed of single zone constant volume Trane (Trane YCD) rooftop unit, RTUs. These units have a gas fired furnace for heating and direct expansion refrigerant cooling. These units are from 1998 and are past their suggested lifespan from ASHRAE equipment life expectancy.

HVAC, Thermal Comfort Issues: Additionally, there are issues with some rooms being cold and others being too warm. This is most likely due to these units being single zone and not being able to provide separate temperature control for separate rooms.

HVAC, Inadequate Zoning: One of the existing RTU's is also serving existing server room racks under the floor along with other nearby spaces. The load being placed on this unit is too much to adequately serve either the IT space or the adjacent rooms.

HVAC, Miscellaneous HVAC equipment: The existing interior galvanized steel ductwork is in good condition but there is exterior rooftop ductwork that is not a recommended condition for both energy efficiency and durability reasons. It needs to be replaced along with the RTU replacement. Some diffusers may need to be replaced if airflow requirements are increased with the increase to updated conditioning and ventilation requirements of the school.

Lack of Heat, Entry Vestibule and Reception: The main entry vestibule has heating issues with the double doors in the vestibule. Typically vestibules have a heating source to prevent the inrush of cold air from the doors opening to make it into the building conditioned space. This vestibule does not have a heating source. It opens directly into the reception area so it is not only frequently opened, but also loses energy and is very uncomfortable for building occupants.

Exhaust Fan: The existing restrooms have a combined exhaust fan for the core restroom group ducted from the restrooms to the roof. The fan had vibration and acoustic issues and needs to be replaced.

Temperature Controls: The existing system is an aging stand-alone direct digital controls (DDC) system by Trane. Due to the age of the controls the control system will need to be replaced along with the rooftop equipment.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

SCCS began our facilities master planning process in 2022-23 by competitively procuring both Dynamic Program Management as Owner's Representative and Hord Coplan Macht (HCM) as Architects. Guided by the Owner's Rep and the Architects, the school began work on the master plan for the Gypsum building by involving staff, parents, the local fire marshal, and board members. However, as the building was not yet purchased, the master planning process had to be briefly suspended and then renewed once the building was purchased. We have submitted our current draft along with our application. Facility assessments were completed by architectural, civil, mechanical, electrical, plumbing, and technology engineers/consultants. All consultants/engineers came to the site for an investigation of existing systems. In addition HCM engaged an experienced k-12 general contractor for cost modeling of all

deficiencies, as well as for participating in the assessment walk.

Existing building drawings and documents were also thoroughly reviewed and referenced by the assessment team as part of compiling their assessment reports and recommendations.

The Owner's Representative continues to manage in close collaboration with the school leaders and has kept CDE's Regional Program Manager up to date with activities related to the master plan and grant application.

As part of our due diligence and dedication to ensuring this building is sufficiently upgraded to meet educational occupancy code and meet the standards of safety and security for a school, we have been preparing financially to address these deficiencies. This financial due diligence is the reason for increasing our match percentage from 21% to 23%.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

The solutions proposed below will address the deficiencies noted in this application.

SECURE VESTIBULE

Modifications to the exterior main entry vestibule will be made to fortify the security at the school entry and add access control for the front lobby reception desk. Security enhancements will include:

- New inner-door and outer-door electrified hardware with remote locking / unlocking capability, plus a remote operator from the reception desk.
- An Ai-phone or similar system wired to provide 2-way communication between the reception desk and within the vestibule.

A second Ai-phone for communication between the reception desk and someone outside the exterior doors.

- Card reader access control at the exterior main entry doors.
- Bullet-resistant film applied to the glass on all sides of the existing vestibule storefront system.
- An automatic locking mechanism, remote entry access point and a key card entry system will allow the doors to remain securely locked at all times.
- Additional Key card access would be added to control entry from the two additional exits at the east and west ends of the building.

FIRE SPRINKLER (Safety)

A fire sprinkler system will be installed in the building for full coverage of the space on first and second floors. A new water line will be installed from the south at Lindbergh Drive to serve the sprinkler system.

FIRE ALARM

A portion of this grant will be allocated towards fire alarm upgrades that provide voice evacuation capabilities with horn, strobe, and speaker capabilities in each occupied space, to comply with Colorado State Fire regulations for schools.

ROOFING

The roof membrane will be replaced. This will include removal and disposal of the existing roof, plus new 60 mil EPDM fully adhered roofing with R-30 polyisocyanurate board insulation. The new assembly will include new roof cover board, vapor barrier, perimeter flashing, walkway pads, and expansion joints. The new R-30 insulation will comply with code. The roof will have a minimum of a 20 year warranty, with an option for the school to purchase a longer warranty period.

HEATING, VENTILATION, AIR CONDITIONING

The mechanical system is beyond its expected life and a new system is recommended with more control over the temperature of different rooms would be a better fit for a school application. The HVAC will be addressed as follows:

Solution, Thermal Comfort: The assessing engineer recommends that all RTU's be replaced with new DX cooling and gas heating roof tops and a variable air volume (VAV) box with electric heating coil provided for each of the classrooms. A VAV box for groups of two adjacent similar rooms should also be added. With the RTU's being gas fired, CO detection will need to be added to the fire alarm to be code compliant as a school occupancy.

Solution, Inadequate Zoning Solution: For the existing IT equipment room and RTU, the assessing engineer would recommend removing this unit from serving any other space or providing a separate ducted fan coil with condensing unit on the roof to cool this server room, and providing hard duct to the underfloor rack connection.

Solution, Miscellaneous HVAC equipment: The exterior rooftop ductwork is not recommended and would need to be replaced along with the RTU replacement. Some interior diffusers may need to be replaced if airflow requirements are increased with the increase to conditioning and ventilation requirements of the school.

Solution, Lack of Heat at Entry Vestibule:

The assessing engineer would recommend providing an electric cabinet unit heater to alleviate the vestibule issue.

Solution, Exhaust Fan:

The engineer recommends the fan be replaced with a similar fan.

Solution, Temperature Controls:

The existing system is a stand-alone direct digital controls (DDC) system by Trane. Due to the age of the controls the control system will need to be replaced with the rooftop equipment.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The first thing SCCS has completed towards the solution was to acquire the land and building. This was a result of our master planning process that allowed us to take a deep dive into the pros and cons around trying to find a new location or stay in our existing location and address the building deficiencies. Cost analyses provided by our master plan drafting process made clear that moving forward with the purchase was our most feasible option.

The master plan process continues to involve staff members, parents and board members to solicit feedback and direction.

The architects and engineers who provided the facility assessments provided recommendations on the solutions presented. They were cognizant to make sure solutions to the deficiencies that were appropriate for Colorado K-12 building codes.

An experienced k-12 general contractor based on the Western Slope provided hard cost pricing on each solution.

We have met with the local fire marshall numerous times and the town utility providers to ensure there will be no surprises after the grant application is submitted.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

SCCS has urgent needs that must be addressed. First and foremost, the security vestibule and fire safety upgrades need to happen as soon as possible. We want to immediately increase the safety for every one of our students and staff when they come to this campus each day.

Secondly the roof leaks are a cause for concern. We want to ensure the indoor air quality remains healthy and safe.

Finally, the HVAC system is past its useful life and we fear it is contributing negatively to the indoor air quality for our learners in grades k-8. From the pandemic, we learned school indoor air quality and the frequency in which air changes over is a deterrent in spreading of viruses and other airborne illnesses.

If the grant is not awarded, we would have to attempt to prioritize these items, which is an almost impossible task when looking at safety, health and technology. We would only be able to accomplish a portion of these items.

Our school has thoughtfully sought a BEST grant to address these critical needs. As most schools are experiencing, we have many more facility needs to be confronted. This application only addresses our most urgent needs.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

SCCS commits to regular maintenance of our facilities to extend their value to our students, staff and community for as long as possible.

Because we just purchased the building, we are now establishing a capital reserve fund for building maintenance. Our budget for capital reserve from our general fund will be \$30,000 per year for the Gypsum campus. This equates to \$200 per student per year based on average enrollment trends. We currently have \$625,000 in this fund, some of which will be used for our BEST match.

The improvements will be under warranty by the general contractor for the first year. The contractor will provide training and information on recommended maintenance on each system to be sure any extended warranties remain intact. The roof will have a minimum of a 20 year warranty.

Our maintenance staff will create a plan for maintenance and document each year the remaining life on the systems to estimate the amount of reserve needed over time to maintain and eventually replace the systems. This will be included in our board budget proposal each year.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
- No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Stone Creek School (0653 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-8 Roof, HVAC and Safety Improvements (0653 C-SG00001) - - New - Application Number (10)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

21.00 %

* B. Actual match on this request - Enter Actual Match Percentage

23

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,787,362.83
D. Applicant Match to this Project	\$	871,093.45
E. Applicant Grant Request	\$	2,916,269.38
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	3,787,362.83

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input checked="" type="checkbox"/> Financing <div style="border: 1px solid black; padding: 5px;"> <p>The school has already received \$500K from a tax exempt short-term (18 month) bond through InBank as part of a larger loan for the purchase of the Gypsum building and buildout of the Edwards camps. The bond repayment is based on a 25 year amortization schedule with a balloon payment in June of 2026. The school has the potential to access federally subsidized funding that is below current market rates through a USDA long-term refinancing option. The school is currently engaged in the process to secure this lending. This is anticipated to close at the end of final facility improvement work in 2025. The repayment terms create a total facility cost of 22% of State per pupil revenue and 19% of total school financing, which includes Charter Capital Construction and Mill Levy Equalization. This rate is within budget capacity still allowing for an annual Debt Service Ratio of 1.3.</p> </div>
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the

sf/pupil of the facility, a measure of program efficiency.

148 * **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ 122.96 Project Cost/Affected Square Feet


8 % * **N. Escalation % identified in your project budget**

7.5 % * **O. Construction Contingency % identified in your project budget**

8.5 % * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

04/01/2024 

* **R. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.*

08/15/2026 

* **S. How did you arrive at the estimate for this project and who aided in the process?**

FCI Constructors, an experienced k-12 general contractor, provided the estimate for the deficiencies presented in this application based on architectural and engineering assessments provided by HCM and IMEG. FCI was involved throughout every step of the master plan process and every master plan meeting.

Our owner's representative, Dynamic Program Management (DPM), prepared the overall budget for the project. DPM completed due diligence for the soft costs, recommended escalation and contingency for the project. Construction escalation has been monitored in our mountain resort market and adjusted upward accordingly for a projected 2025 construction start.

* **T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Our plan for project management would have several facets. We plan to keep our executive committee structure including the executive director, chief operations officer and board representatives to help guide the day-to-day decisions on behalf of the school. This group will work with the project team to report to the Board of Directors and community of project progress.

We competitively procured an Owner's Representative to manage the schedule, budget and quality from pre-construction through warranty.

If awarded, we will continue to refer to the competitive procurement policy outlined by both SCCS and CDE to ensure that we have procured team members with experience in similar projects. These teams will be responsible for managing their core competencies in design, code compliance and best construction practices within the industry.

Other consultants will be responsible for managing the scopes of work under their expertise.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

SCCS has a procurement policy based on that of CDE to ensure that we have engaged in a competitive procurement process for our Owner's Representative, our Design Team and our current CM/GC. We will continue to refer to these policies as we maintain local control over the process of selecting and engaging additional subcontractors throughout the project.

The school leadership team engages in regular conversations with the Owner's Representative to maintain continued involvement in the procurement of subcontractors. The Owner's Representative will continue to apply professional expertise to ensure the school continues to receive the best quality and fair costs of services on this project.

In 2022, RFQPs for Owner's Representative was sent to two vendors recommended by other charter schools. From an analysis of the proposals, we selected Dynamic Program Management (DPM) - a firm with deep BEST grant experience and located in our community.

DPM then led SCCS through a competitive procurement process for a design team to provide master planning and design services for our Edwards and Gypsum Campuses. The RFQP announcement was posted on CDE's ListServe and we received 2 design team responses. Similarly, DPM facilitated a procurement for CM/GC and we received 3 general contractor proposals. A scoring rubric was provided and score cards were completed by a selection committee for the best fit for our school for these two team members. Our selection committee selected Hord Coplan Macht and FCI Constructors as the design team and CM/GC respectively.

After the past two years of successful delivery of improvements at our Edwards campus and the planning and preconstruction work at our Gypsum Campus, we have continued to utilize FCI to secure competitive bids for the fire sprinkler portion of the project. We plan to commence that scope in 2024 given our school is not compliant with fire code per the AHJ. If awarded, Stone Creek is committed to continuing to utilize a competitive process to bid additional scopes of work outlined in this application.

Any other vendors, such as commissioning and special inspector, will be procured competitively with a RFQP following a similar process.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The financing for this project was finalized through both tax-exempt funding authorized by CECFA and through an additional traditional loan through INBank, a dedicated charter school financier, and we closed on the property in December of 2023.

The School is also pursuing USDA financing to accommodate necessary renovations.

Due to health concerns, the school utilized a portion of ESSER funding to remove carpet and refinishing concrete floors in classrooms on the first floor.

Our local school district passed a bond in November of 2023 for \$100 Million. SCCS was not invited to the table when the bond was being planned. However, SCCS approached the school district to ask to be included in bond funding, but being a CSI charter school, they declined to include our school's facilities needs in the ballot question.

As a charter school, we always look for ways to leverage our dollars to make them go further. We will continue to pursue grants with entities such as DOLA, GOCO, Gates Foundation and local non-profits.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The school averages \$21,000 per year for electric and gas utilities. It is believed this number will be reduced by 15-20% with the improved roof and HVAC systems.

● Campuses Impacted by this Grant Application ●

Colorado Early Colleges Colorado Springs - K-12 Electrical, HVAC, and Security Upgrades - Colorado Early Colleges Colorado Springs Bldg 100 – 1981

District:	Charter School Institute
School Name:	Colorado Early Colleges Colorado Springs Bldg 100
Address:	4435 North Chestnut Street
City:	Colorado Springs
Gross Area (SF):	51,290
Number of Buildings:	1
Replacement Value:	\$15,515,443
Condition Budget:	\$4,991,803
Total FCI:	0.32
Adequacy Index:	0.16



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,800,236	\$2,039,454	0.73
Equipment and Furnishings	\$224,337	\$0	0.00
Exterior Enclosure	\$2,035,241	\$251,283	0.12
Fire Protection	\$756,116	\$0	0.00
HVAC System	\$1,366,579	\$1,003,831	0.73
Interior Construction and Conveyance	\$2,625,895	\$265,559	0.10
Plumbing System	\$792,877	\$311,905	0.39
Site	\$2,689,367	\$1,119,773	0.42
Structure	\$2,224,794	\$0	0.00
Overall - Total	\$15,515,443	\$4,991,805	0.32

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Colorado Early Colleges Colorado Springs Bldg 100 Site	321,900	0.42	1981	\$2,689,367	\$1,119,773
Colorado Early Colleges Colorado Springs Bldg 100 Main	51,290	0.30	1981	\$12,826,076	\$3,872,032
Overall - Total	373,190	0.32		\$15,515,443	\$4,991,805

● **Campuses Impacted by this Grant Application** ●

Colorado Early Colleges Colorado Springs - K-12 Electrical, HVAC, and Security Upgrades - Colorado Early Colleges Colorado Springs HS – 1980

District:	Charter School Institute
School Name:	Colorado Early Colleges Colorado Springs HS
Address:	4405 North Chestnut Street
City:	Colorado Springs
Gross Area (SF):	43,983
Number of Buildings:	1
Replacement Value:	\$16,946,048
Condition Budget:	\$7,892,722
Total FCI:	0.47
Adequacy Index:	0.14



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,882,231	\$2,469,048	0.86
Equipment and Furnishings	\$158,103	\$69,131	0.44
Exterior Enclosure	\$2,174,441	\$1,112,972	0.51
Fire Protection	\$613,682	\$764,172	1.25
HVAC System	\$1,124,603	\$819,307	0.73
Interior Construction and Conveyance	\$2,539,662	\$1,778,169	0.70
Plumbing System	\$780,157	\$94,509	0.12
Site	\$2,372,739	\$786,584	0.33
Structure	\$4,300,432	\$4,220	0.00
Overall - Total	\$16,946,048	\$7,898,112	0.47

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Colorado Early Colleges Colorado Springs HS Main	43,983	0.49	1980	\$14,573,309	\$7,111,528
Colorado Early Colleges Colorado Springs HS Site	223,650	0.33	1980	\$2,372,739	\$786,584
Overall - Total	267,633	0.47		\$16,946,048	\$7,898,112

● **Campuses Impacted by this Grant Application** ●

Colorado Early Colleges Colorado Springs - K-12 Electrical, HVAC, and Security Upgrades - Colorado Early Colleges Colorado Springs MS - 1980

District:	Charter School Institute
School Name:	Colorado Early Colleges Colorado Springs MS
Address:	4425 North Chestnut Street
City:	Colorado Springs
Gross Area (SF):	27,980
Number of Buildings:	1
Replacement Value:	\$8,777,549
Condition Budget:	\$2,315,458
Total FCI:	0.26
Adequacy Index:	0.21



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,541,776	\$426,447	0.28
Equipment and Furnishings	\$205,561	\$0	0.00
Exterior Enclosure	\$1,201,811	\$886,688	0.74
Fire Protection	\$390,397	\$0	0.00
HVAC System	\$893,079	\$211,242	0.24
Interior Construction and Conveyance	\$1,598,709	\$114,422	0.07
Plumbing System	\$454,480	\$0	0.00
Site	\$1,250,762	\$673,140	0.54
Structure	\$1,240,975	\$3,516	0.00
Overall - Total	\$8,777,549	\$2,315,455	0.26

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Colorado Early Colleges Colorado Springs MS Main	27,980	0.22	1980	\$7,526,788	\$1,642,315
Colorado Early Colleges Colorado Springs MS Site	92,876	0.54	1980	\$1,250,762	\$673,140
Overall - Total	120,856	0.26		\$8,777,549	\$2,315,455

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Colorado Early Colleges Colorado Springs

County: El Paso

Project Title: K-12 Electrical, HVAC, and Security Upgrades

Current Grant Request:	\$2,828,013.12	CDE Minimum Match %:	15%
Current Applicant Match:	\$499,061.14	Actual Match % Provided:	15%
Current Project Request:	\$3,327,074.26	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$3,327,074.26	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$26.98	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$0.00	Affected Pupils:	669
Hard Costs Per Sq Ft:	\$26.98	Cost Per Pupil:	\$4,973
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	184
Previous BEST Total \$:	\$842,337.65		

Financial Data (Charter Applicants)

Authorizer Min Match %:	25%	FY23-24 CSCC Allocation:	\$251,788.00
< 10% district bond capacity?	N/A	Enrollment as % of district:	N/A
Funding Attempts:	5	Free Reduced Lunch %	37.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

Colorado Early Colleges Colorado Springs (1795 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Springs K-12 Infrastructure and Security Upgrade (1795 C-SG00001) - - New - Application Number (11)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Colorado Early Colleges Colorado Springs - 1795 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> K-12 Enrichment Program
		Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Section 8.4 CSEC Bylaws - Dissolution. No individual, whether a Director, officer, employee, or agent of the Corporation, or otherwise shall have any right, title or interest in the assets of the Corporation. The Corporation shall not dissolve or wind up its affairs until all of the debt incurred in securing property to be used as a Charter School facility or facilities is paid in full and is no longer outstanding. The Corporation may dissolve and wind up its affairs in the manner now or hereafter permitted or provided by the Act. Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the Corporation, transfer all of the assets of the Corporation to CSEC or, if CSEC has been terminated, to the use of only another entity organized and operated exclusively for charitable or educational purposes and qualified for tax exemption from Federal income tax under 501(C)3 of the Internal Revenue Code or to the Charter School Institute. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction in Colorado, exclusively for such purposes, or to such organization or organizations, consistent with the Internal Revenue Code, as said court shall determine. Any person disposing of assets belonging to the Corporation shall give first preference to applying such assets to the benefit of an organization or organizations that provide or promote public education.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

In 2007, while CEC founder Keith King was serving in the Colorado State Legislature, he established a charter for an early college high school to serve the Colorado Springs area. In his location search, he found the Springs Business Park where Colorado Technical University (CTU) occupied all 2 buildings on the property. Mr. King signed a partial, 12k sqft lease within Bldg 400 to open for the 2007-08 school year after receiving overwhelming interest. Bldg 400 had been vacant for over five years. Its prior use was multi-use, multi-tenant suite space. Built in 1980, most of the business park had not been renovated in 15 years. Extensive work was needed for Bldg 400 to be configured into a school. Concentrating on the interior space, CEC spent \$120k to open for the 2007-08 school year. The property owner contributed an additional \$250k for tenant improvements. CEC opened the 2007-08 school year with 320 students. Over the next few years, CEC expanded into a 42.5k sqft lease, occupying all of Bldg 400.

In 2014, CEC was able to purchase the entire three-building property from an owner/investment group. CTU would continue to lease Bldgs 100 & 200 from CEC but slowly vacate the buildings over time. At this time, \$660k was spent on final interior renovations in Bldg 400 to maximize classroom space for increased support of the student body. In 2015, CEC shifted focus to the exterior of the property with minor improvements over the next few years. In 2018, a BEST grant was awarded to replace the roof of Bldg 400. In 2019, landscape improvements were made to support student activity outdoors on a turf courtyard drainage project. This project was funded by a recent bond issuance. Safety and security improvements were also made to the property including an improved card/FOB access system, camera installation, paging system and a security fence that was installed on the southeast perimeter of the property to further secure the campus.

The rationale for purchasing the Springs Business Park was multifaceted. First, the purchase price of approximately \$62 per sqft was almost half the market rate for the area which was around \$120 per sqft in 2014. Second, with multiple buildings in the business park, this allowed for planned, systematic growth while earning rental income in the meantime. In the Fall of 2021, CTU vacated Bldg 200. After a renovation using bond funding, Bldg 200 opened as the most recent CEC middle school. In March 2022, CTU vacated Bldg 100 ending its lease and allowing CEC to fully occupy the business park; achieving the original goal set forth by Mr. King. Bldg 100 renovations included an occupancy conversion from Class B to Class E, making it suitable for K-12 educational use. Additional security upgrades, finish improvements, and a new scratch kitchen to feed all students healthy meals were completed in 2023. Shortly after, enrollment began for a new K-12 homeschool enrichment program and planning began for a new CTE innovation center.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

On the CEC Colorado Springs campus, each of the three buildings underwent significant improvements to be converted from multi-tenant, B-occupancy buildings, to E-occupancy. Most recently, the CECCS Homeschool Enrichment Program opened in Fall 2023. There were about \$750k worth of occupancy related improvements to Bldg 100 to make it suitable for a K-12 program. HVAC and fresh air requirements were assessed and required BAS controls and ionizers to be added, specific egress routes and door panic hardware were installed, and an appropriate fire annunciation system were all improved. In addition, interior finishes were upgraded from their previous 1990s condition to suit this new modern learning environment. Additional outlets and branch wiring were added in some cases to support CTE classrooms, computer labs, and STEM labs. In this building CEC also designed and built a \$3.3M commercial scratch kitchen to support all CEC students with freshly made food. The CEC food services team produces breakfast and lunch meals for all students to ensure they are nourished and ready to learn.

In 2021, the CECCS Middle School opened its doors in Bldg 200 for the fall school year after a period of construction in 2020-2021. Similar to Bldg 100, the middle school facility needed significant upgrades to the fire safety systems, security systems, door hardware, and RTU performance with the addition of BAS controls and ionizers. At this point rooms needed to be reconfigured and finishes were upgraded to suit a middle school environment.

In addition to opening two new school programs in the past 5 years on the Colorado Springs campus, all without any BEST funding, CEC committed to upgrading all security systems across the entire network within the past 7 months, including the three Colorado Springs buildings. The new unifying system is an Avigilon AI integrated system with robust camera and door access control configurations. The unified system has ensured all security related technology is managed appropriately by the CEC network team, thus ensuring all buildings can achieve maximum student safety.

On the horizon, CEC is planning to install a 7' ornamental iron security fence with gates around the perimeter of the property, and additional security integration with our unified system. CEC also received funding from the Anschutz Foundation to further develop the middle school courtyard and wellness

space similar to the work in 2018 for the high school entry and courtyard near Bldg 400. During the summer of 2024, CEC will continue its development of a new CTE "Innovation Center" for the campus within Bldg 100, totaling approximately \$500k-\$1.5M when all improvements are complete. Innovation Center improvements will significantly improve the resources available to CECCS students in the areas of CTE and will include two new certification computer labs, a graphic design lab, STEM, robotics, and a fully outfitted biomedical science lab.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

CEC's historical capital outlay budgeting includes 2% of PPR funds from all CEC schools within the network. 1% PPR fund specifically for capital outlay and is called our School Facility Improvement Fund. This fund accounts for 1% PPR annually across all schools and is funneled into this bucket to address new building purchase, and other large fixed asset maintenance and improvement. These two PPR based facilities contingency budgets work hand in hand if necessary to supplement each school's established facilities budget. To reiterate, facility management budgeting across the network is being improved by leveraging zero based and value proposition strategies. These strategies will allow for small capital projects to be budgeted into the regular facilities maintenance budget while larger renovations and capital outlay projects are set aside to build and eventually cover forecasted capital expenses. Additionally, CEC does not have any plan to purchase a new building and open a new school. Any new school openings will be built within existing CEC owned space. This will relieve school facility improvement budget somewhat and allow it to grow and work in tandem with our other facilities budgets to address all capital expenditures.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Colorado Early Colleges Colorado Springs (1795 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Springs K-12 Infrastructure and Security Upgrade (1795 C-SG00001) - - New - Application Number (11)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

CEC's mission is: "To prepare a diverse population of students for life by developing their mind, body, and character through rigorous academic studies and character development activities in cooperation with the community we serve. All students, regardless of their background or skill level, will have the opportunity to pursue a growth mindset that will allow them to achieve mastery and demonstrate they can succeed in school, in college and in their chosen career. No exceptions. No excuses." CEC students enter our program at all levels of education and are motivated to excel in their academic studies. Students are provided endless opportunity, beginning with industry certifications, career pathways, and tuition free college coursework. All students graduate with an associate degree, industry certification, or 60 or more college credits. Lastly, CEC Colorado Springs is renowned for having a robust industry certificate program and awards the most certificates at CEC, totaling 600 thus far in the 23-24 school year.

As mentioned previously, CEC has been developing Bldg 100 . So far \$4M+ has been spent on a 50k sqft finish upgrade, occupancy change, and commercial kitchen build-out. Conversion of this building has allowed CEC to establish a K-12 homeschool enrichment program in half the building, addressing a major need in the Colorado Springs community. Homeschool enrichment provides families access to resources not otherwise available at home. Leveraging CEC's existing career and industry resources, students can attend one day per week for an elevated learning experience. Students are rotated at about 50-100 students per day to ensure near 1:1 instruction, and access to CEC technology and materials.

CECCS received a \$500k grant from the Daniels Fund to jump start development on a state-of-the-art "Innovation Campus" to boost CTE programming. CTE curriculum is associated with high demand career pathways in Colorado and prepares students for the workforce upon graduation. Once completed, the enhanced space will expand offerings to students and broaden pathway exploration. In order to complete the enhanced space, CEC will be committing to an additional \$500k-\$1M in capital construction funding.

Lastly, the CEC Facilities Department is crucial to the success of the school network. Onsite Facility Managers ensure the following: all buildings have a preventative maintenance program that ensures mechanical and operational components function highly; the upkeep of the grounds and interior space to a professional and collegiate standard that reflects CEC's mission; the design and condition of space directly supports academic programming, CTE pathways, and fosters an atmosphere that results in high performance. All contractor work is bid competitively, and work agreements are leveraged across the 9 CEC campuses when possible. Comprehensive budgeting ensures operational and capital expenses are forecasted and addressed in a timely manner.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Colorado Early Colleges (CEC) Facilities Department has identified 3 System Groups from the CDE Facility Condition Reports for the Colorado Springs campus that are in need of component replacement due to poor or near poor condition and have exceeded their Expected Useful Life.

Electrical System Components - All 3 buildings (Bldg 100, 200 & 400) are in need of major component replacements. With a System Condition Index (SCI) Score of 1.25, all the majority interior Electrical System components including interior transformers, panel boards and breakers, and main electrical service into each building have been identified for replacement. There are some components that have already been replaced due to these recently completed projects: Bldg 100 kitchen remodel, Bldg 100 interior preparation and site upgrades for Everest Point Home School Academy (EPHA) to have a certificate of occupancy to operate, Bldg 200 interior preparation and site upgrades for CEC Colorado Springs Middle School to have a certificate of occupancy to operate. All components mentioned above that were not replaced during these projects have been identified for replacement. Additionally, it was discovered that the existing Electrical System manufacturer has lost its licensing due to non-compliance and has gone out of business. The Federal Pacific Electric (FPE) panels they manufactured were investigated and proven to be more hazardous than a typical panel due to a failure to trip at a significantly higher rate. Panels are designed to trip to prevent the risk of fire, meaning our FPE equipment significantly increases the risk of fire, endangering CEC students, staff, and the building. All factors considered; this puts the current Electrical System at a High Risk.

Exterior Doors - All 3 buildings (Bldg 100, 200 & 400) are in need of exterior door replacement. With an SCI Score of 1.25, all exterior doors have exceeded their Useful Life Expectancy, with the exception of some doors that have been replaced over the years for various reasons. Any exterior door assembly that was installed during the original construction of the property has been identified for replacement. The original door assemblies are in poor condition. Common issues include bad latches, strikes and interior rod systems. These issues lead to doors not opening or closing properly, getting stuck and not locking properly. As a result, the doors are easy to tamper with or could potentially prevent students and staff from exiting the building during an emergency. With the current state of school safety and security, in combination with the unhoused population and illicit overnight activity on campus, this puts the current Exterior Doors at a High Risk. As described in the Safety Questionnaire, our most recent incident involved an intruder at Bldg 100 who

entered through a door that was closed, but not locked properly due to a stuck latch. The door in question was left ajar after a staff member inappropriately exited out of that door, and it didn't close completely on its own after swinging closed. The intruder was not violent, but caused our campus to go on an immediate lockdown once they were noticed by a staff member. This demonstrates the high risk associated with our door systems. Even if appropriate policies and training are in place, there is always human error involved, and CEC should be able to rely on its exterior doors to function properly to keep the students in each building safe and secure.

HVAC System Components - Buildings 100 & 400 are in need of RTU replacement for nearly half of their RTUs (14/27 of RTUs on Bldg 100 and 13/27 of RTUs on Bldg 400). Bldg 100 received an SCI Score of 1.25 for its oldest RTUs. These RTUs have reached their Expected Useful Life. Bldg 400 also has RTUs that have reached their Expected Useful Life. Over the years CEC's preferred vendor has maintained a list of RTUs in poor condition that needed replacement prior to meeting their Expected Useful Life. These RTUs, particularly on Bldg 100, were inherited after poor facility management by previous the property owner and were in worse condition than those maintained on our preventative maintenance schedule. CEC Facilities Department has elected to maintain these RTUs instead of replacing them due to budget constraints. While CEC keeps up with the preventative maintenance and continues to repair major component failure within these RTUs, it has become prohibitively expensive to maintain these units. CEC Colorado Springs enrollment and building occupancy continues to increase each year increasing the strain on these RTUs. They are deficient in creating a comfortable learning environment that would support CEC's students. In addition, Bldg 400 is in need of upgraded RTU controls in order to operate the HVAC System more efficiently and to save CEC on energy costs, wear and tear, while extending the system's Useful Life. This added control would allow the HVAC system to be managed by the facility management team and would help to quickly address occupant needs. Buildings 100 & 200 have had their RTU controls upgraded during recent projects and would only need new units to be integrated with the existing controls system. This puts the current HVAC System at a High Risk.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Per the CDE Facility Condition Reports for the CEC Colorado Springs campus, these System Group Components were identified as past their Expected Useful Life and their Facility Condition Indices were in the replacement range. Again, CEC is proposing replacement of components across the three systems that have an SCI score of 1.25. CEC Facilities Department has service contracts with trusted, preferred vendors who perform routine maintenance and repairs on these System Group Components. Upon further evaluation by these preferred vendors and CEC Facilities Department, it was determined these System Group Components were in or near Poor Condition and action was recommended to replace these units. Additionally, a trusted general contractor hired to remodel an interior section of the property provided additional assessments of these System Group Components also confirming the need to be replaced.

In addition to trusted recommendations, the CEC Facility Management team has been battling these systems over the past 5 years. Once CEC took ownership of the entire campus and all three buildings, it was clear that the systems were not properly maintained by the previous owner. Routine and preventative maintenance has been performed on all systems by the facilities team in accordance with CEC Network standards, and in collaboration with trusted vendors. At this point the combined age and previous condition of these systems is too great to overcome and continuing to extend the life of these systems is not fiscally responsible or safe for building occupants.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Electrical System Components - CEC is proposing replacement of all electrical system components that date back to the early 1980s across the three buildings on the CEC Colorado Springs campus. Replacement of these systems will eliminate all risk created by the age of existing equipment, especially

those manufactured by Federal Pacific Electric (FPE). Again, Federal Pacific panels are known to be unreliable, and currently pose a higher risk of failure and chance of fire than modern equipment. Newly installed equipment will be certified by the National Electrical Manufacturers Association (NEMA) and produced by a reputable manufacturer that adheres to all NEMA electrical manufacturing and safety guidelines and that are proven to have 30+ year longevity. By replacing the equipment, CEC is directly improving student and staff health and safety by reducing the risk associated with FPE equipment. By reducing risk, CEC is also preventing loss of learning due to equipment failure, which could cause power outage or significant damage to the facility. Eliminating this risk ensures CEC can serve the student body as best as possible.

Through our due diligence we have discovered there are many cases of outdated and unnecessary equipment associated with previous building occupancy that is no longer necessary for a school application. As a result, the proposed electrical system design is not a total 1:1 replacement of equipment and will reduce the number of connections and components, reduce maintenance cost, future replacement cost, and reduce risk. In addition, after the branch wiring was inspected by the electrical contractors, all bidding parties agreed that replacement of branch wiring was not necessary due to its excellent condition. Although the installation date of some wiring may date back to the 1980s, CEC is not frivolously requesting funds to replace those systems just based on age.

Major electrical equipment to be replaced includes the main electrical feed from the utility provider into the building, which is called main electrical switchboard. Each building has a FPE switchboard, which again, poses a significant risk and must be replaced. If the FPE switchboard fails to trip, there is a high risk, resulting in fire within the building. Transformers step down the voltage from the main switchboard before being routed to each electrical panel. Many of these transformers are original to the building and are beyond useful life. Transformer failure is often associated with explosions and burning; therefore they must be replaced to mitigate risk to our students, staff, and building. Lastly, the electrical panels are the final branch of distribution where electrical supply is brought to outlets throughout the building. As explained with our existing FPE switchboard, electrical panels also hold great risk of a failure to trip, which increases our risk for fire throughout the building. Therefore, again, these must be replaced. A total of 3 switchboards, 17 transformers, and 38 electrical panels will be replaced across all three buildings.

Here is the list of components to be replaced at each individual building from the vendors that provided estimates: Bldg 100 - Switchboard - 1, Transformers - 8, Electrical Panels - 15, Bldg 200 - Switchboard - 1, Transformers - 3, Electrical Panels - 5, Bldg 400 - Switchboard - 1, Transformers - 6, Electrical Panels - 18.

Exterior Doors - Replacement of all exterior doors will eliminate the risk created by the age of existing door assemblies. All door assemblies with troublesome mechanical operation will be removed, doors and frames will be replaced to meet modern standards and will ensure all students are safe while entering and exiting the building and keeping intruders out. CEC plans to use high quality, durable door components from Von Duprin, LCN door closers and continuous hinges for consistent operation to improve the longevity and effectiveness of the assembly. Expected Useful Life is 30 years but that can be extended with quality components and preventative maintenance. Among all the safety and security improvements recently completed, the doors are the weakest link regarding the physical security of the campus which downgrades the overall effectiveness of the system putting students and staff at risk.

CEC has determined that due to the variety of door construction in each of the three buildings, a General Contractor would be necessary to complete this system replacement. During our due diligence, we discovered that most glazing vendors would not be able to complete the work themselves. For example, in some of the worst cases, the original window framing is embedded into the concrete masonry construction of the building exterior, which needs to be saw cut, demolished, and repaired once the new door system is installed. By proceeding with a General Contractor for this portion of the project, we can ensure that the work is completed well, and each specific scenario can be addressed by one point of contact who will maintain a high level of quality throughout. This proposed solution will not only save time and money, but ensure the project improves building security and supports student safety. A total of 50 exterior doors will be replaced across all three buildings.

Here is the list of doors to be replaced at each individual building from the vendors that provided estimates: Bldg 100 - 20, Exterior Doors, Bldg 200 - 12 Exterior Doors, Bldg 400 - 18 Exterior Doors.

HVAC System Components - Replacement of dated RTU equipment addresses multiple problems that have historically shown a compounding negative effect. CEC inherited these poorly maintained RTUs from the previous property owner. As a result, their Expected Useful Life has been reduced significantly according to CEC's preferred HVAC vendor. Preventative maintenance reveals faster cycles of component failures which has led to significantly higher operating and maintenance costs, and in some cases, having to harvest parts to keep the unit running. The high frequency of failure and poor performance has led to a sub-optimal learning environment for the students. The classrooms are either too hot or too cold. Summer and winter weather events have forced the school to close because of the correlating RTU failure. New, properly maintained RTUs will add longevity, and reduce maintenance and energy costs; but more importantly improve air quality and provide an uninterrupted, comfortable learning environment and experience for the students. A total of 27 rooftop units will be replaced across two buildings, Bldg 100 and Bldg 400.

Rooftop units to be replaced consist of Carrier and Lennox split package units ranging between three and eight and a half ton cooling capacity, in accordance with fresh air requirements for the spaces they serve. The majority of the units to be replaced are five-ton units, which serve a cluster of classrooms within each building. All units will be high efficiency, gas heating, and electric cooling units with economizers, hail guards, crankcase heaters, and pressure switches to ensure energy efficiency. Each new rooftop unit will have Reliable Controls HVAC building automation installed to integrate with our existing network-wide building automation system. This system has been built to support all CEC schools by Colorado Controls, who is the proprietary vendor for this high efficiency HVAC controls system.

Here is the list of rooftop units to be replaced at each individual building from Air Comfort who provided estimates: Bldg 100 - 14 RTUs ([1] three-ton unit, [3] four-ton units, and [10] five-ton units); Bldg 400 - 13 RTUs ([12] five-ton units, and [1] eight and a half-ton unit).

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Using the information gathered from the CDE Facility Condition Reports for the CEC Colorado Springs campus, the preferred vendor evaluations and general contractor assessment, the CEC Facilities Department determined replacement of each of the three systems was the most efficient and effective solution. The main driver in this determination was the Expected Useful Life of these system components has passed and is now causing an unacceptable level of risk for our students, staff, and overall campus.

CEC assessed a variety of solutions in collaboration with vendors and general contractors, in addition to our own institutional knowledge of these systems across all campuses to formulate the desired end-result. The proposed solution draws on knowledge from our 8-building expansion over the past 6-7 years and implements the best and most effective systems, materials, and technology from those experiences and lessons learned. The longevity of the proposed solutions is expected to be more than 20 years for the HVAC System and more than 30-40 years for the Electrical System and Exterior Doors. Additionally, the technology and craftsmanship of each of these System Group Components has significantly improved since the original components were installed. Component replacement will create more efficient and effective use of these System Groups. In addition to a higher quality solution for each system group, of course, they will be maintained in accordance with CEC FM policies and best practices to ensure maximum useful life.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Electrical System - The proposed replacement timeline for the system is June 2025, the soonest work can be done. All systems will be impacted while the electricity is off, including HVAC, security systems, network systems, lights, etc., therefore, the building must be vacant. If awarded, equipment would be purchased in June/July 2024 immediately after the award to minimize impact of inflation and stored until installation. If not awarded, the work would be pushed back to June 2026 after BEST re-application, making the panels between 40-45 years old and up to 15 years past scheduled replacement.

As mentioned previously, the existing electrical system across the CEC Springs campus was manufactured by Federal Pacific Electric Company (FPE) and was installed in the early 1980s. FPE panels were common during this period, however, FPE is no longer in business due to violation of the Consumer Fraud Act as determined in a class action lawsuit. In many cases, these panels were not tested properly and pose a significant risk to the buildings they are installed in. Not only is the equipment old and outdated, FPE panels were investigated and proven to be more due to a failure to trip at a significantly higher rate than standard electrical panels. Panels are designed to trip to prevent the risk of fire, meaning, again, CEC is at a much higher risk of endangering students, staff, and the building because of outdated FPE equipment. If the project is not awarded this year, CEC will be extending the risk of endangerment to students, staff, and facilities.

Exterior Doors - The exterior doors present multiple serious issues that directly impact student safety and security. The proposed timeline for maximum efficiency and cost effectiveness is similar to the Electrical System replacement. Materials will be ordered as soon as the BEST grant is awarded to minimize the impacts of materials inflation. Full installation will take place during the Summer of 2025 while there are no building occupants. If this project is not awarded, the exterior perimeter of each of the three buildings is at risk of being broken into and compromised and might even fail in an emergency evacuation or lockdown situation. CEC will continue to be diligent and replace doors one by one as needed, but full replacement of door systems in combination with door policies and updated technology will ensure the three buildings will always keep students and staff safe. CEC safety and security systems are only as strong as the weakest link, and it is apparent that the exterior doors present the highest risk.

HVAC System - The HVAC system replacement must also be replaced at earliest availability due to the impact on effective learning, and risk of learning loss. Over the past few years, CEC has experienced a number of hot and cold days due to RTUs failing and not being able to provide heat to the buildings. The most recent cold days were merely weeks ago upon returning from holiday break, resulting in two days of online learning, which does not serve the student body well. Every year it is expected to have at least a handful of cold days during the winter months. Otherwise, RTU underperformance results in uncomfortable learning conditions for students. The facility manager receives daily calls to adjust the temperature in the buildings to better suit students and staff. The added controls system for the Bldg 400 as well as upgraded equipment will result in a greater ability to serve students and ensure they can work in an ideal environment. If this project is not awarded, work would be pushed back to June 2026 at the earliest after the next BEST grant cycle. CEC would experience another year of climbing repair costs, failing RTUs, inefficient HVAC performance and scheduling, and a direct impact to students' ability to learn.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

CEC's facility management (FM) team is committed to executing the proposed project and maintaining the project beyond completion to ensure all systems exceed their expected useful life. The FM team includes an Executive Director of FM and a Director of Facility Admin. This team has developed a robust Network-wide capital renewal budget for all 10 campuses to ensure that deferred maintenance can be addressed and maintained throughout each system's useful life. The on-site FM team consists of a full-time Facility Manager and Facility Assistant. The on-site team addresses preventative and reactive maintenance on all systems.

The capital renewal forecast includes projections of Network enrollment, PPR, and Mill Levy income. CEC has two PPR based funds that support capital renewal, at 1% of total Network PPR each, which is paid to the CEC Network by each school. These two 1% funds combine on an annual basis and make up about \$1M of facility project funding. In addition to these funds, CEC is committed to adding a few other sources of funding. Firstly, CEC currently has two tenant-occupied buildings for sale. The sales and net proceeds on both building deals would provide a significant cash infusion. In addition to proceeds, the bond intercept savings from both buildings will be saved and used toward the two 1% funds. Next, the two 1% PPR funds are being evaluated by the CEC Board and CEC expects an increase over the next few years to reach 5-6% total contribution by schools, totaling approximately \$3M annually at current enrollment. Cumulatively, these sources over the next 5 years alone are projected to generate upward of \$24M. Continuing the annual contribution will ensure that CEC maintains a healthy capital refresh budget. Leftover funds that are not actively being used toward a project will be kept in a high yield account, which is CEC's best practice. The renewal forecast includes considerations for materials escalations, inflation, and time value of money, and will be updated periodically and as we complete capital projects across the CEC Network.

The maintenance of these systems will continue to align with CEC best practices. The electrical systems will be inspected regularly by FM personnel who consult with preferred vendors to ensure system operation. All electrical work that is done, including new outlets, circuits, etc. are done by the preferred electrician to ensure that the electrical infrastructure is always compliant and safe for building occupants. All new electrical equipment will be covered by a vendor warranty for 2 years for parts and labor, and for 15 years for equipment under the manufacturer's warranty.

The door systems will continue to be inspected regularly by the FM team, and during audits of CEC's exterior perimeter security. As described in the supplemental safety and security document, CEC has several personnel responsible for checking and inspecting doors on a regular basis. Through this constant inspection, CEC can ensure any door issues can be addressed immediately and maintained properly. In bids, CEC has specified high quality and long-lasting equipment including hardware, frames, hinges, and door closers. All components of the new door systems will be covered by a vendor warranty for 1 year for parts and labor, and for 15-30 years under the manufacturer's warranty.

Lastly, HVAC systems will continue to be serviced on a preventative maintenance (PM) schedule. CEC has seen great success in its preferred vendor's PM services, and has been able to prolong the life of units that have been under their care for a handful of years. In addition, being on the Building Automation System (BAS) controls, CEC is able to monitor the system for any alarms and signs of malfunction, which can be addressed in a timely manner instead of waiting for months to repair. A vendor warranty covers all components of the new RTUs and labor for 1 year, controls for 5 years, and for 5-20 years under the manufacturer's warranty.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Colorado Early Colleges Colorado Springs (1795 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Springs K-12 Infrastructure and Security Upgrade (1795 C-SG00001) - - New - Application Number (11)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

15

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,327,074.26
D. Applicant Match to this Project	\$	499,061.14
E. Applicant Grant Request	\$	2,828,013.12
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	3,327,074.26

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/19/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/11/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The Colorado Early Colleges (CEC) Facilities Department approached the preferred vendors for each System Group to submit replacement estimates. The preferred vendors are trusted and have the most familiarity with facilities and with each System Group. For the HVAC System, the CEC Facilities Department only requested an estimate from the preferred HVAC vendor. The reason for this is this vendor has done numerous RTU replacements and RTU control setups for CEC already. CEC Facilities Department has a long-standing and great working relationship with this preferred vendor and receives a 10% discount on repairs & maintenance invoicing. CEC is confident the preferred HVAC vendor is providing the most competitive and quality bid. In addition, the HVAC vendor has installed the Reliable Controls BAS on all CEC schools. The BAS is preferred by the Facilities Department, has proven to be very effective, and will integrate seamlessly with the rest of the schools in the CEC Network. This Reliable controls system is proprietary and is only provided by the affiliated controls vendor, therefore this work can only be done by CEC's preferred HVAC vendor. To establish the project budget, two bids were requested for the Electrical System and Exterior doors in accordance with CEC best practices for bidding work. CEC requested estimates from the preferred vendors for these System Groups and also requested additional estimates from vendors recommended by a trusted general contractor to ensure competitiveness. All bidders were given the same specific requirements to ensure accuracy and consistency between vendors. Estimates were reviewed by the CEC Facilities department looking specifically at cost, materials, technology, installation method, disposal of old material and timeline. If deemed necessary after BEST grant award, the FM team is prepared to re-bid and extend the search publicly for a qualified vendor. This process would include 3+ vendors and bids for each system group replacement.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Internal CEC staff will be managing the project including Chief Executive Administrator, Executive Director of Facility Management, Director of Facility Administration, and on-site facility management team. All team members have experience with prior BEST grants, project management and construction, including CEC Colorado Springs Facility Manager who is a former construction superintendent. The Facility Manager will be responsible for supervising day-to-day construction activities and coordinating with the GC and vendors on site with daily walks and inspections to ensure work is completed appropriately. CEC administration will conduct regular construction meetings with the GC and each vendor to track progress and billing, and to ensure the schedule is being adhered to. As mentioned, CEC has a very strong history of construction and renovation and has processes in place to ensure that projects are completed on budget and within schedule.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to**

procure the primary consultants, vendors, and contractors for this project, if awarded?

Colorado Early Colleges' trusted vendors contracted to provide periodic maintenance and repairs were contacted first to submit estimates due to their familiarity with the systems. Additional vendors were contacted through the recommendation of other general contractors and vendors CEC used for other projects. As mentioned previously all bidders were given the same specific requirements to ensure accuracy and consistency between vendors for each System Group. Estimates have been received and reviewed by the CEC Facilities Department looking specifically at cost, materials, technology, installation method, disposal of old material and timeline. These were used to determine the proposed budget for the BEST grant submission. After an award is granted, the CEC Facility Management team will re-evaluate bids and re-solicit bids where necessary to ensure the product meets our specifications. Vendors will be interviewed to discuss the "soft skills" associated with project execution such as experience, management, strategy, labor availability, scheduling, storage capabilities, etc. All bidders will be evaluated on the same criteria to ensure fairness and quality. The lowest bidder will not necessarily be the awarded bid as CEC is seeking cost effectiveness and a high level of quality. After this process and a full evaluation of the bids and vendors, one will be selected for each of the System Groups we are proposing to replace.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Since CEC was founded 15 years ago, a variety of strong state and community partnerships have been fostered to ensure CEC students can be provided the best education possible. Within the past 5 years, CEC has secured funding directly for the Colorado Springs campus from the Anschutz Foundation on multiple occasions and from the Daniels Fund. In the past few years, these grants, totaling over \$700,000, have allowed CEC to develop the property and facilities to better serve students. Current and future improvements include outdoor wellness spaces, kitchen/culinary space, wellness classes, computer lab spaces, and CTE programming.

CEC has also pursued a variety of state funding sources other than BEST, which include: the Colorado Charter Schools Program (CCSP) grant, ESSER grants for COVID funding, Colorado School Security Disbursement (SSD) grant, and an indoor air quality grant.

All state and philanthropic grant opportunities listed have contributed directly or indirectly to facility maintenance and capital expenses, and therefore have freed up additional funds to provide a match for this proposed project. As mentioned in previous sections, most CEC facility project funds come from a Network annual PPR based budget. When money comes in from outside sources, it leaves more money in the CEC PPR budget to accumulate for future use and allows for other projects to be completed in a given fiscal year.

Lastly, as a catch-all, CEC Colorado Springs has a healthy fund reserve at the school level to act as a contingency for major repairs and grant matches such as this proposed BEST project. In the event there were additional funds needed on top of the Colorado Springs fund reserve, the CEC Network reserve would be accessed to finish the project. CEC does not expect the need to dip into reserves for this proposed project, but it is available for the absolute worst-case scenario.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Most utility savings will come from the HVAC improvements that are being proposed. Although RTUs are not metered separately, they do account for a significant amount of electricity use during summer months for cooling, and gas use during the winter months for heat. CEC expects that the upgrade to new

and more efficient Carrier units will result in some savings. On average, new RTUs provide 15-25% savings in utility costs due to a higher efficiency than units manufactured 15+ years ago. Also, the controls installation for the high school will ensure that the building is operating on an efficient schedule. Startup and shutdown times can be programmed, as well as be shut down for holidays and during the summer, which will result in further efficiency and savings. On average, buildings with a new controls system are expected to save 15-40% in utility costs. CEC expects to earmark all utility savings for these units to be budgeted for HVAC maintenance on this campus going forward to ensure the longevity of the new RTUs and controls system.

● **Campuses Impacted by this Grant Application** ●

James Irwin Elementary School - Howard - Howard ES Roof and HVAC Replacement and Security Upgrades - James Irwin ES – Howard Campus – 1956

District:	Colorado Springs 11
School Name:	James Irwin ES - Howard Campus
Address:	1801 Howard Ave
City:	Colorado Springs
Gross Area (SF):	32,750
Number of Buildings:	1
Replacement Value:	\$10,178,482
Condition Budget:	\$5,517,942
Total FCI:	0.54
Adequacy Index:	0.24



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,578,416	\$1,361,570	0.86
Equipment and Furnishings	\$147,568	\$120,799	0.82
Exterior Enclosure	\$1,783,177	\$692,162	0.39
Fire Protection	\$1,531	\$473,292	309.21
HVAC System	\$1,320,331	\$783,739	0.59
Interior Construction and Conveyance	\$2,189,113	\$1,721,384	0.79
Plumbing System	\$487,865	\$388,002	0.80
Site	\$1,105,220	\$427,489	0.39
Structure	\$1,565,261	\$22,800	0.01
Overall - Total	\$10,178,482	\$5,991,237	0.59

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
James Irwin ES - Howard Campus Site	331,000	0.39	1956	\$1,105,220	\$427,489
James Irwin ES - Howard Campus Main	32,750	0.56	1956	\$9,073,262	\$5,563,748
Overall - Total	363,750	0.54		\$10,178,482	\$5,991,237

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: James Irwin Elementary School - Howard

County: El Paso

Project Title: Howard ES Roof and HVAC Replacement and Security Upgrades

Current Grant Request:	\$615,714.07	CDE Minimum Match %:	29%
Current Applicant Match:	\$251,488.84	Actual Match % Provided:	29%
Current Project Request:	\$867,202.91	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$867,202.91	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$26.48	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$0.19	Affected Pupils:	286
Hard Costs Per Sq Ft:	\$26.29	Cost Per Pupil:	\$3,032
Previous BEST Grant(s):		Gross Sq Ft Per Pupil:	115
Previous BEST Total \$:			

Financial Data (Charter Applicants)

Authorizer Min Match %:	55%	FY23-24 CSCC Allocation:	\$118,465.00
< 10% district bond capacity?	No	Enrollment as % of district:	1%
Funding Attempts:	3	Free Reduced Lunch %	47.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

James Irwin Elementary School - Howard (4403 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Howard ES Roof and HVAC Replacement and Security Upgrades (4403 C-SG00003) - - New - Application Number (29)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

James Irwin Elementary School - Howard - 4403 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

All buildings in the James Irwin network of schools are owned by the James Irwin building corporation, James Irwin Educational Foundation. The properties are all financed through various bonds. The building leases are between James Irwin Charter Schools and the James Irwin Educational Foundation.

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

If the charter school ceases to exist, the buildings would be sold or given to another nonprofit which has education as its mission once the loans on the property are settled.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

At the time of its purchase in 2012, the facility located at 1801 Howard Avenue, which would become James Irwin Elementary at Howard (JIES-H), was a building originally constructed in 1956 and previously known as Jefferson Elementary, part of Colorado Springs School District 11. The condition of the facility reflected its age and the limited investments made in its upkeep beyond routine maintenance and necessary equipment updates over the years. Despite this, the decision to purchase and remodel the building was driven by the specific needs of the James Irwin Charter Schools' educational model, which emphasizes a unique teaching methodology requiring specialized spaces such as breakout rooms for small group instruction.

The remodeling undertaken by JIES-H, in collaboration with M&M Construction of Colorado Springs, was comprehensive and aimed at both modernizing the facility and adapting it to the school's pedagogical requirements. Key aspects of the remodel included:

Exterior Walls: The original exterior walls were removed and replaced with materials designed for greater energy efficiency, reflecting a commitment to sustainability and reduced operational costs.

Interior Spaces: Many of the interior spaces were reconfigured to better support the James Irwin teaching methodology, with particular attention to creating

spaces conducive to small group instruction.

Air Conditioning: The introduction of Packaged Terminal Air Conditioner (PTAC) units in classrooms was a significant upgrade, ensuring a comfortable learning environment during warmer months.

Asbestos Removal: Any asbestos-containing materials that were disturbed during the remodel were safely removed, addressing health and safety concerns inherent in older buildings.

Fire Alarm and Electrical Systems: Upgrades to these critical systems were made to enhance safety and ensure compliance with current codes and standards.

Subsequent to the initial remodel, the school has focused on maintaining and replacing elements of the building as necessary, including a notable incident where part of the roof was replaced following damage from an unusual windstorm, funded through reserve funds. The switch from pneumatic to electric control for the building's thermostats represents an ongoing effort to modernize the facility's infrastructure.

The rationale for investing in this particular facility, despite its initial condition, was influenced by a combination of factors including the building's location, potential for adaptation to the school's educational model, and financial considerations. The extensive remodel demonstrates a commitment to creating a learning environment that aligns with the school's pedagogical goals while also addressing the practicalities of operating within an older building.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The facility at 1801 Howard Avenue, now James Irwin Elementary at Howard (JIES-H), has undergone significant capital improvements since its acquisition by the charter school in 2012. Originally constructed in 1956 and previously known as Jefferson Elementary, the building required extensive renovations to meet the educational and operational needs of JIES-H. Key capital improvements included a comprehensive remodel shortly after purchase, which involved replacing the exterior walls with energy-efficient materials, reconfiguring interior spaces to support the school's unique teaching methodology, adding air conditioning units to classrooms, removing asbestos-containing materials, and upgrading fire alarm and electrical systems.

Over the last three years, the only capital project undertaken at the facility was the partial replacement of the roof, necessitated by damage from an unusual windstorm. This repair was funded through reserve funds.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX).

requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

James Irwin Charter Schools (JICS) has historically adopted a prudent approach to budgeting for capital outlay, consistently aligning with our overarching strategy of ensuring financial stability while enhancing our educational facilities. This strategy is evident in our meticulous management of financial reserves, which are maintained at a level that meets or surpasses a board-mandated threshold of 120 days' operational cash. These reserves are critical to our capital outlay strategy, enabling us to fund significant capital purchases and projects, such as school buses and daycare centers, and to address unexpected maintenance needs and emergencies.

Our capital outlay budgeting has been characterized by strategic investments in our facilities, aimed at providing superior educational environments. Notable projects include:

Facility Remodel, 2004: The first major remodel of our main facility, funded through a combination of the initial building loan and the CCSP startup grant.

Expansion Projects, 2007-2009: Expansion efforts, including the buildout of the elementary school and the high school fieldhouse, financed through an improvement bond.

Library and Sports Complex Addition, 2019: Funded through a voter-approved bond, this project added a new library and sports complex without increasing JICS's debt.

In addition to these projects, significant investments have been made in acquiring and remodeling facilities to expand our network:

Howard Campus Purchase and Remodel, 2012/2013: Financed with loans and reserve funds, this project involved purchasing and remodeling the facility at 1801 Howard Avenue.

PTEC Facility Acquisition, 2016: The facility at 2525 Canada Drive was purchased using reserve funds for the opening of PTEC, later refinanced into a new Series 2015 note.

Waynoka Place Purchase and Remodel, 2021/2023: Extended debt by \$27.5 million for the purchase and remodel of the facility at 2460 Waynoka Place to expand PTEC.

Canada Drive Remodel, Current: Undergoing a remodel to become the network's third elementary school, with an expected cost of \$2.1 million funded by reserve spending, set to open in August 2024.

These efforts demonstrate JICS's commitment to strategic capital outlay budgeting, leveraging a combination of reserve funds, grants, loans, and bonds to maintain and improve our facilities. This balanced approach has enabled us to effectively manage both planned and unexpected capital needs, ensuring our facilities continue to support our mission of delivering high-quality education.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

James Irwin Elementary School - Howard (4403 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Howard ES Roof and HVAC Replacement and Security Upgrades (4403 C-SG00003) - - New - Application Number (29)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

James Irwin Charter Schools (JICS) upholds the ethos "Reaching for the Stars - Rooted in Character," exemplifying a commitment to academic excellence intertwined with character development. The educational model at JICS emphasizes Direct & Explicit Instruction, Core Knowledge, cursive handwriting, and a profound appreciation for Western Civilization, anchored in a liberal arts education.

The JICS network encompasses multiple campuses, each supporting the institution's mission:

Astrozon Campus: Serving as the cornerstone of JICS, this campus hosts three schools that cater to kindergarten through 12th grade, structured around a 6-8 middle school model. The campus is celebrated for its academic achievements, consistently earning a "Performance" status from the Colorado Department of Education and receiving numerous accolades for academic excellence.

Howard Campus: Acquired and remodeled in 2012/2013, this campus at 1801 Howard Avenue expanded the JICS network, enabling the adaptation of the facility to meet the specific educational model of JICS, including the creation of breakout rooms for small group instruction.

Canada Drive Campus: Initially opened in 2016 for the PTEC program, this campus at 2525 Canada Drive is currently undergoing remodeling to become the network's third elementary school, set to open in August 2024, reflecting JICS's ongoing commitment to expanding its educational offerings.

Waynoka Campus: The latest addition, this campus at 2460 Waynoka Place, was acquired and remodeled in 2021/2023 to expand the PTEC program, demonstrating JICS's dedication to providing specialized educational environments.

JICS boasts a dedicated maintenance and transportation department that oversees routine upkeep and more complex maintenance needs across all campuses, ensuring the facilities are well-maintained and conducive to learning. For specialized construction and maintenance tasks, JICS contracts with expert trades to maintain high standards of quality and efficiency.

The history of capital construction projects at JICS is marked by significant developments, including the establishment and expansion of educational facilities, sports complexes, and support structures like daycare centers for staff, showcasing the school's commitment to growth and infrastructure enhancement.

As JICS prepares to apply for the BEST (Building Excellent Schools Today) grant, the focus is on addressing infrastructural challenges across its campuses, particularly those related to aging infrastructure and the need for updates to ensure safe and effective learning environments. These efforts align with JICS's mission to foster an educational setting that promotes both academic and character excellence.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Howard Campus of James Irwin Charter Schools (JICS) is currently facing critical deficiencies across its lock and key system, PTAC units, and roofing system, necessitating a comprehensive approach to address these issues through the BEST Grant.

Lock System Deficiencies:

The lock and key system, comprising several decades-old locks, presents significant security concerns due to its inconsistency and inefficiency, leading to access issues in emergency scenarios. The inability to lock doors quickly from the inside in such situations poses a substantial safety risk, underscoring the need for a modern, unified lock system that enhances campus security.

PTAC Unit Deficiencies:

The Packaged Terminal Air Conditioner (PTAC) units, installed during an earlier remodel, are now at the end of their lifecycle, resulting in frequent operational failures and water leakage issues. These deficiencies compromise the learning environment by disrupting classroom conditions and pose health risks through potential mold growth due to water intrusion. Moreover, the outdated PTAC units contribute to energy inefficiency, leading to elevated

operational costs.

Roofing System Deficiencies:

The roofing system, believed to be original to the building and consisting of a Built-Up Roof (BUR) system, has shown significant wear, particularly after a high wind event that resulted in part of the roof being torn off. While an emergency replacement was conducted for the affected section, the remaining roof continues to pose safety hazards and is prone to leaks, affecting the educational environment and potentially leading to more severe structural issues.

Combined Impact and Proposed Solution:

The proposed project aims to address these deficiencies by replacing the outdated lock system with a modern solution allowing quick, keyless locking; upgrading the PTAC units to modern, energy-efficient models; and replacing the entire roofing system with a durable, reliable, and weather-resistant material like EPDM.

Addressing these issues is critical not only for the day-to-day operation of the school but also for ensuring the safety and well-being of staff and students, particularly in emergency situations. The upgrades will also contribute to the sustainability goals of JICS by improving energy efficiency and reducing operational expenses.

The deficiencies in the lock system, PTAC units, and roofing system directly challenge the statutory priorities of the BEST grant, emphasizing the importance of safe, secure, and well-maintained educational environments. These upgrades are essential for aligning the Howard campus with current safety standards and best practices for school security and facility management.

The urgency of these combined projects is underscored by the immediate need to provide a stable, healthy, and secure learning environment, highlighting the critical necessity for the BEST grant to support these comprehensive infrastructure improvements at the Howard Campus.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The investigation and diligence undertaken to identify deficiencies across the lock system, PTAC units, and roofing at the Howard Campus of James Irwin Charter Schools (JICS) have been comprehensive, involving a blend of experiential feedback, technical evaluations, and risk assessments to inform the pursuit of a BEST Grant.

Lock System Investigation:

The deficiencies in the lock and key system were highlighted through experiential feedback from staff and faculty, noting the outdated, inconsistent system leading to operational challenges and safety concerns, especially in emergency situations where quick room access or lockdown is critical.

PTAC Unit Evaluation:

Operational challenges with the PTAC units were identified through direct observations of their failing performance, including frequent breakdowns and water leakage issues, which compromise the learning environment and pose health risks. The investigation underscored the units' energy inefficiency and the

need for modern replacements to enhance operational efficiency and sustainability.

Roofing System Assessment:

The roofing system's deficiencies were elucidated through a combination of long-term maintenance reviews and incident-driven assessments, particularly following a significant windstorm event that highlighted the system's vulnerability. Comparative analysis of the existing BUR system with newer materials, alongside safety risk evaluations, emphasized the need for a comprehensive roofing replacement to ensure building integrity and occupant safety.

Comprehensive Approach:

The investigation process for each project area involved consulting with specialized contractors and experts to assess the current conditions and recommend appropriate solutions. For the PTAC and roofing projects, technical evaluations focused on the systems' longevity, efficiency, and alignment with modern standards.

For the lock system, the investigation was rooted in the daily experiences of campus staff and the operational inefficiencies observed, highlighting the urgent need for a system-wide upgrade to enhance security and accessibility.

Due Diligence Outcomes:

The due diligence process has provided a clear understanding of the critical needs across the Howard campus's infrastructure, from security enhancements in the lock system to operational improvements in HVAC and the structural integrity of the roofing.

These investigations have laid the groundwork for proposing comprehensive upgrades that address the identified deficiencies effectively, aligning with the statutory priorities of the BEST grant to ensure safe, efficient, and sustainable educational environments.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

The comprehensive solution for the Howard Campus of James Irwin Charter Schools (JICS) aims to address identified deficiencies across the lock and key system, Packaged Terminal Air Conditioner (PTAC) units, and roofing through a unified approach, leveraging the BEST grant's support to enhance safety, efficiency, and sustainability.

Lock System Upgrade:

A complete overhaul of the current lock and key system is planned, replacing all existing locks with a modern system that allows quick, keyless locking from the inside, a critical feature for emergency scenarios.

The project will introduce a standardized keying system to simplify access management, reducing the complexity and number of keys currently required,

thus improving operational efficiency and campus security.

PTAC Units Replacement:

JIES-H currently has 28 PTAC units. One unit was recently replaced. The aging 27 PTAC units, plagued by frequent failures and water leakage, will be removed and replaced with new, energy-efficient models to ensure reliable heating and cooling.

The installation process will be handled by a licensed mechanical contractor, with JICS's maintenance team addressing any resultant water damage, ensuring the building's integrity and indoor air quality are maintained.

New PTAC units will be selected for their energy efficiency, significantly reducing utility costs and contributing to the campus's sustainability goals.

Roofing System Replacement:

The project entails the removal of the existing BUR system, compromised by age and weather damage, and its replacement with a durable, weather-resistant roofing material like EPDM.

A structural assessment will precede the installation to repair any damage, ensuring the roof deck is primed for the new system, which will incorporate energy-efficient features to enhance thermal performance and reduce energy consumption.

Safety and compliance measures will be integral throughout the project, with a detailed maintenance plan established to extend the new roofing system's lifespan and maximize investment value.

Comprehensive Approach and Outcomes:

This integrated project approach ensures that each component—from locks to PTAC units to roofing—addresses specific deficiencies while contributing to the broader goals of safety, efficiency, and sustainability at the Howard Campus.

By implementing these upgrades, JICS not only resolves immediate operational and environmental issues but also aligns with the statutory priorities of the BEST grant, ensuring a safe, energy-efficient, and conducive learning environment.

The collaboration between experienced contractors, JICS's maintenance team, and administrative staff will ensure these projects' success, laying a foundation for the Howard Campus's enhanced functionality and security.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The planning and diligence for the lock upgrade, PTAC replacement, and roofing project at the Howard Campus of James Irwin Charter Schools (JICS) have been informed by a blend of experiential feedback, technical assessments, and practical needs analysis to ensure efficient and effective solutions that align with state and local resource optimization.

Lock Upgrade Planning:

Contractor selection focused on expertise in educational environments to recommend a modern, secure locking system suitable for the school's needs.

The system chosen will allow for keyless locking from the inside, addressing emergency security concerns and simplifying access management through standardization.

PTAC Replacement Diligence:

A licensed mechanical contractor with a proven track record will be engaged to replace aging PTAC units with energy-efficient models, ensuring compatibility with existing infrastructure and operational requirements.

The project emphasizes technological advancements in PTAC units for improved energy efficiency, directly contributing to the campus's sustainability goals with minimal architectural or site modifications necessary.

Roofing Project Preparation:

Based on direct observations and the significant windstorm incident, a durable, weather-resistant roofing material like EPDM has been identified as the optimal replacement to address leaks and structural vulnerabilities.

Planning includes a structural assessment to ensure the new roofing system meets safety standards and enhances energy efficiency, with community and staff input integral to defining the project scope.

Unified Approach to Resource Utilization:

Across all projects, the focus has been on selecting reputable contractors and high-quality materials that offer long-term reliability and safety, ensuring the most efficient use of resources.

Implementation timing has been carefully considered to minimize educational disruption, with projects like the lock upgrade scheduled during non-instructional periods.

Community and Staff Engagement:

Feedback from the school community, particularly regarding the lock system and roofing deficiencies, has played a crucial role in shaping the projects' scope, ensuring solutions address both operational efficiency and safety concerns.

Safety, Compliance, and Sustainability:

Each project component has been planned with an emphasis on safety, adherence to building codes, and sustainability, aiming to enhance the overall learning environment and operational efficiency of the Howard Campus.

This integrated planning and diligence process for the lock upgrade, PTAC replacement, and roofing projects at JICS's Howard Campus exemplifies a strategic approach to addressing infrastructure deficiencies. By leveraging community feedback, technical expertise, and a focus on sustainability, JICS ensures these projects will significantly improve campus safety, efficiency, and comfort, aligning with the objectives of the BEST grant.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency to address the combined deficiencies of the lock system, PTAC units, and roofing at the Howard Campus of James Irwin Charter Schools (JICS) is immediate, with each project presenting critical challenges that directly impact the safety, comfort, and learning environment of the school.

Lock System Upgrade Urgency:

The need to modernize the lock system is paramount to ensure the safety and security of students and staff, especially in emergency situations. The current system's limitations in quickly securing rooms pose a significant risk that needs to be addressed within the next year to avoid potential safety compromises.

PTAC Units Replacement Urgency:

The PTAC units, at the end of their operational life, require immediate replacement to prevent further disruptions to the classroom environment and avoid the risks associated with water leakage, such as mold growth and structural damage. The absence of the BEST grant would necessitate a piecemeal replacement strategy, prolonging the discomfort and potential hazards for an extended period.

Roofing Project Urgency:

Given the historical leaks and the partial roof failure during a recent windstorm, a comprehensive roofing solution is urgently needed to protect the structural integrity of the building and ensure a safe learning environment. Delaying this project could result in increased vulnerability to weather-related damage and ongoing leaks, exacerbating safety risks and structural issues.

Combined Impact Without BEST Grant:

Without the BEST grant, JICS would be forced to implement incremental improvements across these projects due to budget constraints, extending the timeline for completion and leaving the school community exposed to ongoing challenges and risks.

The financial strain of addressing these issues without grant support would likely lead to significant reallocations within the school's budget, potentially affecting educational programs and necessitating the use of reserve funds or seeking additional financing, which could have long-term financial implications.

The staggered approach to these critical upgrades would not only compromise the school's operational efficiency and safety but also detract from JICS's core educational mission, as resources are diverted to address infrastructure needs.

The urgency for the BEST grant is thus underscored by the immediate need to provide a stable, healthy, and secure learning environment at the Howard Campus. Support from the grant would enable JICS to undertake comprehensive and timely upgrades across these key areas, ensuring the continued provision of high-quality education in a safe and conducive setting.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Upon the completion of the lock upgrade, PTAC replacement, and roofing projects at the Howard Campus of James Irwin Charter Schools (JICS), a comprehensive maintenance and capital renewal strategy will be implemented to ensure the longevity and optimal performance of these new installations. This strategy is designed to maximize the life of the projects through regular maintenance, prudent financial planning for future capital needs, and leveraging warranties for major building systems.

Comprehensive Maintenance Plan:

Regular Inspections and Servicing: Each component-locks, PTAC units, and the roofing system-will undergo scheduled inspections and maintenance by qualified professionals. This includes checking locks for operational integrity, servicing PTAC units for optimal performance, and inspecting the roofing for any signs of wear or damage.

Staff Training: Key staff will be trained on the maintenance and operational aspects of the new systems, particularly the lock and PTAC units, to handle day-to-day issues and ensure smooth functioning.

Emergency Protocols: Maintenance plans will include protocols for rapid response to any system malfunctions, especially those that could impact safety, comfort, or the learning environment.

Capital Renewal and Financial Planning:

Long-term Budgeting: A portion of JICS's annual budget will be allocated for the ongoing maintenance and eventual renewal of these systems, with funds set aside based on the estimated lifespan and replacement costs of the locks, PTAC units, and roofing materials.

Reserve Funds: In alignment with JICS's conservative financial strategy, reserves exceeding operational cash needs will include allocations for significant future capital projects, including the renewal of these systems.

Warranties and Guarantees: Comprehensive warranties from manufacturers and installation guarantees from contractors will be secured for all new installations, covering defects in materials, workmanship, and installation quality. These warranties will be closely monitored and managed to ensure any issues are addressed within the warranty period, minimizing additional costs.

Implementation and Oversight:

Quality Assurance: The maintenance team, led by the Director of Facilities, will ensure all maintenance activities adhere to the manufacturers' recommendations and industry best practices.

Regular Review and Adjustment: The maintenance and capital renewal budgets will be reviewed and adjusted as needed, based on actual maintenance experiences, changes in technology and costs, and the performance of the installed systems.

Community Engagement: Feedback from the school community will inform ongoing maintenance needs and priorities, ensuring the solutions continue to meet the campus's evolving requirements.

This integrated maintenance and capital renewal plan for the lock upgrade, PTAC replacement, and roofing projects demonstrates JICS's commitment to responsible stewardship of its facilities. By ensuring regular, professional maintenance and strategic financial planning for future needs, JICS aims to provide a safe, comfortable, and efficient learning environment at the Howard Campus, maximizing the investment made through the BEST grant and ensuring the sustainability and effectiveness of these critical infrastructure improvements.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

James Irwin Elementary School - Howard (4403 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Howard ES Roof and HVAC Replacement and Security Upgrades (4403 C-SG00003) - - New - Application Number (29)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

29.00 %

* B. Actual match on this request - Enter Actual Match Percentage

29

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	867,202.91
D. Applicant Match to this Project	\$	251,488.84
E. Applicant Grant Request	\$	615,714.07
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	867,202.91

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

12/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

07/31/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

JICS requested and received bids from local locksmith companies. JICS reached out to several roofing companies who have experience with flat roofs and asked them for bids. James Irwin reached out to several mechanical contractors who are familiar with the Howard facility for pricing. Multiple maintenance staff members, the CEO, the CFO and the Director of Advancement aided in the process.

As far as the project schedule, the locks would be completed over Christmas Break in December 2024. The roof and HVAC would start 6/1/25 and end by 7/31/25.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Phillip Points, Director of Facilities.

Mr. Points has 25 years of experience in the building management industry with a focus on plumbing, electrical, and HVAC. Mr. Points has overseen and managed several similar projects in the past with other companies. In particular, he has served as the project manager for several RTU replacement projects for other large buildings in Colorado Springs. Phillip has worked in construction and construction management positions for more than 25 years with a wide range of experiences related to commercial and industrial buildings.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

1. Needs Assessment

Initiate with a comprehensive assessment to identify and document the specific needs and requirements of the Howard HVAC/Roof Replacement/Security Upgrade Project, including the scope of work, technical specifications, and quality standards. Most of this work has already been completed as part of the application for the BEST grant.

2. Development of RFPs/RFQs

Prepare Request for Proposals (RFPs) and/or Request for Qualifications (RFQs) that clearly outline the project scope, requirements, evaluation criteria, timeline, and submission guidelines to ensure clarity and transparency for all potential bidders.

3. Public Advertisement

Advertise the RFPs/RFQs through multiple channels to ensure wide visibility and encourage participation from a diverse pool of qualified consultants, vendors, and contractors.

4. Pre-bid Meetings

Conduct pre-bid meetings to provide an opportunity for interested parties to ask questions, seek clarifications, and understand the project requirements more comprehensively, ensuring a fair and open competitive process.

5. Evaluation of Submissions

Assemble an evaluation committee with representatives from key stakeholders, including technical experts and community members, to review submissions based on predefined criteria such as experience, technical capability, financial stability, and proposed approach to the project.

6. Shortlisting and Interviews

Shortlist the most competitive submissions and conduct interviews or presentations to further assess the capabilities and approaches of the potential vendors, allowing for a more informed selection process.

7. Reference Checks and Due Diligence

Perform thorough reference checks and due diligence for the shortlisted candidates to verify their track record, quality of work, adherence to timelines, and ability to stay within budget.

8. Contract Negotiation

Engage in transparent and fair negotiations with the selected vendors to finalize contract terms, ensuring alignment with project objectives, budget constraints, and quality standards.

9. Award and Contract Execution

Formally award the contract to the selected consultants, vendors, and contractors, followed by contract execution, ensuring all legal and regulatory requirements are met.

10. Continuous Monitoring and Evaluation

Implement a robust system for continuous monitoring and evaluation of the performance of all engaged parties throughout the project lifecycle to ensure compliance with the contract terms, quality standards, and project timelines.

This proposed procurement process is designed to ensure an open, competitive, and transparent selection of consultants, vendors, and contractors, in alignment with CDE's guidelines and the overarching objectives of the BEST grant, thereby ensuring the successful and efficient completion of the Howard ES Roof and HVAC Replacement and Security Upgrades.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

We are currently working with the Charter School Growth Fund and expect to present to that board on February 28, 2024.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

● **Campuses Impacted by this Grant Application** ●

James Irwin School - Astrozon - Astrozon K-12 Roof and HVAC Replacement - James Irwin ES/MS/HS-Astrozon – 1992

District:	Harrison 2
School Name:	James Irwin Charter ES/MS/HS - Astrozon Campus
Address:	5525 Astrozon Blvd
City:	Colorado Springs
Gross Area (SF):	219,365
Number of Buildings:	2
Replacement Value:	\$60,675,973
Condition Budget:	\$24,854,795
Total FCI:	0.41
Adequacy Index:	0.21



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$12,681,866	\$10,678,413	0.84
Equipment and Furnishings	\$1,840,968	\$52,940	0.03
Exterior Enclosure	\$7,241,609	\$102,996	0.01
Fire Protection	\$2,795,228	\$0	0.00
HVAC System	\$5,631,797	\$4,379,385	0.78
Interior Construction and Conveyance	\$10,162,220	\$4,769,417	0.47
Plumbing System	\$3,821,677	\$1,086,343	0.28
Site	\$7,934,696	\$3,681,728	0.46
Special Construction	\$103,571	\$103,571	1.00
Structure	\$8,462,342	\$0	0.00
Overall - Total	\$60,675,973	\$24,854,793	0.41

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
James Irwin Charter ES/MS/HS - Astrozon Campus Main	217,925	0.40	1992	\$52,401,856	\$20,957,252
James Irwin Charter ES/MS/HS - Astrozon Campus Mod 1	1,440	0.64	1996	\$339,422	\$215,813
James Irwin Charter ES/MS/HS - Astrozon Campus Site	1,842,588	0.46	1992	\$7,934,696	\$3,681,728
Overall - Total	2,061,953	0.41		\$60,675,973	\$24,854,793

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: James Irwin School - Astrozon

County: El Paso

Project Title: Astrozon K-12 Roof and HVAC Replacement

Current Grant Request:	\$4,714,337.11	CDE Minimum Match %:	15%
Current Applicant Match:	\$831,941.84	Actual Match % Provided:	15%
Current Project Request:	\$5,546,278.95	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$5,546,278.95	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$24.59	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$0.09	Affected Pupils:	1,370
Hard Costs Per Sq Ft:	\$24.49	Cost Per Pupil:	\$4,048
Previous BEST Grant(s):		Gross Sq Ft Per Pupil:	187
Previous BEST Total \$:			

Financial Data (Charter Applicants)

Authorizer Min Match %:	38%	FY23-24 CSCC Allocation:	\$552,706.00
< 10% district bond capacity?	Yes	Enrollment as % of district:	11%
Funding Attempts:	5	Free Reduced Lunch %	53.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

James Irwin Elementary School - Astrozon (4380 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Astrozon K-12 Roof-HVAC Replacement (4380 C-SG00001) - - New - Application Number (40)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

James Irwin Elementary School - Astrozon - 4380 C ▼

Other, not listed

Includes all three schools & daycare- Astrozon

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

School District

Charter School

BOCES

Colorado School for the Deaf and Blind

3rd Party - Please explain the ownership structure, including right to own and make improvements

All buildings in the James Irwin network of schools are owned by the James Irwin building corporation, James Irwin Educational Foundation. The properties are all financed through various bonds. The building leases are between James Irwin Charter Schools and the James Irwin Educational Foundation.

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

If the charter school ceases to exist, the buildings would be sold or given to another nonprofit which has education as its mission once the loans on the property are settled.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The three educational institutions situated at 5525 Astrozon Blvd. occupy a space that was formerly utilized as an electronics manufacturing facility. This property underwent acquisition and extensive renovation by the James Irwin Educational Foundation (Building Corporation) during 2003 and 2004. Initially structured as an expansive open warehouse, the premises were transformed to accommodate educational needs, with the initial renovation project facilitating the establishment of both a middle school and a high school. Subsequent developments included the addition of an elementary school, a field house, and various other facilities in the following years.

The decision to procure this particular facility was driven by two primary considerations. Firstly, the location of the facility was strategically chosen to cater to the educational requirements of students in the area, who were previously underserved by existing educational options. Secondly, the facility presented a financially advantageous opportunity, as the previous owners offered the property at a significantly reduced cost, rendering it an economically viable choice for the establishment of a charter school.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Commencing in late 2003 and progressing into early 2004, subsequent to the initial acquisition of the facility, a series of capital projects were undertaken, with all major developments being completed over three years ago. These projects include:

2004: M&M Construction was commissioned to add classrooms for the middle and high school, with educational operations commencing in August 2004.

2007/2008: The portfolio was expanded to include the James Irwin Charter Elementary School and the High School Field House. These additions, characterized by steel building construction, partially repurposed some previously unutilized areas of the middle and high school.

2009: Rooftop HVAC units are replaced on middle school and high school.

2010: A detached facility for school bus and maintenance purposes was constructed as a standalone structure on the eastern periphery of the high school and fieldhouse.

2014/2015: Additional classroom space was created by converting unused warehouse areas situated between the high school and middle school on the eastern side of the building.

2020: A new two-story wing, housing a library and administrative offices, was constructed on the western side, nestled between the middle school and high school. This space encompasses a library complete with offices and reading rooms, three computer labs, executive offices, and a board/training room.

2020: Concurrent with the library's construction, the pre-existing library within the high school was transformed into four classrooms, alongside the remodeling of several other classrooms.

2021: A modular unit, set on a permanent foundation and intended for staff daycare, was installed on the eastern side of the elementary school.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

James Irwin Charter Schools (JICS) has consistently implemented a conservative budgeting approach, meticulously balancing the dual objectives of maintaining robust financial health and advancing the quality of our educational facilities. This approach is manifest in our commitment to upholding required debt covenants with our lenders and ensuring that our financial reserves meet, or exceed, the board-mandated threshold of 120 days' worth of operational cash.

Over the years, this prudent financial strategy has enabled JICS to allocate a portion of our annual budget towards a reserve fund. These reserves play a pivotal role in our capital outlay strategy, furnishing us with the flexibility to make significant capital purchases and undertake crucial capital projects. Examples of such expenditures include the procurement of school buses and the construction of additional facilities like daycare centers. Importantly, these reserves also provide a safety net for unexpected maintenance requirements and emergencies, ensuring the continued functionality and safety of our facilities.

Our historical capital outlay budgeting is characterized by a series of strategic projects, each aligned with our long-term vision for providing exemplary educational environments.

Facility Remodel, 2004: The inaugural remodel of our main facility was a significant milestone. This project was financed through a combination of the initial building loan and the CCSP startup grant. This blend of funding sources underscores our ability to leverage both internal and external financing for capital improvements.

Expansion Projects, 2007-2009: The period between late 2007 and 2009 was marked by significant expansion, including the buildout of James Irwin Charter Elementary and the High School fieldhouse. These projects were primarily financed through an improvement bond issued by the Colorado Educational and Cultural Facilities Authority. This funding approach demonstrates our capacity to utilize bonds effectively for capital expansion.

Library and Sports Complex Addition, 2019: In a landmark initiative, we added a new library and an outdoor sports complex. This project was unique as it was entirely funded through a bond passed by voters in Harrison District 2. Significantly, this bond did not add to JICS's debt, as the funding was a part of the district's shared capital improvement program with its charter schools.

Throughout our history, JICS has maintained a disciplined approach to capital outlay budgeting, leveraging a mix of reserve funds, grants, loans, and bonds. This strategy has not only ensured the maintenance and improvement of our facilities but has also positioned us to respond agilely to both planned and unforeseen capital needs. Our track record of successful project completion and sound financial management is a testament to our commitment to excellence in educational facility management.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

James Irwin Elementary School - Astrozon (4380 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Astrozon K-12 Roof-HVAC Replacement (4380 C-SG00001) - - New - Application Number (40)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

James Irwin Charter Schools (JICS), with the motto "Reaching for the Stars - Rooted in Character," has established itself as a beacon of excellence in education, emphasizing both character development and academic prowess. The school's educational approach intertwines the principles of Direct & Explicit Instruction, Core Knowledge, cursive handwriting, and a deep appreciation for Western Civilization, rooted in a comprehensive liberal arts education.

JICS operates its Astrozon campus, which houses three schools encompassing kindergarten to 12th grade, structured around a 6-8 middle school model. This campus is distinguished by its consistent achievement in academic excellence, as evidenced by its sustained "Performance" status awarded by the Colorado Department of Education and numerous accolades recognizing its academic achievements.

In terms of infrastructure and maintenance, JICS operates its own dedicated maintenance and transportation department. This department is responsible for routine upkeep across all its campuses, including the five existing schools and a sixth soon-to-be-opened. For more intricate maintenance and construction work, JICS contracts with specialized trades to ensure quality and efficiency.

The school's commitment to growth and improvement is evident in its history of construction and expansion projects. These include the initial remodeling of the existing building, the addition of an elementary school, a sports fieldhouse, a maintenance and bus building, a track and field, and a new library alongside a business office. Additionally, the campus has seen the construction of a staff daycare building, with plans for another such facility underway, set to be completed within the current year.

Currently, JICS is focusing on addressing certain challenges at the Astrozon Campus as part of its application for the BEST (Building Excellent Schools Today) grant. The primary areas of concern include aging rooftop units, an outdated Building Management System (specifically, the Trane Summit model), and persistent leaks in various roofs. These issues represent critical infrastructure needs that the BEST grant could help address, ensuring the continued provision of a safe, conducive learning environment that aligns with JICS's mission of fostering academic and character excellence in its students.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The Astrozon Campus of James Irwin Charter Schools (JICS) faces critical infrastructure deficiencies in both its Heating, Ventilation, and Air Conditioning (HVAC) systems and roofing, necessitating urgent attention to ensure a safe, comfortable, and conducive learning environment.

HVAC System Deficiencies:

The HVAC system, especially the aging rooftop units (RTUs) on the elementary school building and the high school fieldhouse, has surpassed its operational lifespan, leading to frequent breakdowns and inefficiencies in heating, cooling, and ventilation. This compromises the educational environment by causing inconsistent temperatures and poor air quality.

Slightly newer HVAC units serving the middle school and high school, though less aged, still exhibit wear and inefficiency after about fifteen years of service. These units, including the RTUs in the library, lack integration with the existing Trane Building Management System (BMS), leading to manual operation, energy inefficiencies, and inconsistent environmental conditions.

The outdated Trane Summit BMS fails to meet the facility's needs, resulting in energy wastage and safety risks, such as doors failing to close automatically due to unbalanced pressure.

Roofing System Deficiencies:

The entire flat roofing system of the Astrozon Campus, including main campus buildings and the daycare center, requires replacement due to persistent leaks and water intrusion. Compromised roof membranes have led to significant interior water damage and pose risks to the structural integrity and safety of the buildings.

The recurrent leakage problems directly impact the learning environment, affecting classrooms and common areas. The daycare center's roof, in particular, has reached the end of its service life and necessitates a complete overhaul to prevent further damage and ensure the well-being of the school community.

Combined Impact and Urgency:

Addressing both the HVAC and roofing deficiencies is critical for maintaining the high standards of education and safety at JICS. The compromised HVAC system and roofing not only detract from the quality of the educational environment but also pose safety risks to students, staff, and visitors. The entirety of the flat roofs requires replacement to protect against water damage and to uphold the structural integrity of the campus buildings.

The need to upgrade the HVAC units, integrate them into a modern, efficient BMS, and replace the compromised roofing aligns with the statutory priorities of the BEST grant, emphasizing the importance of safe, secure, and well-maintained educational facilities. Without these upgrades, JICS faces ongoing challenges in providing a stable and healthy learning environment, underlining the urgent need for the BEST grant to support these critical infrastructure projects.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

To identify the deficiencies in both the HVAC systems and roofing at the Astrozon Campus of James Irwin Charter Schools (JICS), a comprehensive investigation and due diligence process was conducted, combining expertise from various fields to assess the condition and performance of these critical infrastructure components.

HVAC System Evaluation:

Collaborations with specialized mechanical contractors like Colorado Sheet Metal, Thayer Mechanical Services, and Haynes Mechanical Systems provided in-depth evaluations of the HVAC units. These assessments highlighted the wear and inefficiency of the aging RTUs, particularly on the elementary school building and the high school fieldhouse, emphasizing the need for system-wide upgrades.

The evaluation of the Building Management System (BMS) by both Trane and Climate Systems identified the limitations of the outdated Trane Summit BMS. The recommendation from Climate Systems for a new BMS emphasized the inefficiencies and safety concerns of the current system, advocating for a modern, integrated solution to enhance HVAC operation and building safety.

Roofing System Assessment:

Direct observations by the school's maintenance team and professional evaluations by roofing contractors were crucial in documenting the recurring leaks and water damage across the main campus buildings, especially following adverse weather events. These findings have consistently pointed to the compromised integrity of the roofing system.

The daycare center's roof, having experienced severe damage during high winds, was specifically assessed by roofing professionals. Despite recommendations for a full replacement to ensure long-term safety and integrity, only partial repairs were made due to budget constraints, leaving underlying issues unaddressed.

Expert Consultation and Strategic Planning:

The involvement of seasoned building engineer Paul Ritter and Director of Facilities Phillip Points brought a high level of expertise to the investigative

process. Their comprehensive understanding of the HVAC system's deficiencies, combined with the insights gained from the roofing evaluations, has been instrumental in formulating a strategic plan for addressing these issues.

This detailed investigation, supported by expert evaluations, technical assessments, and direct observations, has laid a solid foundation for the proposed upgrades to both the HVAC and roofing systems at the Astrozon Campus. By accurately identifying the areas in need of improvement, JICS is poised to enhance the safety, comfort, and energy efficiency of its facilities, aligning with the objectives of the BEST grant.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution for addressing the deficiencies at the Astrozon Campus of James Irwin Charter Schools (JICS) encompasses both the HVAC system and roofing, designed to rectify the identified issues with precision, efficiency, and a focus on sustainability.

HVAC System Upgrade:

The core of the HVAC solution involves the complete replacement of the outdated and inefficient RTUs across the elementary school, middle school, high school, and the high school fieldhouse. These units will be replaced with new, high-efficiency models that promise reduced energy consumption, enhanced reliability, and consistent heating, cooling, and ventilation.

Integration of these new RTUs into a contemporary Building Management System (BMS) is crucial for centralized control, facilitating precise temperature regulation, improved air quality, and efficient campus-wide operation. This upgrade addresses the inconsistencies in temperature control and energy inefficiencies inherent in the old system.

Roofing Project:

The roofing project demands a comprehensive replacement of all flat roofs across the Astrozon Campus, addressing the persistent leaks and water intrusion issues. Experienced roofing contractors have conducted thorough evaluations, advocating for durable materials like EPDM to ensure the long-term protection and efficiency of the roofing system.

Planning for the roofing project has prioritized resource efficiency, including competitive bidding and careful scheduling to minimize disruption, alongside strict adherence to safety and compliance standards to ensure a secure environment during the project.

Combined Scope of Work:

Both projects will see the careful dismantling and responsible disposal of old systems and materials, followed by the installation of energy-efficient and durable replacements.

The HVAC upgrade, with its focus on modern, efficient RTUs and an integrated BMS, will significantly enhance the indoor environmental quality and

operational efficiency.

The comprehensive roofing replacement will ensure a watertight barrier over the campus, safeguarding against future water damage and contributing to the structural integrity of the buildings.

By undertaking these critical infrastructure upgrades together, JICS aims to significantly improve the learning environment and ensure the safety and well-being of its students and staff. This integrated approach aligns with the BEST grant's statutory priorities, ensuring a safe, comfortable, and energy-efficient setting for education, while also addressing the urgent need for infrastructure renewal at the Astrozon Campus.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In preparing for the comprehensive infrastructure upgrades at the Astrozon Campus of James Irwin Charter Schools (JICS), encompassing both the HVAC system and the roofing, extensive planning and diligence have been exercised to ensure the projects are executed efficiently, effectively, and in alignment with the optimal use of state and local resources.

Expert Consultations and Collaborative Efforts:

Collaborations with specialized contractors have been central to the planning phases of both projects. For the HVAC system, partnerships with Colorado Sheet Metal, Thayer Mechanical Services, and Haynes Mechanical Systems have provided crucial insights into the system's current deficiencies and informed the selection of suitable solutions for the upgrade.

The roofing project involved working with experienced roofing contractors who conducted thorough evaluations of the existing conditions, recommending durable materials like EPDM and advising on effective repair and replacement strategies.

Technical Evaluations and System Integration:

Consultations with industry experts, including Trane and Climate Systems, have been pivotal in addressing the need for a new Building Management System (BMS) for the HVAC upgrade, emphasizing the importance of efficient, centralized control over the new components.

The expertise of Paul Ritter and Phillip Points, our Director of Facilities, has guided both the HVAC and roofing projects, ensuring that the proposed solutions are practical, sustainable, and aligned with the campus's specific needs.

Adherence to Standards and Sustainable Practices:

The selection of new HVAC units and roofing materials has been guided by a commitment to sustainability, efficiency, and adherence to the latest building codes and industry standards, ensuring long-term protection, operational efficiency, and reduced maintenance costs.

Implementation and Resource Management:

The implementation phases for both the HVAC and roofing upgrades have been planned to minimize disruption to the educational environment, with competitive bidding for services and careful scheduling playing a key role in resource optimization.

Safety and compliance with local building codes and regulations have been prioritized to ensure a secure environment for students, staff, and contractors throughout the project durations.

The integrated approach to planning and preparing for the HVAC and roofing projects at JICS underscores our commitment to enhancing the learning environment through technical excellence, sustainable solutions, and efficient use of resources. These upgrades are poised to significantly improve the comfort, safety, and energy efficiency of the Astrozon Campus, laying a solid foundation for the school's future operational efficiency.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The urgency to address the combined HVAC system and roofing deficiencies at the Astrozon Campus of James Irwin Charter Schools (JICS) is critical, necessitating immediate and comprehensive action. The aging rooftop HVAC units, especially those servicing the elementary school and the high school fieldhouse, have far exceeded their useful life, resulting in frequent malfunctions and compromised heating, cooling, and ventilation. This has placed a significant strain on our maintenance resources and financial budget, leading to a cycle of inefficiency and discomfort within our educational facilities.

Similarly, the roofing system across the campus, including the main buildings and the daycare center, requires urgent attention. Recent assessments have demonstrated the need for a complete roof replacement, particularly due to damage from factors such as hail, which jeopardizes the structural integrity and safety of our buildings. Temporary spot repairs have provided short-term solutions but fall short of addressing the root causes of the roofing issues, leaving the campus exposed to the risk of ongoing leaks and water damage.

Without the support of the BEST grant, JICS would be compelled to implement a staggered approach to these projects, prioritizing the most critical repairs due to budget constraints. This piecemeal strategy would lead to only partial improvements, leaving other areas vulnerable to further deterioration and failing to provide a sustainable solution to the underlying problems. The inconsistency in the operational condition of the HVAC units and the ongoing vulnerability of the roofing system would not only compromise the learning environment but also pose continuous safety risks.

The financial burden of undertaking these essential upgrades without grant assistance would be substantial, requiring significant reallocation of funds from our general budget, which is intended for direct educational programs and resources. The search for alternative funding sources could introduce delays and uncertainties, exacerbating the existing deficiencies.

The need for the BEST grant is therefore both urgent and critical. It would enable JICS to conduct a comprehensive and timely upgrade of the HVAC system and replace the compromised roofing system, ensuring a safe, comfortable, and conducive learning environment. The combined project addresses our campus's immediate needs while laying the groundwork for long-term sustainability and operational efficiency, aligning with our core mission of providing a high-quality educational setting.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the

Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Upon the successful completion of the combined HVAC and roofing projects funded by the BEST grant at James Irwin Charter Schools (JICS), a unified and comprehensive maintenance and capital renewal strategy will be enacted to ensure the longevity and optimal performance of these new installations. This strategy will involve regular maintenance, financial planning for future renewals, and leveraging warranties to safeguard our investments.

Unified Maintenance Plan:

Regular Inspections: Both the new HVAC systems and roofing will undergo annual inspections by qualified professionals to identify any signs of wear, potential leaks, or damage. This proactive approach ensures early detection and resolution of minor issues.

Scheduled Repairs: Based on inspection findings, necessary repairs will be budgeted and executed to maintain the integrity of both the HVAC systems and the roofing, preventing the development of significant problems.

Capital Renewal and Financial Planning:

Budgeting: A capital renewal budget will be established for both projects, involving setting aside annual funds based on the estimated lifespan and replacement costs of the HVAC units and roofing. This ensures financial preparedness for future renewals without the need for emergency fundraising.

Collaborative Financial Oversight: Regular meetings between the maintenance team, led by Phillip Points, our Director of Facilities, and the business office staff, including the CFO, will ensure a well-considered budget covering maintenance, replacement, and emergency scenarios for both the HVAC and roofing systems.

Warranties and Long-Term Planning:

Securing Warranties: Comprehensive warranties from manufacturers and contractors for both the HVAC units and roofing materials will provide additional financial protection and quality assurance.

Monitoring and Management: The maintenance team and the CFO will closely monitor these warranties, ensuring that any required services during the warranty period are efficiently managed within budget, aligning with our long-term financial planning for the capital project.

This integrated maintenance and capital renewal strategy for the HVAC and roofing projects at the Astrozon Campus reflects JICS's commitment to maximizing the lifespan and efficiency of these critical infrastructure elements. By ensuring regular, professional maintenance and establishing a strategic

financial plan, JICS demonstrates responsible stewardship of its facilities and effective use of state and local resources, contributing to a sustainable and conducive educational environment.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

James Irwin Elementary School - Astrozon (4380 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Astrozon K-12 Roof-HVAC Replacement (4380 C-SG00001) - - New - Application Number (40)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

15.00 %

* B. Actual match on this request - Enter Actual Match Percentage

15

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	5,546,278.95
D. Applicant Match to this Project	\$	831,941.84
E. Applicant Grant Request	\$	4,714,337.11
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	5,546,278.95

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/08/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

JICS reached out to several roofing and mechanical contractors who are familiar with the Astrozon roof/HVAC units for pricing. Multiple maintenance staff members, the CEO, the CFO and the Director of Advancement aided in the process.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Phillip Points, Director of Facilities.

Mr. Points has 25 years of experience in the building management industry with a focus on plumbing, electrical, and HVAC. Mr. Points has overseen and managed several similar projects in the past with other companies. In particular, he has served as the project manager for several RTU replacement projects for other large buildings in Colorado Springs.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

1. Needs Assessment

Initiate with a comprehensive assessment to identify and document the specific needs and requirements of the Astrozon Roof/HVAC Replacement Project, including the scope of work, technical specifications, and quality standards. Most of this work has already been completed as part of the application for the BEST grant.

2. Development of RFPs/RFQs

Prepare Request for Proposals (RFPs) and/or Request for Qualifications (RFQs) that clearly outline the project scope, requirements, evaluation criteria, timeline, and submission guidelines to ensure clarity and transparency for all potential bidders.

3. Public Advertisement

Advertise the RFPs/RFQs through multiple channels to ensure wide visibility and encourage participation from a diverse pool of qualified consultants, vendors, and contractors.

4. Pre-bid Meetings

Conduct pre-bid meetings to provide an opportunity for interested parties to ask questions, seek clarifications, and understand the project requirements more

comprehensively, ensuring a fair and open competitive process.

5. Evaluation of Submissions

Assemble an evaluation committee with representatives from key stakeholders, including technical experts and community members, to review submissions based on predefined criteria such as experience, technical capability, financial stability, and proposed approach to the project.

6. Shortlisting and Interviews

Shortlist the most competitive submissions and conduct interviews or presentations to further assess the capabilities and approaches of the potential vendors, allowing for a more informed selection process.

7. Reference Checks and Due Diligence

Perform thorough reference checks and due diligence for the shortlisted candidates to verify their track record, quality of work, adherence to timelines, and ability to stay within budget.

8. Contract Negotiation

Engage in transparent and fair negotiations with the selected vendors to finalize contract terms, ensuring alignment with project objectives, budget constraints, and quality standards.

9. Award and Contract Execution

Formally award the contract to the selected consultants, vendors, and contractors, followed by contract execution, ensuring all legal and regulatory requirements are met.

10. Continuous Monitoring and Evaluation

Implement a robust system for continuous monitoring and evaluation of the performance of all engaged parties throughout the project lifecycle to ensure compliance with the contract terms, quality standards, and project timelines.

This proposed procurement process is designed to ensure an open, competitive, and transparent selection of consultants, vendors, and contractors, in alignment with CDE's guidelines and the overarching objectives of the BEST grant, thereby ensuring the successful and efficient completion of the Astrozon HVAC Replacement Project.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

We are working closely with the Charter School Growth Fund and plan to present to that board on February 28, 2024.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

● **Campuses Impacted by this Grant Application** ●

Widefield 3 - Janitell Jr. HS Roof and HVAC Improvements - Janitell JHS – 1974

District:	Widefield 3
School Name:	Janitell JHS
Address:	7635 Fountain Mesa Road
City:	Fountain
Gross Area (SF):	99,526
Number of Buildings:	2
Replacement Value:	\$33,731,009
Condition Budget:	\$24,752,195
Total FCI:	0.73
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,831,897	\$3,973,260	0.82
Equipment and Furnishings	\$1,619,672	\$157,073	0.10
Exterior Enclosure	\$4,840,908	\$2,402,767	0.50
Fire Protection	\$1,422,091	\$1,771,883	1.25
HVAC System	\$4,954,060	\$6,188,429	1.25
Interior Construction and Conveyance	\$6,341,865	\$4,744,735	0.75
Plumbing System	\$2,030,784	\$2,422,373	1.19
Site	\$4,219,646	\$3,091,679	0.73
Special Construction	\$55,878	\$0	0.00
Structure	\$3,414,209	\$0	0.00
Overall - Total	\$33,731,009	\$24,752,199	0.73

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Janitell JHS Site	1,086,336	0.73	1974	\$4,219,646	\$3,091,679
Janitell JHS Main	98,086	0.74	1974	\$29,303,023	\$21,582,284
Janitell JHS Mod 1	1,440	0.38	2018	\$208,340	\$78,236
Overall - Total	1,185,862	0.73		\$33,731,009	\$24,752,199

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Widefield 3

County: El Paso

Project Title: Janitell Jr. HS Roof and HVAC Improvements

Current Grant Request:	\$2,987,835.05	CDE Minimum Match %:	63%
Current Applicant Match:	\$5,087,394.82	Actual Match % Provided:	63%
Current Project Request:	\$8,075,229.87	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$8,075,229.87	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$82.68	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$4.76	Affected Pupils:	648
Hard Costs Per Sq Ft:	\$77.92	Cost Per Pupil:	\$12,462
Previous BEST Grant(s):	5	Gross Sq Ft Per Pupil:	151
Previous BEST Total \$:	\$2,285,927.43		

Financial Data (School District Applicants)

District FTE Count:	8,756	Bonded Debt Approved:	\$49,500,000
Assessed Valuation:	\$853,575,820	Year(s) Bond Approved:	17
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$99,022	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$46,135,000
Median Household Income:	\$82,646	Total Bond Capacity:	\$173,407,146
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	51.70%	Bond Capacity Remaining:	\$124,580,164
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$667.40		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Widefield 3 (0990) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Janitell Jr. HS Roof Replacement - HVAC Improvements (0990-SG00001) - - New - Application Number (39)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Janitell Junior High School - 0990-4394

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Widfield School District 3 has built all of our schools as new facilities. Janitell Junior High School is a building of approximately 97,667 gross square feet. The building was constructed in four phases. The first phase was constructed in 1973 and encompasses the eastern portion of the building. Phase Two was constructed in late 1973 into 1974 and encompasses the gymnasium area. Phase Three and Four were constructed as one project in 1974 and included the infill area between the gymnasium and Phase One. All four phases were designed by Nakata and Associates and are of the same type of construction. Phase One included the library, art, administration areas and classroom areas. Phase Two provided the gymnasium and boy's and girl's lockers, and Phase Three and Four provided a multipurpose room and platform, weight room, kitchen, industrial arts classrooms, science classrooms, music classrooms, and counseling offices. The gymnasium addition includes locker rooms for boys and girls. The building is essentially a one-level structure except at the platform area, vocal music classroom, and basement area mechanical spaces.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Janitell Junior High School has received many capital improvements over last three years.

2021

- Library remodel that included a new circulation desk, carpet and paint - \$33,700
- Installed new outdoor scoreboard for softball - \$22,100
- Remove and replace carpet in rooms 101,102,103 & 104 - \$16,790

2022

- New wood gym floor - \$91000
- New interior LED scoreboard - \$18,000
- Remove and replace carpet in rooms 110,112,113 & 114 - \$17,370
- Replace window blinds - \$31,625

2023

- Abate asbestos tile and replace with new carpet - \$77,560
- New carpet and paint in administrative offices - \$18,400
- Remove and replace carpet/LVT in rooms 121,124,125, 128 & 126 - \$22,420

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Widefield School District 3 budgets approximately \$220 per student for Capital Outlay Projects on a yearly basis for the entire school district. This figure is adjusted annually depending on funding per the Colorado School Finance Act. Widefield School District 3 has been awarded BEST Grants in 2019, 2020, 2021 and 2022. All previously submitted Grants have been closed out and finalized.

- 2019 ES MS HS Fire Alarm / Camera Upgrades \$655,193

Installation of new fire panels and devices at Venetucci and Pinello ES, Sproul MS, Discovery HS, and SA Wilson.

Installation of new video surveillance system at Venetucci, Sunrise, and Webster ES and SA Wilson.

- 2020 Widefield HS Health & Safety Upgrades \$2,811,970

Installation of new redundant boiler system, removal of asbestos ceiling and flooring, installation of new carpet and LVT, paint, new grid ceilings, upgraded electrical with LED lighting, some exterior lighting upgrades and lighting controls.

- 2021 Watson Jr. High Asbestos Removal/ Renovations

Renovations of seven classrooms and the counseling center along with approximately 4600 sq. ft of corridor. Work included asbestos removal for the floor and ceilings, repair, patch and paint walls, new grid ceilings with updated LED lighting and controls, new electrical devices, code compliant windows, relocation of fire devices and new carpet throughout the work area.

- 2021 ES & MS Boiler Replacement

Removal and Installation of higher efficiency redundant boiler systems and controls at Widefield Elementary and Talbott Elementary and Sproul Jr. High.

- 2022 Watson JRH Boiler Replacement

Removal and Installation of higher efficiency redundant boiler systems and controls at Watson JRH.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Widefield 3 (0990) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Janitell Jr. HS Roof Replacement - HVAC Improvements (0990-SG00001) - - New - Application Number (39)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Widefield School District 3 (WSD3) is a vibrant community located in the southeast side of Colorado Springs. Our Climate and Culture give a comforting small-town feel in a big city environment. We are a tight-knit community with generations of families who have graduated and come back to work in our district. Our 17 schools serve more than 9,300 students each year with a variety of educational programming. We pride ourselves on innovation and creating opportunities for students to succeed. Four of our schools have received innovation status from the Colorado Department of Education, which allows for unique educational programming, including STEAM (Science, Technology, Engineering, Arts and Mathematics), computer science and performing and visual arts. In partnership with Peyton School District, WSD3 opened the Manufacturing Industry Learning Lab (MILL) in the Fall of 2017. The MILL houses a manufacturing and construction program for high school students and is supported by more than 50 industry leaders worldwide. Our district saw a need to provide students who may not be college bound with a pathway that not only teaches them soft skills needed for life, but also can provide jobs and improve Colorado's workforce. Currently Widefield School District has taken over full control of this program and continues to see this program thrive. In 2018, we successfully secured approval for a bond and mill levy override. This marked the first instance in two decades where we sought assistance from the voters, and we are immensely grateful for their support. This community support played a pivotal role in the construction of a new school, revitalizing existing ones, and enhancing educational programs to attract and retain top-tier staff. The allocated funds were also dedicated to upgrading technology and fortifying safety and security measures. Our mission at WSD3 is encapsulated in the statement: "To Learn, Grow, Achieve: Every Child, Every Classroom, Every Day."

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

In June and August of 2018, the roof sustained damage from hail. The school district engaged Interstate Roof Systems Inc. (IRSC) to conduct a thorough roof inspection (see attached report). IRSC recommended a complete roof replacement for the main building. However, the school district's insurance company, CSDSIP, disagreed with this suggestion. Instead, in 2020, CSDSIP chose to cover the installation of a Karnak fiber emulsion coating with a fibered aluminum top coat over the existing roof. In 2022, CDE finalized a Facilities Assessment Report. Within this report, CDE declared that "the system has exceeded its expected lifespan and allocation for repair or replacement should be planned." This assertion was also reflected in the IRSC's 2018 Comprehensive Facility Roof Report. In March 2023, a joint roof inspection by IRSC and CSDSIP occurred following the noted failure of the emulsion coating. At this juncture, CSDSIP stated that they would only cover the emulsion coating, sparking a dispute. Despite efforts from the school district and IRSC, CSDSIP's position prevailed, leading the school district to incur the cost of the roof replacement out of pocket. Recognizing the imperative for a new roof, it has been acknowledged that the age of the current HVAC system necessitates consideration for replacement in the best interest of the building. Notably, the terminal equipment throughout the structure is original and has surpassed its useful life expectancy, indicating the imperative for planned replacement. As per the Facilities Assessment Report conducted by CDE, it has been determined that an HVAC system replacement is necessary due to reaching the "end of its useful life." The urgency of this matter is underscored by ongoing discussions involving IRSC, Murphy Company (Engineering/HVAC Contractor), and the school district, all sharing concerns about the structural integrity of the existing rooftop units. These units would be removed and reinstalled due to the new roof code. Should they prove structurally unsound upon removal, the lead time for obtaining new units would exceed project deadlines, potentially rendering the building uninhabitable for at least the initial part of the following school year. The current heating system relies on a central hot water system housed in a boiler room, featuring two 100% redundant boilers. These boilers distribute heat to unit heaters, cabinet heaters at entries and locker rooms, and hot water coils in roof-mounted air handling units. Six single-zone constant volume heat/vent rooftop air handling units are present with provisions for an airside economizer cycle. These units include exhaust fans for relief air, supply air distribution ductwork, and are connected to a ceiling return air plenum. The supply air undergoes temperature regulation via a hot water coil. While the units contain chilled water coils, the building lacks access to chilled water. Spaces served by these units share a zone and do not have individual temperature control. The gym is equipped with three sidewall exhaust fans featuring intake louvers and motorized dampers on the opposite gym wall. Heating in the gym is facilitated by unit heaters, two of which are missing their fans, and show signs of compromise due to age and impact from balls. Locker rooms utilize roof-mounted exhaust fans, drawing makeup air through transfer grilles from the gym. The rest of the building utilizes a constant volume rooftop unit with an airside economizer and a relief damper, employing a ceiling return air plenum. Similar to the other systems, the supply air is tempered using a hot water coil.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The school district had in-depth investigative reports sourced from both IRSC and Murphy Company, specifically addressing the proposed project. These reports highlight a pivotal necessity, emphasizing that, at this current juncture, a comprehensive replacement of both the roof and HVAC system is imperative. The reports also express further concerns about the equipment's age and structural integrity of the rooftop units. It is crucial that we acquire new

units promptly considering the extended lead times for new equipment. If, indeed, the units are not structurally sound for reinstallation, the absence of these units could make the building uninhabitable for at least the first half of the upcoming school year. The thorough analyses and evaluations articulated in reports shed light on the essential need for implementing this strategic course of action, underscoring the importance of executing a complete replacement to ensure the optimal functionality and prolonged viability of the infrastructure in question. We ask you to carefully analyze the observations presented in these reports, as they provide invaluable guidance for the subsequent phases of the project's advancement.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The scope for work for the roof consists of the removal of the existing BUR systems to expose the metal deck, undertaking any necessary repairs or replacement to the metal deck before installing the new roof system. For the thermal barrier, install ½" JM DensDeck Prime boards measuring 4' X 8', fastened according to JM specifications. Proceed with the vapor barrier by installing JM DynaBase adhered in full coverage using hot asphalt. Base insulation involves the installation of two (2) layers of ENRGY-3, each 2.6 inches thick, 48 inches wide, and 48 inches long. These layers should be adhered in full coverage using hot asphalt. Additionally, for tapered insulation, install Tapered ENRGY-3 with a ½" per foot slope, adhered in full coverage using hot asphalt. Coverboard installation includes affixing ½" JM RetroPlus Roof Board, measuring 48 inches wide by 48 inches long, using full coverage hot asphalt. Proceed to install four (4) plies of JM GlasPly IV for the membrane, adhered in full coverage using hot asphalt. Flashings should be completed with JM DynaLastic 250 FR, adhered in full coverage asphalt. For surfacing, apply a flood coat of hot asphalt and gravel.

The HVAC system's scope of work includes the following components. The existing boiler central plant system will be replaced, utilizing the existing hot water piping distribution. The current Bryan boilers, flues, pumps, and hydronic accessories will be demolished, making way for new condensing boilers with a thermal efficiency of 90% or higher. This entails the replacement of primary pumps, secondary/distribution pumps, air separators, expansion tank, make-up water feed system, and gas connections. Modifications to hot water piping, along with an upgraded Building Automation System (BAS), are also part of the plan.

Simultaneously, the existing air handling equipment will be replaced with new packaged rooftop units capable of providing both heating and cooling. VAV zoning with hot water reheat capacity will be installed. This comprehensive scope involves the removal and reinstallation of ceilings to facilitate demo and new work activities. While the majority of existing supply air duct distribution and air devices will be reused, new RTU supply and return air ducts will be necessary directly below the RTUs. New VAV boxes will be "cut in" and integrated into the existing duct distribution to establish new zoning. These VAV boxes will incorporate hot water reheat coils, with new hot water piping distribution extending from the boiler room. Due to the complexity of this option, a phased approach is recommended for an occupied building.

The gymnasium's scope encompasses the demolition of existing hot water unit heaters and piping. In their place, a new N-MUA (make-up air unit), direct-fired and fueled by natural gas, will be installed. This includes running natural gas to the new MUA. Spiral duct air distribution and temperature controls will also be implemented for this unit.

A key factor in the School District's insurance company (CSDSIP) choosing to apply a Karnak fiber emulsion coating with a fibered aluminum top coat on the existing roof, instead of providing funding for a new Built-Up Roof (BUR), was the potential damage to rooftop units during removal. The school district reached out to several HVAC contractors, none of whom would assure that the units would function properly after being reinstalled following the roof installation. CSDSIP was not willing to provide funding for new HVAC units if the units were damaged.

Our decision to incorporate the HVAC upgrade was influenced by several factors. Firstly, if the rooftop units are found to be structurally deficient upon removal, the time required to procure replacement units would surpass the project's deadline, jeopardizing the usability of the building at the onset of the new school year. Secondly, we aimed to adhere to CDE's recommendations from the 2022 Facility Condition Assessment Report, which advised replacing the

HVAC system within 5 years of the report's issuance. Additionally, significant financial savings are anticipated since the units will only need to be removed and installed once, avoiding repeated costs.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Following recommendations in the assessments performed by IRSC, Murphy and CDE, the school district has contracted with Murphy Company and IRSC to develop comprehensive plans and specifications aimed at addressing the challenges presented within the scope of this project. Their joint efforts are directed towards providing effective, economic and strategic solutions to tackle the identified deficiencies. IRSC aided the district in developing a Request for Proposal (RFP) for the roof scope of work. Multiple bids were received with the project being awarded to Weathercraft of Colorado Springs, Inc. As detailed in sections D, E, and F under Deficiency, the school district made the decision to pursue sole sourcing the mechanical work with Murphy due to the lead times associated with HVAC equipment and engineering schedules.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The aging roof of Janitell has become a matter of urgent concern, demanding immediate attention and replacement. Over the years, the wear and tear inflicted by harsh weather conditions, including relentless rain and scorching sun, have taken a toll on the structural integrity of the roof.

The signs of deterioration are evident, with visible leaks plaguing various sections of the school building. During heavy rainstorms, water seeps through the compromised roof, causing damage to ceilings, walls, and valuable educational resources within the classrooms. These leaks not only pose a threat to the safety of students and staff but also jeopardize the longevity of the entire infrastructure.

Between 2004 and 2020, the school district allocated an average of \$350,000 annually for roof replacement and repairs across the district. On average, \$25,000 per year was spent at Janitell on sectional roofing replacements and repairs during this timeframe. Since July 2020, approximately \$60,000 has been spent by the school district to address persistent roof leaks. It is believed that these funds could be more effectively utilized to address other deficiencies within the district. These ongoing leaks have resulted in the displacement of students and staff from multiple locations whenever significant moisture occurs. The urgency of this matter is highlighted by ongoing discussions involving IRSC, Murphy Company (Engineering/HVAC Contractor), and the school district. All parties have voiced concerns about the structural integrity of the current rooftop units. In the 2022 CDE Facilities Conditions Assessment Report it states the Heat Generating Systems (Boilers) section "years remaining have been increased because the system is currently functioning". Following the publication of the report, one of the two boilers has encountered failure due to failing refractory and the lack of available replacement parts for the gas train. Several attempts have been made to fix the refractory, but they have proven ineffective. Operating with just one functional boiler presents significant challenges in maintaining an optimal learning environment.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Currently, the School District sets aside roughly \$213 per student for the annual capital renewal reserve budget. This amounts to about 2.1% per student, equating to an estimated \$138,000 designated for Janitell Jr. High each year. This figure may vary based on the requirements of the district. The school district annually partners with IRSC for roof inspections across the district, exclusively entrusting certified roofing contractors with any necessary repairs. Continuous monitoring of the HVAC system is ensured through the new Building Automation System, enabling the swift resolution of trends and urgent issues. To uphold air quality and equipment functionality, the filters on these units will be changed a minimum of three times per year. The facilities department conducts annual equipment maintenance programs, utilizing check sheets provided by the manufacturers. In addition, the school district's collaboration with IRSC for roof inspections remains an annual commitment, with certified roofing contractors handling any essential repairs. The proposed Building Automation System will provide constant monitoring of the HVAC system, facilitating the identification of trends and urgent issues for prompt resolution. To preserve air quality and equipment functionality, the filters on these units will undergo a minimum of three changes per year. The facilities department conducts annual equipment maintenance inspections using check sheets provided by the manufacturers. The included warranties for the new HVAC system consist of a standard 1-year equipment warranty, as well as, a 1-year labor warranty provided by the HVAC contractor. Likewise, the proposed roof comes with a 20-year NDL, incorporating a 72-mph wind rider, and is supported by a 2-year workmanship warranty.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Widefield 3 (0990) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Janitell Jr. HS Roof Replacement - HVAC Improvements (0990-SG00001) - - New - Application Number (39)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

63.00 %

* B. Actual match on this request - Enter Actual Match Percentage

63.00

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	8,075,229.87
D. Applicant Match to this Project	\$	\$5,087,394.82
E. Applicant Grant Request	\$	\$2,987,835.05
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	8,075,229.87

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input checked="" type="checkbox"/> Financing The school district is securing funds through a COP loan.
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for anew school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet

% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


*** Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

10/16/2023 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

09/27/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

We based our calculation for the roofing segment of the project on the Request for Proposal (RFP) and competitive bidding (Bid Tabulation Sheet Attached) The estimate for the HVAC section of the bid was derived from Engineering conducted by Murphy Company, utilizing a Rough Order of Magnitude (ROM) to determine the overall cost.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The overall project management will be handled by Jeff Baerresen Facilities Manager as well as Zach Richard Assistant Facilities Manager. The roof project will be co-managed by Shawn McMillin from IRSC and Kaleb Scheffler Project Manager for Murphy Company for the HVAC. Contractor qualifications are uploaded for your review.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

To commence the roofing component of this project, we issued a competitive Request for Proposal (RFP) through Bid Net. Following the receipt of numerous bids, a thorough evaluation was conducted, and we selected the company that presented the best value. The results of the bids are available for your review. The policy of Widefield School District 3 permits the possibility of sole-sourcing professional services for urgent requirements. Murphy Company was chosen to engineer the HVAC segment of the project in response to the expected prolonged lead times for mechanical equipment.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The school district has secured funding through a COP loan.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Annual electricity: \$87,042.00

Annual Gas: \$34,692.00

The projected yearly energy expenses will remain unchanged with the integration of D/X cooling. The cost savings from gas will be redirected toward electrical savings. Installing D/X cooling aims to replace evaporative cooling.

• **Campuses Impacted by this Grant Application** •

Agate 300 - Gym Roof and HVAC Improvements - Agate ES/Jr/Sr HS – 1955

District:	Agate 300
School Name:	Agate ES/Jr/Sr HS
Address:	41032 2nd Avenue
City:	Agate
Gross Area (SF):	43,515
Number of Buildings:	2
Replacement Value:	\$12,292,387
Condition Budget:	\$5,831,166
Total FCI:	0.47
Adequacy Index:	0.24



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,199,704	\$1,629,581	0.74
Equipment and Furnishings	\$692,947	\$715,444	1.03
Exterior Enclosure	\$2,014,537	\$371,831	0.18
Fire Protection	\$14,525	\$611,685	42.11
HVAC System	\$1,185,356	\$743,806	0.63
Interior Construction and Conveyance	\$2,478,813	\$1,839,403	0.74
Plumbing System	\$783,543	\$182,757	0.23
Site	\$636,713	\$343,691	0.54
Structure	\$2,286,249	\$0	0.00
Overall - Total	\$12,292,387	\$6,438,198	0.52

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Agate ES/Jr/Sr HS Shop	7,550	0.52	1995	\$1,487,095	\$875,876
Agate ES/Jr/Sr HS Site	217,155	0.54	1955	\$636,713	\$343,691
Agate ES/Jr/Sr HS Main	35,965	0.46	1955	\$10,168,580	\$5,218,631
Overall - Total	260,670	0.47		\$12,292,387	\$6,438,198

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Agate 300

County: Elbert

Project Title: Gym Roof and HVAC Improvements

Current Grant Request:	\$394,063.25	CDE Minimum Match %:	54%
Current Applicant Match:	\$462,595.98	Actual Match % Provided:	54%
Current Project Request:	\$856,659.23	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$856,659.23	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$107.08	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$10.52	Affected Pupils:	75
Hard Costs Per Sq Ft:	\$96.57	Cost Per Pupil:	\$11,422
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	580
Previous BEST Total \$:	\$0.00		

Financial Data (School District Applicants)

District FTE Count:	66	Bonded Debt Approved:	
Assessed Valuation:	\$29,731,915	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675	Bonded Debt Failed:	
PPAV:	\$448,597	Year(s) Bond Failed:	
Statewide PPAV:	\$229,467	Outstanding Bonded Debt:	\$0
Median Household Income:	\$65,625	Total Bond Capacity:	\$5,921,477
Statewide Avg:	\$70,838	Statewide Median:	\$28,824,395
Free Reduced Lunch %:		Bond Capacity Remaining:	\$5,946,383
Statewide District Avg:	51.87%	Statewide Median:	\$17,408,578
Total Mills \$/Capita:	\$647.20		
Statewide Avg:	\$1,121		

I. Facility Profile

Agate 300 (0960) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Gymnasium Roof and HVAC Improvements (0960-SG00001) - - New - Application Number (60)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Agate 300 - 0960 

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Agate School was originally a one-room schoolhouse built in 1893. Later, more classrooms were added as the school grew. In 1911, a fire broke out and seriously damaged the interior of the school, while the outside structure remained intact. After the fire, the school was renovated, and more classrooms and the office were added. Agate School had another fire in 1954, forcing the district to rebuild the existing main building in 1955.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

1958 -- A new gym was constructed and the old gym renovated into classrooms.

1970's - A bus barn was constructed.

1988 - The shop building was constructed next to the main building.

2005 - There were major renovations which included a new commons area, cafeteria, locker rooms, weight room, V-Nets room, and a new kitchen. The old kitchen was turned into a classroom. This renovation concluded asbestos abatement.

2005/2006 - A lighting upgrade was completed, and rooftop HVAC units were added in the main building.

2014 - Two new boilers were installed. Roofing on the 1955 and 2005 sections was hail damaged and replaced with EPDM membrane on the flat roof line and shingles on the vaulted administration section.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

During 2022-2023 Fiscal Year, approximately \$308/FTE was spent by the district towards capital outlay projects, which were primarily made up of emergency repairs and reactive upkeep of current systems.

To best prepare for the upcoming year's capital projects and facility needs, the district collaborates with our Building Manager and maintenance personnel, administrators, principle, and school board members on how to best prioritize and commit towards anticipated capital outlay projects.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Agate 300 (0960) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Gymnasium Roof and HVAC Improvements (0960-SG00001) - - New - Application Number (60)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

DISTRICT OVERVIEW

Agate School District is small rural district in the eastern plains of Colorado, located along the I-70 corridor. The district is in the northeast part of Elbert County. The first Agate School was a one-room schoolhouse built in 1893. In 2010 the district had dropped down to 15 students and the State wanted to close down the school. The staff was laid off that year, which included 11 teachers, the principal, two janitors, coaches and office staff. Five students were sent to Deer Trail School and five went to Limon. To the credit of Doug Purdy, School Board President, the district was able to stay open. Mr. Purdy canvased the area soliciting for students. The district reopened in 2017 with 38 students and has now grown to an enrollment of 81 students! The district proudly serves the town of Agate and the farming communities in the area.

CURRENT MAINTENANCE PROGRAM

Currently, we employ one building manager and one custodian that maintain the buildings and building systems.

ACADEMICS AND EDUCATIONAL PROGRAMMING

1. Curriculum Enhancement: Our curriculum has undergone a comprehensive review to ensure alignment with the latest educational standards and best practices. We have introduced new and engaging learning materials to make the educational experience more relevant and captivating.
2. Technology Integration: Embracing the power of technology, we have implemented cutting-edge tools and resources to facilitate interactive and dynamic learning. This includes the introduction of online platforms, multimedia resources, and other digital tools to enhance both in-person and remote learning experiences.
3. Professional Development: Our educators have participated in extensive professional development programs to stay updated on the latest teaching methodologies and strategies. This investment in our staff's growth directly translates into enriched classroom experiences for our students.
4. Student Support Services: Recognizing the importance of holistic development, we have expanded our student support services. This includes increased access to counseling, tutoring, and academic resources to ensure that every student receives the individualized support they need to thrive.
5. Parental Involvement: We believe in fostering a strong partnership between the school and parents. To enhance communication and involvement, we have implemented regular parent-teacher conferences, workshops, and informational sessions. We are already seeing positive results from these initiatives, and the feedback from students, parents, and faculty has been overwhelmingly positive.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The deficiencies outlined in this application describe the highest priorities of current deferred maintenance challenges we must undertake. The corresponding solutions to these challenges reflect our vision, and strategic planning for important facility improvements.

1) GYMNASIUM ROOF

We have identified a critical roofing system, serving the 1958 gymnasium, that is in urgent need of replacement. The existing roof is a standing seam metal roofing system installed on an A-frame, steel beam roof structure, with insulation under the roof deck, exposed to the interior. This is amazingly still the original roof, which is now 66 years old, and has surpassed its expected useful life. The roof is bare galvanized sheet metal with no protective coating.

The existing metal roof utilized single lock seams which are not as watertight as double lock, or fully folded seams. Single lock seams can leak when enough snow builds up to reach the folded seams which are about 3" above the roof surface. Additionally, given the huge temperature swings seen in this area, expansion and contraction of the roof panels have caused the many holes for the roof fasteners to elongate, ovalize, and leak excessively. District maintenance personnel repeatedly attempted to seal the holes at each fastener, but the sealants quickly become brittle and fail due to the harsh sun and large temperature swings causing the original problem. Resealing the fastener locations only provides a temporary reprieve from leaks, which is costly and time intensive endeavor each time. Additionally, the roof's ridge cap and portions of the trim at the A-frame ends have begun to fail.

Roof leaks causes disruption in use of the space and causes interior damage during the region's heavy rains and snow melts. The district has poured capital investments into maintaining and repairing the roof, but the district has reached the point where repairs are no longer successful and can no longer prolong the life of the existing roof.

The leaking roof puts the gymnasium's hardwood flooring at risk of significant and costly damage. The school has done an excellent job at maintaining the original hardwood floor, which has an estimated replacement cost of over \$700,000 should it be severely damaged by the leaking roof. Additionally, the insulation mounted on the underside of the roof, and exposed to interior, has begun to fail in numerous locations. The failed insulation leads to increased heating loads that cannot always be met by the existing HVAC systems in the winter. Furthermore, the failing insulation, combined with bare metal roof, causes the gymnasium to become so hot in the summer it becomes unusable.

This gymnasium is very important to the district and its community. It is the site of graduation every year: Agate Alumni use the gymnasium regularly; Parent Engagement Meetings are hosted in the gymnasium every month; Community members and parents often attend the district's monthly assemblies in the gymnasium; and, with prior permission and scheduling, community members use our gymnasium for various activities. The district's gymnasium, in recent years, has also been utilized frequently to host funeral services for community members. It is suffice to say disruptions in use of the gymnasium caused by the failing roof system have major negative impacts on the district and their community since there are no other facilities in the area of similar size to use.

2) GYMNASIUM HVAC

The gymnasium HVAC system consists of two propane gas-fired unit heaters that were installed in 2005. These units are heating only, there is no cooling in gymnasium, and do not provide any fresh outdoor air ventilation. Additionally, these units have exceeded their expected useful life and are highly inefficient compared to modern units. There is also an exhaust fan and louver system that is meant to bring fresh air into the gymnasium, but this system has completely failed. The louvers above the stage no longer open and the slide wall exhaust fan in nonfunctional and the sidewall louvers have been boarded closed. The failure of the exhaust systems means no outside air is brought directly into the gymnasium.

The lack of cooling in the gymnasium, combined with roof deficiencies mentioned above, allows the space to regularly exceed 100°F during the hot summer months. These high temperatures greatly limit the usability of the gymnasium in the summer because the indoor temperature reaches stifling and dangerous levels. The district has a desire to form an indoor volleyball team which has been impossible because the season overlaps with some of the hottest months of the year and the team would not be able to consistently use the gymnasium for practice or home games. Additionally, physical education classes during the warm months are routinely moved to smaller rooms in the school that have cooling, which limits the activities the students can participate in.

The district continues to find other spaces to use while the gymnasium is out of use due to the lack of outside air ventilation being provided by the gymnasium's HVAC systems also posing serious health concerns. Inadequate ventilation, in a space where the occupants are exerting themselves and breathing heavily, can promote the spread of airborne illness and lead to the buildup CO2 levels that exceed indoor air quality requirements. This has significantly limited activity related to the gymnasium for the school during times of high illness, from school activities to community engagement. Even in the winter, the unit heaters do not provide any ventilation to the space, increasing the risk to the users.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The deficiencies stated above were initially identified by district staff and are very apparent to even casual observers of the condition of the gymnasium. The leaks in the roof make it obvious that serious repair or improvement is necessary, and the extremely high indoor temperatures in the summer point to a glaring HVAC issue. The district recently completed an open procurement process to select a design-build partner with extensive school improvement

experience that could assist in a detailed analysis of these deficiencies. The selected design-build firm's engineers and their K-12 architectural partner audited the gymnasium to thoroughly investigate and document the existing roof and HVAC system. Additionally, the design-build firm brought out an experienced roofing contractor to inspect the roof.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

1) GYMNASIUM ROOF REPLACEMENT

The most cost-effective and longest lasting solution is to fully replace the existing standing seam metal roof with a new standing seam metal roof. The new roof will consist of 24-gauge, 24" standing seam roof panels, all necessary trim, new insulation. The new roof installation will include the appropriate thermal blocking to improve the thermal properties of the new roof. The insulation will be R-25 Simple Saver roof insulation which is installed on the interior side of the new roof.

The combination of increased R-value and new roof with reflective coating will make a huge improvement in minimizing the roof's heat transfer and solar heat gain in the summer months.

This solution will greatly improve occupant comfort, get rid of all roof leaks, and provide a roofing system that will last for decades to come. The full roof replacement will be completed in sections to minimize weather risks and to allow the interior space to be protected section by section.

2) GYMNASIUM HVAC UPGRADE

The district is proposing to install a new rooftop mounted, high efficiency heat pump air handling unit (AHU) that will include an energy recovery system and back up electric resistance heat. The new AHU will be sized to provide the code required volume of fresh ventilation air which will greatly improve the indoor air quality of the gymnasium. This heat pump AHU will add cooling to the gymnasium so the district can comfortably use the gymnasium year-round. The energy recovery system will reduce the amount of heating and cooling energy the new AHU will require to condition the space. This all-electric system will also allow the district to pursue additional grant opportunities to reduce the financial burden on the district. The new AHU will be mounted on a new curb on the low roof adjacent to the gymnasium. New duct work will pass through a new side wall penetration and then tie into new ceiling hung fabric ductwork in the gymnasium. The fabric ductwork is an attractive, cost-effective ductwork that will be color matched to the school's colors. The new AHU will be controlled by new local thermostats that will be equipped with CO2 sensors. This will allow for the implementation of a demand-based ventilation strategy that will further reduce the energy consumption of the new HVAC system while maintaining indoor air quality.

In 2005, the electrical distribution system upgrade included the addition of a 1200A, 3-phase, 208-Y main distribution panel (MDP). Wisely, this panel was oversized and includes a number of unused breaks and empty slots. This MDP has sufficient capacity to provide power to the new HVAC system without significant electrical infrastructure upgrades. A new breaker at the MDP, feeders, conduit, and a disconnect at the AHU is all that will be required to power the new AHU.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As part of the planning process for this grant, our engineers completed preliminary designs of the new gymnasium HVAC system, including load calculations, ventilation calculations, equipment sizing and selections, and preliminary layout of the new equipment. They also brought in three roofing contractors to perform inspections and assist in the development of multiple roofing solutions. Preliminary budgets were developed for the HVAC and roofing options and presented to the district for consideration. The district then selected the solutions to proceed with in this grant application. The solutions outlined in this application meet or exceed CCAB Public School Facility Construction Guidelines, as well as the codes currently adopted by the Fire and Life Safety Section of Colorado's Division of Fire Prevention and Control which will be the Authority Having Jurisdiction for plan review and permitting of the construction of the projects.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Both the roofing and HVAC projects for the gymnasium are extremely urgent. The roofing system is now over 65 years old and will continue to deteriorate and fail with more regularity. Without a full roof upgrade project in the near future, water leaks with continuous to pose an ongoing risk to the gymnasium's infrastructure below and require costly repairs that eat into the district's capital funds.

The existing HVAC system is wholly inadequate at both conditioning the space and at providing proper ventilation for the occupants of the gymnasium. Should the HVAC system replacement project fail to be funded, students, staff, and community members that use the gymnasium will continue to be subjected to unhealthy indoor air quality and stifling summer time temperatures that frequently render the gymnasium unusable.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

CAPITAL RENEWAL BUDGET

The district will include a minimum of \$308 per student per year in new funding allocated to district's Capital Renewal Budget, which is estimated to be \$25,000 in increased funds. Of these new funds, \$1,200 will be earmarked and dedicated specifically towards the preventative maintenance for the projects completed under this grant. This budget will maximize the life of the projects and ensure funding for future replacement costs, which, according to ASHRAE

and manufacturer data, is approximately 15-20 years for HVAC equipment and 20 for the new roof.

PREVENTATIVE MAINTENANCE PLAN

We have submitted as a supplemental document the details anticipated maintenance expenditures for proactive upkeep, both professionally and in-house, of this project's new systems. This has been used during our financial planning to this point as a basis for a Preventative Maintenance and Capital Renewal Plan. Based on this due diligence, the district is planning for committed annual expenditures of \$1,200/yr., conservatively, specifically towards these new systems.

TRAINING

We will ensure our staff receives dedicated support and training by requiring design professionals and installing trade contractors to provide onsite, hands-on training and education when implementation is completed. Schedules and training programs that address proper maintenance of the new roof and the operation and maintenance of the new HVAC system will be developed for, and approved, by our Building Manager and district administration.

Periodic training will be provided throughout the construction process, as this affords staff our greatest opportunity to learn the intricacies of the systems. Formal training sessions will be provided after construction and commissioning is completed and systems are fully operational, at which point the staff has gained initial familiarity with the installed measures.

On-going post-project training and support will be required for as long as needed to ensure that our staff receive the proper knowledge for turnover of the systems and operations, maintenance, and repairs responsibilities. This will include formal refresher training and informal on-the-spot training.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Agate 300 (0960) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Gymnasium Roof and HVAC Improvements (0960-SG00001) - - New - Application Number (60)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

54.00 %

* B. Actual match on this request - Enter Actual Match Percentage

54

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	856,659.23
D. Applicant Match to this Project	\$	462,595.98
E. Applicant Grant Request	\$	394,063.25
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	856,659.23

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**

* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/05/2025 

* R. Anticipated Completion Date

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/18/2025 

* S. How did you arrive at the estimate for this project and who aided in the process?

OVERVIEW

The Detailed Project Budget was collaboratively developed with the expert support of professional trade contractors, construction management professionals, and registered design professionals specializing K-12 improvement projects. Each has extensive industry and specialized experience, a detailed understanding of our district's needs through meetings and site audits, and knowledge of the current construction landscape in the State of Colorado.

PROFESSIONALS ON DEVELOPMENT TEAM

They are a collective of design professionals and personnel that includes an architect, a structural engineer partner, as well as a mechanical engineer, an electrical engineer, and two Professional Construction Managers from Willdan, all of whom have combined multiple decades of industry experience. The team members have focused their careers specifically on K-12 improvement projects and serving public sector clients.

METHODOLOGY

Initial estimates were derived from the most recent R.S. Means nationally utilized database for new construction and renovation costs. The database reflects a pool of actual project costs from hundreds of cities across the country, and costs reported from contractors, designers, and building owners. Construction data is updated every quarter to provide the most accurate, up-to-date costs available.

Our development team refined the estimates by applying their internal project databases of recently completed projects of similar scope, actual project costs and hard-bids, and contractor quotes. They also factored in regional market conditions, facility location, and their similar specialty experience.

Schematic design details, quantities and unit costs in the comprehensive estimates are unique to current conditions and anticipated projects for Agate's gymnasium. They're derived from designers' own field measurements, dedicated site visits, dimensional floor plans, and scaled floor plans and supported by in-depth scope development process, collaborative planning, and extensive feedback from key district staff. Estimates include all hard costs and soft costs for the relevant scopes of work, from project development and professional design through to implementation and post-construction services.

SCOPE VALIDATIONS

Major scopes of work were estimated in collaboration with, or reviewed by, independent trade contractors specializing the scopes of work. This included professional opinion and/or validation of:

1. Mechanical System

2. Roofing System

ESCALATIONS & CONTINGENCIES

Appropriate construction, estimating contingencies, and owners contingencies are included due to the conceptual level of project development and volatile industry trends.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Agate School District has completed the open procurement process, via an RFQ/P, to select a Design-Build partner to be responsible for building system evaluation services, supporting the district through the BEST Grant process, as well as design, project management, and construction services related to the BEST Grant application scopes of work.

The Design-Build team will include, at minimum, professional engineers, and construction managers to lead and manage the project. Upon award of the BES Grant, we anticipate utilizing an AIA-141 contract which will provide the district a team of experts who are directly accountable for the design, implementation, management and ultimately the successful outcome of this project.

It is important to the district that the integrated project team will work synergistically throughout the entirety of the project timeline, report directly to our committee on a weekly basis, keep our project on time and on budget, certify the execution and operational performance of the improvements, and deliver to the highest-quality implementation of our capital improvement project.

It is anticipated that this project will be implemented in late 2024, or summer of 2025, depending on material lead times. Lead times have begun to come back down but they are still highly variable, with many providers unable to provide accurate lead time estimates until material orders have been placed. A high-level Project Schedule has been provided with this application as a supplementary document, but the schedule is subject to changed once lead times are solidified.

There is extensive detail and specificity to properly plan and manage this project plan that is not described here. Upon request, additional information can be provided to the CDE and CCAB.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Agate School District has completed the open procurement process, via an RFQ/P, to select a Design-Build partner to be responsible for building system evaluation services, supporting the district through the BEST Grant process, as well as design, project management, and construction services related to the BEST Grant application scopes of work. Our Design-Build partner will competitively select subcontractor for individual scopes of work, will manage the subcontractors, and will oversee the overall implementation of the projects.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's**

facility needs? *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Agate School District 300 has explored all available, and impactful options for funding regarding these necessary capital improvements including lease-purchase financing and voter-approved mill levy overrides, neither of which are possible at this time. One other option is an additional grant from the Colorado Energy Office (CEO) through their Build Electrification program. The new HVAC system proposed in this application will likely qualify for that CEO grant but at the time of submitting this BEST Grant application, the CEO grant period as not open.

It is clear at this time, though, that without the assistance of a significant funding source like a BEST Grant, we will quickly run out of the funding sources needed to help put our district's deferred maintenance/budget issues back on solid footing.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Mountain View Electric Association is the provider of electricity for Agate. During the most recent fiscal year, this district incurred a cost of \$18,381 for electricity.

The addition of mechanical cooling in the gymnasium creates a new source of electrical energy usage and will result in an increase in the facility electrical costs; however, the new HVAC also removes the use of propane for heating the gymnasium. The net change is estimated to be about \$1,000/year net increase in utility costs. This was discussed at length between the district and engineering team during the preliminary engineering audit and we have been financially planning for the increased utility costs.

● Campuses Impacted by this Grant Application ●

Garfield 16 - ES Health, Safety, and HVAC Improvements - Bea Underwood ES – 1981

District:	Garfield 16
School Name:	Bea Underwood ES
Address:	741 Tamarisk Trail
City:	Parachute
Gross Area (SF):	58,430
Number of Buildings:	1
Replacement Value:	\$25,635,761
Condition Budget:	\$11,714,469
Total FCI:	0.46
Adequacy Index:	0.17



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,782,490	\$2,134,916	0.77
Equipment and Furnishings	\$358,503	\$220,695	0.62
Exterior Enclosure	\$2,653,575	\$896,582	0.34
Fire Protection	\$15,233	\$987,098	64.80
HVAC System	\$4,214,668	\$4,422,333	1.05
Interior Construction and Conveyance	\$4,689,330	\$1,954,283	0.42
Plumbing System	\$948,206	\$395,782	0.42
Site	\$3,947,238	\$1,671,876	0.42
Structure	\$6,026,517	\$0	0.00
Overall - Total	\$25,635,761	\$12,683,565	0.49

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Bea Underwood ES Site	452,107	0.42	1981	\$3,947,238	\$1,671,876
Bea Underwood ES Main	58,430	0.46	1981	\$21,688,524	\$11,011,689
Overall - Total	510,537	0.46		\$25,635,761	\$12,683,565

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Garfield 16

County: Garfield

Project Title: ES Health, Safety, and HVAC Improvements

Current Grant Request:	\$4,134,034.65	CDE Minimum Match %:	45%
Current Applicant Match:	\$4,134,034.64	Actual Match % Provided:	50%
Current Project Request:	\$8,268,069.29	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$8,268,069.29	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$141.50	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$11.39	Affected Pupils:	378
Hard Costs Per Sq Ft:	\$130.11	Cost Per Pupil:	\$21,873
Previous BEST Grant(s):	8	Gross Sq Ft Per Pupil:	155
Previous BEST Total \$:	\$7,557,118.29		

Financial Data (School District Applicants)

District FTE Count:	1,094	Bonded Debt Approved:	\$30,077,287
Assessed Valuation:	\$1,246,220,490	Year(s) Bond Approved:	14
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$1,141,120	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$28,360,000
Median Household Income:	\$65,915	Total Bond Capacity:	\$249,677,078
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	67.70%	Bond Capacity Remaining:	\$220,884,098
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$2,279.78		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Garfield 16 (1220) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Health, Safety, and HVAC Improvements (1220-SG00002) - - New - Application Number (6)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Bea Underwood Elementary School - 1220-3578 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Bea Underwood Elementary (BUE) school, named after a long-time elementary educator, was built in 1981. BUE was initially built at a cost of \$3.9 million by Battlement Mesa, Inc.--a subsidiary of Exxon Corporation--under a interest-free lease/purchase agreement that allowed the school district to use portions of Exxon's local property taxes to make lease payments.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

BUE had an addition in 2001 because of population growth from the natural gas industry increase in the area during these years.

GCSD16 successfully passed a bond measure in 2014 and was awarded a BEST Grant in 2015 to fund district-wide capital improvements to aging facilities originally built between the 1950's - 80's. The BEST funding at BUE included abatement, security and roofing.

BUE received a few key improvements from the 2014 bond funding: a modified entrance to improve security; upgraded lighting, a new boiler, plumbing fixtures, abated and installed new gym flooring, new roofing, new addressable fire alarm, new windows and interior aesthetic improvements such as painting and flooring; and parking lot and site improvements.

New security cameras have been installed at BUE in the past year. There have been not other significant capital projects at BUE in the past 3 years.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Over the past 10 years the district has focused on being more proactive with their capital reserve projects. Each fiscal year we define a set amount to be transferred from the general fund into the capital reserve fund to cover planned repairs and maintenance. Additionally at the end of each fiscal year, with conservative budgeting and spending, we have been able to transfer additional funds into capital reserve.

By using this proactive budgeting model, we have been able to set aside funds to replace the artificial turf field at the high school (\$480,000), update infrastructure technology (\$500,000), unforeseen maintenance issues (\$300,000) and create an undesignated fund balance of \$6.6M. We foresee the district will continue with this budgeting model for future large capital outlay projects.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Garfield 16 (1220) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Health, Safety, and HVAC Improvements (1220-SG00002) - - New - Application Number (6)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

GCSD16 is a rural school district of just over 1200 students located in Western Garfield County, serving the communities of Parachute and Battlement Mesa and the surrounding rural area.

The local economy has historically been dependent on the mining and extraction of natural gas, oil shale, and sodium minerals. Specifically, the region has seen fossil fuel extraction-including oil shale in the 1970's-80's-and natural gas over the past 15-20 years. However, the fluctuation of these markets has significantly affected the district's enrollment and financial resources since its inception. The volatility in the petroleum industry has caused tremendous fluctuations in populations for more than 40 years. This "boom-and-bust" cycle has forced the district to make every financial decision while hedging against large reductions in student populations.

With the affordable housing crisis in adjacent mountain resort communities, we have experienced stable enrollment as our area is considered more affordable for housing. Many of our community members are employed in the resort service industry and commute daily as far away as Aspen (83 miles one way) for work.

BUE serves grades 2-5 with an enrollment of 378 students. The elementary school has a diverse population with 55% of students eligible for Free and Reduced Lunch, a 49% minority student population, and 30% of students classified as multilingual learners.

BUE provides students with a standards-aligned curriculum in ELA, math, science, and social studies. In addition, students rotate through art, physical education, and music specials each week. To meet the needs of a diverse population of learners, instructional specialists work with students who need additional support in reading and math, including English as a second language instruction.

The district has a three-person maintenance crew shared across all facilities. The maintenance crew has a variety of skills to address maintenance needs. More technical facilities issues require us to engage with subcontractors with specialized training such as electrical, plumbing and HVAC.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The BUE facility is now 43 years old. Even with the maintenance and improvements over the years, the building is expectedly aging and outdated in terms of infrastructure, system inefficiencies, and safety deficiencies. The most recent Colorado Department of Education (CDE) assessment was done in 2019, grading the overall BUE building at a facilities condition index (FCI) of 0.46. The CDE assessment highlighted several specific deficiencies that should need to be addressed within five years of inspection. Five years have passed since CDE's assessment, and the facility is facing the anticipated repair and replacement needs identified pre-Covid.

While our internal facilities and maintenance program can address many of the on-going maintenance needs across our district, we are requesting BEST assistance to address the following three Priority 1 scopes impacting health, safety and technology deficiencies within BUE:

- LEAKING SANITARY WASTE PIPING
- HVAC DEFICIENCIES
- UNSAFE HANDRAILS AND GUARDRAILS

LEAKING SANITARY WASTE PIPING (Health, Safety)

The 2019 CDE report noted that the plumbing systems are beyond their useful life. Since that time, staff began to report odors and wall stains within portions of the 1981 building. During the 2023 master plan facilities assessment audits, facilities staff and assessment teams confirmed that the cast iron sanitary waste piping has started to rust and corrode and leak. Facilities staff have temporarily blocked and signed the plumbing fixtures that feed the known leaks, but more leaks are expected. Three classroom sinks are out of use as of this application. Rusting and leaking waste piping lead to foul odors, slow and clogging pipes, potential mold, potential rodent and insect infestations.

While never a simple job, replacement of the waste piping in BUE is exacerbated by the fact that the interior walls of this portion of the building are all

masonry. Where the leaks have occurred behind the masonry walls has manifested by efflorescence on the masonry block, indicating active moisture.

HVAC DEFICIENCIES (Health, Safety)

The primary classroom portion of the original 1981 building is served by a large, single air handling unit (AHU) that includes heating coils and an evaporative cooling section. That unit provides ducted distribution to classroom diffusers and a return air plenum. This type of equipment has a 25-year life expectancy and now at 43 years old is well beyond its useful life.

Codes and best practices have changed dramatically since 1981 and we not only need replacement equipment, but we also need to leverage our HVAC systems to better protect the health of our students and staff. The Covid pandemic has taught us the importance of improved air changes and filtration. Our existing system, including its evaporative cooling section, provides undue risk of potential pollutants and microbes that at best exacerbate occupants with asthma and potential to spread dangerous pathogens or viruses.

UNSAFE HANDRAILS AND GUARDRAILS (Safety)

The 1981 portion of BUE has a two-story classroom wing that includes an open stair and balcony area overlooking the 2-story entry volume. While the second-floor classrooms are assigned to the older elementary students, the school's library is also on the second floor and adjacent to the balcony area in which all students access.

While code compliant at the time, neither the handrails or guardrails are code compliant and present a significant safety risk. The guard rails are only 36 inches high when the current code minimum is 42 inches, making it far too easy for a student to fall over the edge intentionally or accidentally. Additionally, the spacing between gaps and spaces within the current hand and guardrails exceeds the code maximum of 4" spacing which provides the real risk and opportunity for a child to get their head stuck between gaps in the railing system.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

For the previous bond in 2014, the district endeavored to create a facilities master plan to communicate with the community the capital needs of the schools. This master plan focused on facility deficiencies as a master plan had not been undertaken in the district prior to 2014.

In 2022, the district leadership decided the master plan from 2014 needed to be updated and encompass a broader scope to adhere to the master plan components recommended by CDE. Garfield 16 has an on-call Owner's Representative and requested that a master plan procurement process be initiated. The district competitively procured a master planning firm and selected TreanorHL in early 2023.

TreanorHL and their team of k-12 architects and engineers provided facility assessments of all district buildings. The deficiencies from the assessments were priced by FCI Constructors. The district engaged a demographics expert to provide up to date data on past, current and projected enrollment.

The data and pricing from the demographics and facility assessments were presented to a master plan visioning team that met once a month for approximately one year. The visioning team was comprised of district leadership, staff and parents. The visioning team provided input on the direction for the strategic plan for implementation. The master plan was adopted in fall of 2023.

From the master plan process, the urgent needs at BUE were identified for a BEST Grant application. Our teams of building experts have had additional meetings and site walks reviewing the issues and potential solutions around each of the three deficiencies outlined above.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The master plan team of architects and engineers provided a narrative to address the deficiencies at BUE as follows:

LEAKING SANITARY WASTE PIPING

The corroding cast iron sanitary drain piping needs to be replaced. The most cost-effective solution is to replace the rusting cast iron waste piping with PVC piping. For the past 20 years, PVC piping has replaced cast iron in most sanitary drain conditions because of its lower cost, lighter weight, and ease of installation. Cutting and demolition of portions of the masonry walls will be minimized to be able to remove and reinstall the associated drain, waste, and vent piping. Any ancillary impacts or damage from the leaks will be evaluated and corrected as the wall cavities and chases are exposed. Any asbestos-containing pipe fittings will be properly abated and disposed.

HVAC DEFICIENCIES

The proposed solution is a replacement of the existing 43-year-old Air Handling Unit (AHU) and evaporative cooler section with a new code compliant AHU with a direct expansion (DX) coil for cooling. The DX coil will require a new outdoor condensing unit and an associated electrical upgrade to support the additional electrical load. The electrical upgrade will also allow for additional convenience outlets within the 1981 classrooms to better accommodate computer usage in modern teaching environments. Much of the existing building automation system (BAS), also beyond its useful life, will be upgraded to control this new (and existing) equipment to optimize energy use, minimize utility costs and maximize occupant comfort.

UNSAFE HANDRAILS AND GUARDRAILS

The handrails and guardrails at the open stair and balcony will be reworked and replaced where necessary to reduce any gaps or spaces to be less than 4" to prevent a child from getting their head caught in the system. The existing 36" high guardrails will be raised to a minimum 42" to help prevent people from falling over the edge to the first floor below.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As noted throughout, the district has procured a team of professional architects, engineers and consultants to advise on solutions for the highest needs identified in our facility master planning process. Current cost estimates for the solutions were prepared by a reputable general contractor with input from subcontractors.

Understanding material procurement lead times for HVAC is at an unprecedented level, the district is prepared to commence the projects as late as spring of 2025. This will give the competitively procured contractor the time to order material to be ready to start. If possible, the district will evaluate a 2024 start. The team has been following costs for construction escalation and have planned appropriately based on market conditions seen from 2020 to the present.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

These projects are urgent to address the health and safety of our students and staff. We are most concerned about addressing the indoor air quality for our young learners and staff. Not addressing the leaking sanitary waste pipes will just continue to deteriorate over time and negatively impact indoor air. It may also lead to having to close some restroom facilities within the school, a concern with our young students needing to traverse across the school to use a restroom facility. The HVAC system is beyond useful life and not providing recommended air turnover in each learning space and will continue to decline with the potential to increase the spread of airborne disease. While we are not aware of any child falling through the guardrails on the second floor, we must address this safety issue.

If the 3-part project is not awarded, we would only be able to complete one of the projects at a time instead of addressing them simultaneously and cost effectively. While impossible to prioritize between the three, we would probably move forward with the sanitary sewer waste project as those lines have failed and we cannot afford to close restroom facilities for young students. We feel by packaging these projects, we will get more competition from contractors and therefore better pricing to address our needs. Doing these projects in a linear fashion, several years apart, will be much more costly given cost escalation and less opportunity for economy of scale.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

By completing a yearly assessment of district wide capital repairs, replacements and improvements, the district will continue the budgeting practice of budgeting the transfer from the general fund that will help cover these needs. Because we are a small district in a rural setting, end of life for capital assets are always taken into consideration when maintaining and replacing those assets, along with learning support, student and staff safety. As we have with other large ticket items, in the past, a set aside will be created in the capital reserve fund for RTU replacement, giving the district ample time to meet the goal of replacing RTU's in the district at end of service life.

The HVAC component of the project will be commissioned to ensure it is performing per specifications prior to the close out of the project. The project will be under warranty by the contractor for the first year. All manufacturers warranties will be obtained and reviewed to ensure we are in compliance with warranties for the large equipment.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Garfield 16 (1220) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Health, Safety, and HVAC Improvements (1220-SG00002) - - New - Application Number (6)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

45.00 %

* B. Actual match on this request - Enter Actual Match Percentage

50

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	8,268,069.29
D. Applicant Match to this Project	\$	4,134,034.64
E. Applicant Grant Request	\$	4,134,034.65
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	8,268,069.29

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

04/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/01/2026 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The master plan lead, TreanorHL, engaged FCI Constructors, Inc. to provide cost estimating services for the project. FCI is a well-known school general contractor on the Western Slope and has worked on the District's projects over the years providing familiarity with the systems. FCI was able to arrive at a construction cost estimate by using in-house MEP experts, historical data and reaching out to subcontractors for pricing input. The master plan architectural and engineering team had time to review, comment and question the estimate prior to using for the BEST grant application budget.

Assuming a start of spring 2025, to allow for long lead items for HVAC equipment to arrive, an appropriate construction escalation was included. While the rate of construction escalation has started to ease, the market is continuing to see a higher rate than pre-pandemic norms on the Western Slope.

The overall budget was prepared by the District's Owner's rep, Dynamic Program Management who has managed many BEST grant projects of similar scope on the Western Slope including recently within the Garfield 16 school district.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The District has engaged an experienced Owner's Rep to provide project management services. A design team and general contractor will be procured for the project. District facilities staff will provide direction and decisions to the team. The project team will report to an executive committee comprised of the superintendent, business manager, Board of Education member and facilities director.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

As noted above, our district has an on-call Owner's Representative we have worked with to successfully deliver many projects over the years. Our plan is to continue with our on-call contract for this service. Our Owner's Representative will assist the district in a competitive RFQP process for design, construction and commissioning for this project. The RFQP notices will be advertised through CDE's List Serve as well as other locations such as BidNet, newspapers and plan rooms. We will form a selection committee comprised of the superintendent, business manager, facilities director and a board representative. Scoring rubrics will be provided to candidates and score cards will be completed for each candidate to determine the best fit for our district for this project.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The majority of the match will come from the general fund, which budgets for capital improvements each year. It is because of our proactive financial management for capital reserve we have increased our match percentage from our calculated match of 45% to 50%.

Our master plan process identified the need to replace all security cameras at BUE. Instead of including this scope in our BEST application, we applied for and were awarded grants from the Colorado Department of Homeland Security and Emergency Management and the local Federal Mineral Lease grant program. This needed security upgrade work has been completed at BUE in the past year.

Another urgent need at BUE is a safety upgrade of the play yard. Our district has engaged in a separate design and construction process for these needed improvements and are funding them outside of this BEST grant application.

Historically, our district has been successful in obtaining grants from the Federal Mineral Lease District for facility improvements to stretch our capital reserve dollars.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Over the past 5 years, BUE has spent about \$34,000 per year on electricity and natural gas. With more efficient HVAC system, we expect the utility costs to be reduced by at least 15%.

● Campuses Impacted by this Grant Application ●

Garfield Re-2 - ES Roof, Boilers, Window, and Door Replacements - Wamsley ES – 1982

District:	Garfield RE-2
School Name:	Wamsley ES
Address:	225 East 30th Street
City:	Rifle
Gross Area (SF):	47,952
Number of Buildings:	2
Replacement Value:	\$19,622,960
Condition Budget:	\$9,082,846
Total FCI:	0.46
Adequacy Index:	0.20



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,990,580	\$1,787,618	0.90
Equipment and Furnishings	\$292,397	\$66,989	0.23
Exterior Enclosure	\$1,976,252	\$991,780	0.50
Fire Protection	\$698,564	\$17,518	0.03
HVAC System	\$3,573,402	\$1,882,129	0.53
Interior Construction and Conveyance	\$3,600,206	\$1,756,015	0.49
Plumbing System	\$980,732	\$168,864	0.17
Site	\$3,630,795	\$2,314,809	0.64
Special Construction	\$87,621	\$87,621	1.00
Structure	\$2,792,411	\$9,506	0.00
Overall - Total	\$19,622,960	\$9,082,849	0.46

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Wamsley ES Site	489,450	0.64	1982	\$3,630,795	\$2,314,809
Wamsley ES Mod Classroom	1,440	0.83	1998	\$182,349	\$152,181
Wamsley ES Main	46,512	0.42	1982	\$15,809,816	\$6,615,859
Overall - Total	537,402	0.46		\$19,622,960	\$9,082,849

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Garfield Re-2

County: Garfield

Project Title: ES Roof, Boilers, Window, and Door Replacements

Current Grant Request:	\$583,086.24	CDE Minimum Match %:	68%
Current Applicant Match:	\$1,239,058.27	Actual Match % Provided:	68%
Current Project Request:	\$1,822,144.51	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$1,822,144.51	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$38.00	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$1.80	Affected Pupils:	402
Hard Costs Per Sq Ft:	\$36.20	Cost Per Pupil:	\$4,533
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	119
Previous BEST Total \$:	\$2,372,824.92		

Financial Data (School District Applicants)

District FTE Count:	4,507	Bonded Debt Approved:	
Assessed Valuation:	\$1,342,552,900	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675		
PPAV:	\$299,846	Bonded Debt Failed:	\$5,700,000
Statewide PPAV:	\$229,467		
Median Household Income:	\$79,030	Year(s) Bond Failed:	18
Statewide Avg:	\$70,838		
Free Reduced Lunch %:	34.10%	Outstanding Bonded Debt:	\$53,855,000
Statewide District Avg:	51.87%		
Total Mills \$/Capita:	\$1,285.59	Total Bond Capacity:	\$270,281,298
Statewide Avg:	\$1,121	Statewide Median:	\$28,824,395
		Bond Capacity Remaining:	\$214,655,580
		Statewide Median:	\$17,408,578

I. Facility Profile

Garfield Re-2 (1195) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof, Boilers, Window, and Door Replacements (1195-SG00001) - - New - Application Number (8)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Wamsley Elementary School - 1195-9231 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Wamsley Elementary School (Wamsley) was built in 1982. This brick-and-mortar building met the construction and educational standards required at the time.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Wamsley Elementary's facility infrastructure is in dire need of repair. Over the last two years, the 21-year-old roof has been compared to a cooking colander because of constant leaks which are felt by building users (students, teachers, staff, and community members) through water infiltration through the ceiling. Leaks are highly visible and are shown through warped ceiling tiles requiring continuous replacement. On average, more than three dozen ceiling tiles are replaced per month, in the cafeteria alone, to sustain safe building operations. This does not include other areas of the building with leaks. The most frequent and costly repair is Wamsley's roof.

As a public school, district leaders constantly face challenging decisions around either investing in academic programming to ensure competent and high-quality education or in building operations. However, it is important to note that the safety and well-being of students and staff should be the top priority. The current state of Wamsley's facility infrastructure poses a serious threat to the safety of the students and staff.

It is imperative that the district invests in repairing Wamsley's facility infrastructure because it is beyond its useful life. Operations and maintenance focused on repairs will soon not be possible. Windows, doors, and roofing are at the brink of being unrepairable. Financial support will ensure that the students and staff have a safe and conducive environment for learning and working and without interruption.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Historically the district budgets \$1.5 million per year to address our capital needs. The \$1.5 million for 14 facilities and sites equates to roughly 2.2% of the organization's entire \$67M budget; and is still not enough to take on the district's \$150 million+ of deferred maintenance. In addition to the annual contribution, the district has had to infuse an additional \$8 million over the last 2-years to address priority capital projects. Major foundational issues at an elementary, boiler replacements, electrical upgrades and other critical needs have required the district to divert general fund dollars to address these projects.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Garfield Re-2 (1195) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof, Boilers, Window, and Door Replacements (1195-SG00001) - - New - Application Number (8)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Garfield School District Re-2 is a public school district located in Rifle, CO and serves 822-square miles of Western Garfield County. The District has approximately 4,700 students, 350 certified staff and nearly 800 employees and is comprised of 10 schools; 6 elementary, 2 middle and 2 high schools.

The District offers a wide range of educational programs, including Advanced Placement (AP) courses, Concurrent Enrollment (CE) courses, and Career and Technical Education (CTE) programs. In the 2022-23 academic year, Garfield Re-2 School District high school students took a total of 110 college courses at Colorado Mountain College for a total of 2,166.5 college credits.

Wamsley Elementary is a 47,952 square-foot, one story building, with gymnasium, art, and cafeteria spaces. The school supports 400+ students in grades PK - 5. For residents of Western Garfield County, Wamsley is more than an academic center. Instead, it is known as a key connector and heart of the community. The facility is used for athletic programming, municipal recreation activities, gathering space for community meetings and other civic purposes.

Wamsley Elementary is the oldest elementary school in Garfield Re-2 School District. It was constructed as part of the 1980's oil shale boom. Over 40% of Wamsley Elementary students qualify for free and reduced lunch (the second highest elementary school in the district), and 69% of the student body is Hispanic. From a community perspective, Wamsley Elementary has a public perception problem because it is not the "bright, shiny penny," of the elementary school options. When you layer discolored ceiling tiles, water running down the walls during rainstorms, and trash cans capturing water congesting areas, it does not help with public perception.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Wamsley Elementary administration has the weather report available with a push of a button. There is a high need to know when to prepare for rain or melting snow, because the condition of the roof creates havoc during an otherwise normal school day.

When it rains, water droplets fall on the tables of students eating their breakfast or lunch. Trash cans are placed strategically around the cafeteria to capture larger drips of water creating congestion in the lunchroom. This becomes especially congested during high-traffic times such as Thanksgiving lunch with parents.

The floor tiles in the cafeteria are now damaged due to the excess water. There are many places where floor tiles are secured with duct tape and many others have been replaced. This year, one of the ceiling tiles fell and brought the video camera that was attached to it down as well. On a side note, the district plans to replace flooring throughout a majority of Wamsley ES as part of their 2024 capital projects plan.

During storms or times of snow/ice thaw, ceiling panels will sag outside of the second and third grade classrooms. The Wamsley Administrative and custodial teams know to keep a particular eye on these areas lest a sagging ceiling panel fall on any student, staff, or community member.

Over the course of the last two years, Wamsley Elementary has lost classroom books, music equipment, a video camera, and dozens of ceiling tiles due to the condition of the roof and the incessant leaking.

The proposed project scope directly aligns with the grant application's statutory need Priority 1, which addresses safety hazards or health concerns at existing public-school facilities, including concerns relating to public school facility security, and projects that are designed to incorporate technology into the educational environment. The requested funds were evaluated and ranked to specifically address these issues. The following information provides a summary of the project's existing conditions that are causing the district to request grant funds:

Roof:

Existing conditions: The current roof consists of three different roof systems: a modified bitumen system, a single-ply membrane with deck insulation and covered with a stone ballast and a standing seam metal roof. The standing seam metal roof, which covers the gymnasium, cafeteria and administration area is not part of this grant request; only the modified bitumen and single-ply ballasted portion are being requested to be replaced.

The modified bitumen and single-ply ballasted roofs were installed in 2003 when the gymnasium and classroom wing were constructed. These roofs were installed on top of the original roofing system and are well beyond their useful life. Core samples taken in our roof inspection show some saturated areas of insulation under the roof membranes.

Windows:

Existing conditions:

The original 1982 windows are well beyond their useful life and do not function as intended. The window's casing is made of wood and is rotted and splintered in various areas. The windows are single pane and offer no insulation and are not ideal for Colorado's cold climate. The windows do not seal shut as intended and sometimes leak or let cold air in during the cold months (October - April).

Because of the window's antiquated makeup (like that of a standard residential home), the windows have been compromised multiple times over the last few years through break-ins, which pose a security risk for students and staff.

Doors:

Existing conditions:

Wamsley's doors are original to the building and are damaged and beyond their useful life. The steel frames and hollow metal doors have warped due to sun exposure, causing the doors to not lock or shut properly. Additionally, some of the door's hardware is not functioning as intended and are becoming obsolete.

Boilers:

Existing conditions:

Wamsley's heating system is in extreme need of an upgrade. The school currently relies on two gas-fired hot water boilers that are past their useful life and require weekly repairs to keep them running. One boiler was installed in 1995 (1,200 MBTU) and the other in 1998 (900 MBTU), and both are required to heat the school. The antiquated and fragmented system creates a thermal comfort issue for both staff and students. Their operation is at risk of breaking down at any given time. Facility staff manually check them daily before school starts to ensure that school and building functions can operate as planned.

Upgrading the heating system would not only improve the thermal comfort of the school but also reduce the need for frequent repairs, while lowering energy costs.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The project's deficiencies have been identified through multiple sources. First and foremost is the Colorado Department of Education's (CDE) Facility Insight Assessment. Wamsley Elementary's last assessment was completed in the summer of 2018. During this time, the roof, windows, doors, and boilers were all noted as past their useful life. The CDE assessor stated that the years remaining have been increased because the system(s) are currently functioning, but the systems are beyond their useful life and should be repaired / replaced.

These issues were again confirmed with our long-range facility master plan that was completed in the summer of 2019. Of the ~\$7 million in current deficiencies identified at Wamsley Elementary; the roof, doors, windows, and boilers were ranked as priority 1 projects to be completed within the next 0-2 years. This was almost five years ago, and the facilities team has been doing their best to keep these systems operating; but this has become a daunting task as the roof constantly leaks and the boilers must be checked every day before school to ensure they are functioning and heating the school.

In January 2023, the district engaged with Johnson Controls and their development team to assess the district's facilities from an energy conservation standpoint; as well as help identify solutions to other capital deficiencies the district faced. Johnson Control's engineers and operations team; in conjunction with the district staff spent over 4,000 hours to provide a turnkey solution to meet the district's high priority capital and energy efficiency needs.

Through this process current health, safety, security, and energy solutions were developed through a performance audit that aligned with the district's capital improvement plan. While several solutions will be implemented as part of this project with Johnson Controls, there were other high need improvements that did not make the list.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Below is a list of solutions developed and recommended by the school district, Johnson Control's engineering team and the school district's facility master plan.

Roof:

New roof

Based off the numerous amounts of leaks and age of the current modified bitumen system, a single-ply membrane roofing systems; the entire roof needs to be replaced. The existing membrane will be removed; insulation replaced as needed and a new 60 mil EPDM roofing system will be installed.

Scope of Work - 35,000 sq. ft. Membrane Removal & Re-roof with 60 Mil EPDM System. Included is:

- Removal and disposal of existing roof membrane, tapered insulation crickets, perimeter base flashing, pipe & curb flashing.
- Inspect existing insulation to remain and determine best if moisture scan is necessary in addition to visual and prong style moisture meter testing.
- Perform pullout testing to confirm new insulation fastening meets manufacturers requirements.
- Perform water test on all roof drains to ensure proper operation of system. Make any drain repairs/replacement by State licensed plumber.
- Install new ½" per ft. Isocyanate insulation crickets adhered with low rise adhesive to new cover board.
- Install Firestone 60 Mil, Black, fully adhered EPDM membrane roof system, and associated flashings per 20-year warranty requirements.
- Install Firestone ES-1 parapet coping cap from standard color range.
- 20-year NDL manufacturer's Total System Warranty included.
- Replace chiller line pipe supports with new Miro hanger type supports.

Windows:

Replace 24 single-pane wood cased windows with a window system equal to Kawneer 1" double-pane, insulated safety glazing. Replacing these windows will improve indoor comfort and reduce mechanical heating costs throughout the entire facility.

Doors:

Replace seven 3' x 7' double door assemblies and four 3' x 7' single door assemblies. The existing door frames will be saw cut and removed. The new door frames will be fully welded and galvanized. The doors will be seamless, insulated, and galvanized with contemporary code compliant hardware materials. All

doors will be sealed and have new weather stripping.

Boilers:

The existing inefficient boilers will be replaced with two hot water condensing boilers (w/ redundancy) that are 1,000 MBH high efficiency / high altitude boilers with up to 96.2% thermal efficiency. The pumps, motors, valves, expansion tank and flue will also be replaced as part of this project. The existing piping is in good condition and does not need to be replaced.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In addition to the district's long-range facility master plan, the District partnered with energy conservation expert, Johnson Controls to identify and prioritize the project's health and safety and security improvements. This due diligence involved engineers of all trades evaluating each priority system within the facility to determine the best solution for the school district.

These analyses involved detailed discussions with the District to target systems for improvement and determine the potential overall benefit of implementing building upgrades.

The proposed scopes of work are not very technical in nature, but are all good solutions that specifically address health, safety, and security; while improving the overall building envelope and energy efficiency.

Solutions outlined in this grant request will be implemented to ensure that the project will responsibly and compliantly use and leverage all state and local dollars in an effective and efficient manner. The project will be implemented over the summer of 2024 while students and staff are on summer break.

All systems will be commissioned, and Johnson Control's Measurement and Verification (M&V) engineering team will provide annual reports to the district that show all guaranteed energy cost savings.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Proposed project scope focuses on essential facility functions. The District's request is aligned with the BEST Program's Statutory Priority 1 and will support the installation of a new roof, heating system, doors, and windows, all critical to health and safety. Requested funding will replace equipment that is already at the point of failure. Currently, the building operates in an emergency mode and requires daily manual inspection by facility staff. It's only through the dedication and passion of the district's facility team and pure luck that the building has avoided a major roof collapse, break-ins, or missed school days due to inadequate equipment and infrastructure.

Wamsley Elementary School aims to provide a reliable space for students, teachers, staff, and community members. It provides a physical connection for learning, civic programming, sports, and recreation. The heating system, also known as the heart of the building, impacts everyone's engagement, physical health, and ability to engage with the programming provided in the facility. Given Colorado's extreme cold temperatures and weather, a reliable heating system is a must.

Protection from the elements: The school's roof provides the first line of defense against weather conditions like rain, snow, wind, and sunlight and ensures that classrooms and facilities remain dry and safe. The current roof, plagued with constant leaks and requiring continuous ceiling tile replacement, needs to be replaced. The installation of a new boiler, windows, and doors will provide reliable heating, insulation, and ventilation, keeping students, teachers, staff, and other building users safe and comfortable.

Energy Efficiency: The roof and windows significantly contribute to the school's energy efficiency. A well-insulated roof and energy-efficient windows minimize heat loss in winter and keep the heat out in summer, leading to lower energy bills. The new boiler will also reduce energy consumption and emissions, leading to lower operating costs and helping advance the State's environmental goals.

Security: Doors and windows are vital for the school's security. They prevent unauthorized access, ensuring the safety of students and staff. The current doors, with manual locks, rotted wood, and single pane windows, make break-ins easy. The District has been fortunate to avoid any violent acts on campus; however, as a public school, this vulnerability always exists.

Ventilation and Learning Environment: New doors will enable ventilation which is crucial for maintaining consistent temperature control and healthy indoor air quality. New windows will also contribute to noise reduction from outdoor distractions to improve student engagement within the classroom.

Fire Safety: Fire-resistant roofing materials and fire-rated doors will slow the spread of a fire, providing more time for evacuation and minimizing property damage.

Roofing, windows, doors, and consistent heating are more than just parts of the Wamsley school facility. These components contribute to the protection, energy efficiency, security, and comfort of our school. They play a significant role in ensuring the health and safety of students and staff. Investing in these improvements is not just a financial decision, but a commitment to the well-being and future of students, teachers, staff, and community.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Garfield School District RE2 has extensive experience with managing their facilities and capital improvement projects; as well as all costs associated with these projects. All scope items requested within this grant will include training sessions on how to properly maintain each piece of equipment. If already not included, the new preventative maintenance items will be added to our district's current facilities maintenance inspection and preventative maintenance log.

Currently, the facilities maintenance team inspects all doors, windows and boilers on a weekly basis and every roof monthly and makes repairs as required. Because of the current condition of the boilers at Wamsley Elementary, the boilers are inspected every morning at 6 a.m. to ensure they are functioning and providing heat as needed. New boilers will be inspected on an annual basis by a licensed engineer to ensure they are operating efficiently per the manufacturer's specifications. This will include cleaning the interior and condensate trap, checking for any leaks, checking the vents, air pipes, relief valves, drain system, igniter, and flame sensors, as well as the flame signals.

The district plans to continue to invest at least 2% of their annual budget into capital and maintenance projects. Capital reserve funds will be dedicated to ongoing capital renewal projects as required.

Warranty Information:

New Roof: 20-year warranty.

Windows: 2-year warranty; with an expected useful life of 20 - 30 years.

Doors: 1-year warranty; with an expected useful life of 30+ years.

Boilers: 10-year warranty; with an expected useful life of 20 - 30 years.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Garfield Re-2 (1195) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof, Boilers, Window, and Door Replacements (1195-SG00001) - - New - Application Number (8)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

68.00 %

* B. Actual match on this request - Enter Actual Match Percentage

68

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,822,144.51
D. Applicant Match to this Project	\$	1,239,058.27
E. Applicant Grant Request	\$	583,086.24
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	1,822,144.51

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input checked="" type="checkbox"/> Utility Cost Savings Contract <div style="border: 1px solid black; padding: 5px;"> <p>Financial information: Garfield School District RE2 entered into a 20-year tax exempt lease purchase (TELP) agreement with Bank of America. An RFP for this loan was issued to 15 financial institutions with Bank of America offering the best rate for a period of 90-days. This was essential for the district and because of the low rate we received, we were able to accomplish more capital improvements. The payment is made on an annual basis utilizing utility, operations and maintenance savings; along with rebates and a portion of the district's annual capital funding.</p> <p>By finding a financial solution to meet our immediate needs, we can enjoy the benefit of utility, O&M savings on annual basis; receive over \$300,000 in energy related rebates and avoid future capital cost increases. It should also be noted that the annual utility savings are GUARANTEED!</p> </div>	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

402 * **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ 38.00 Project Cost/Affected Square Feet

3 % * **N. Escalation % identified in your project budget**

5 % * **O. Construction Contingency % identified in your project budget**

5 % * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/28/2024 

* **R. Anticipated Completion Date**

*Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.*

08/16/2024 

* **S. How did you arrive at the estimate for this project and who aided in the process?**

The district hired Johnson Controls as part of our energy performance contract. Through the performance audit, Johnson Controls worked with local architects and subcontractors, as well as JCI's engineers to develop and price each scope of work in this grant request.

* **T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Garfield RE-2's Director of Facilities John Oldham will be overseeing these projects in conjunction with Johnson Control's project management team.

John Oldham has been managing school district facilities for over 25-years. During his tenure with the Graves County School District, John oversaw the new construction of four new elementary schools, a performing arts center and new football stadium. John also completed hundreds of other capital projects in the 19 years he worked with the district, including two other major renovations at an elementary and high school. These projects amounted to a substantial

amount effort and time on John's behalf and were all executed to a high standard that John continually performs by. Since 2018, John has overseen more than \$28 million in projects with Garfield RE-2 that includes everything from large site improvements, major and minor renovation projects, and new PK facilities within the fourteen buildings he currently oversees.

Johnson Controls Sr. Project Delivery Consultant, Robert Phillips will also be assisting the school district with these projects. Robert has over 45 years of experience that he has acquired in a variety of sectors (public, private and federal). During Robert's career, he has directly overseen over \$1.5 billion in construction projects around the world and along with his team, is currently managing over \$100 million in active projects throughout the state of CO.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Garfield RE2 understands the importance of competitive selection through a qualification-based selection process. As the district looked to pursue funding opportunities outside of a bond election, the district knew a performance contract would be a great solution to meet some of their immediate health, safety, security, and energy savings needs.

Director of Facilities John Oldham worked with the Colorado Energy Office (CEO) to obtain a list a vendors that had been pre-qualified through the State of Colorado to complete facility improvement measures for all public entities throughout the state. The Colorado Energy Office goes through a formal RFP process every five years to select energy service companies who perform energy performance contracting. Each company is required to meet specific qualifications set by the CEO on an annual basis to maintain their contract with the CEO. Johnson Controls has been a prequalified contractor with the CEO since 2018 and was re-selected through a formal RFP process in 2023.

Additionally, Johnson Controls put all of the requested scopes of work out to bid and will obtain at least two bids per scope.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Our school district does what we can with the resources available to secure funding to address our school facilities needs. Recently, we were awarded an \$800,000 grant for new pre-school modulars at Wamsley Elementary. In 2018, the district went for a \$5.7 million bond for capital improvements, but it failed. That same year, we were able to get a \$4.9 million annual mill levy approved. Having the mill levy funds has essential for our district. The mill levy override has enabled the district to focus on operations, while being able to maintain its annual capital budget. If the mill levy was not in place, funding would have to be allocated from other areas, including facilities.

Another partnership to highlight is the performance contract with Johnson Controls. Not only were we able to complete a large energy savings project, the district also allocated \$300,000 a year over the 20-year term to help fund projects not directly tied to energy savings. This included safety and security upgrades at all school facilities along with other high priority capital improvements.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The overall energy performance contract will save Wamsley Elementary 46%/year on their electricity, 38%/year on their natural gas and 31%/year on their water. The specific items requested in this grant will save Wamsley Elementary up to 14% of their annual natural gas spend and over \$2,000/year in electricity costs.

● **Campuses Impacted by this Grant Application** ●

Gunnison Watershed RE1J - DW HVAC Upgrades - Gunnison Community School – 1997

District:	Gunnison Watershed RE-1J
School Name:	Gunnison Community School
Address:	1099 North 11th
City:	Gunnison
Gross Area (SF):	122,600
Number of Buildings:	1
Replacement Value:	\$44,052,375
Condition Budget:	\$28,719,318
Total FCI:	0.65
Adequacy Index:	0.19



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,463,273	\$6,352,606	1.16
Equipment and Furnishings	\$1,593,354	\$1,166,876	0.73
Exterior Enclosure	\$7,393,106	\$2,584,233	0.35
Fire Protection	\$1,438,292	\$52,879	0.04
HVAC System	\$8,068,100	\$9,362,560	1.16
Interior Construction and Conveyance	\$8,371,020	\$5,643,993	0.67
Plumbing System	\$2,148,860	\$1,888,536	0.88
Site	\$3,301,431	\$2,177,696	0.66
Structure	\$6,274,938	\$0	0.00
Overall - Total	\$44,052,375	\$29,229,379	0.66

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Gunnison ES/MS Main	122,600	0.65	1997	\$40,750,944	\$27,051,683
Gunnison ES/MS Site	1,425,262	0.66	1997	\$3,301,431	\$2,177,696
Overall - Total	1,547,862	0.65		\$44,052,375	\$29,229,379

• Campuses Impacted by this Grant Application •

Gunnison Watershed RE1J - DW HVAC Upgrades - Gunnison HS – 1965

District:	Gunnison Watershed RE-1J
School Name:	Gunnison HS
Address:	800 West Ohio Ave
City:	Gunnison
Gross Area (SF):	102,835
Number of Buildings:	1
Replacement Value:	\$40,453,508
Condition Budget:	\$8,824,952
Total FCI:	0.22
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,362,934	\$2,840,047	0.53
Equipment and Furnishings	\$2,065,490	\$807,000	0.39
Exterior Enclosure	\$4,892,260	\$58,552	0.01
Fire Protection	\$1,174,982	\$0	0.00
HVAC System	\$7,975,892	\$41,472	0.01
Interior Construction and Conveyance	\$7,235,351	\$2,134,256	0.29
Plumbing System	\$2,031,554	\$885,467	0.44
Site	\$5,432,290	\$2,203,309	0.41
Structure	\$4,282,755	\$0	0.00
Overall - Total	\$40,453,508	\$8,970,103	0.22

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Gunnison HS Site	894,704	0.39	1965	\$5,432,290	\$2,203,309
Gunnison HS Main	102,835	0.19	1965	\$35,021,218	\$6,766,794
Overall - Total	997,539	0.22		\$40,453,508	\$8,970,103

● **Campuses Impacted by this Grant Application** ●

Gunnison Watershed RE1J - DW HVAC Upgrades - Gunnison Lake Preschool/Admin – 1963

District:	Gunnison Watershed RE-1J
School Name:	Gunnison Lake Preschool/Admin
Address:	800 North Boulevard Street
City:	Gunnison
Gross Area (SF):	29,026
Number of Buildings:	1
Replacement Value:	\$10,055,186
Condition Budget:	\$3,140,940
Total FCI:	0.31
Adequacy Index:	0.21



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,269,934	\$1,074,496	0.85
Equipment and Furnishings	\$383,117	\$66,852	0.17
Exterior Enclosure	\$1,636,246	\$10,781	0.01
Fire Protection	\$331,648	\$0	0.00
HVAC System	\$1,312,094	\$571,702	0.44
Interior Construction and Conveyance	\$1,734,159	\$771,520	0.44
Plumbing System	\$457,443	\$172,305	0.38
Site	\$1,347,140	\$473,284	0.35
Structure	\$1,583,406	\$0	0.00
Overall - Total	\$10,055,186	\$3,140,940	0.31

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Gunnison Lake Preschool/Admin Site	142,320	0.35	1963	\$1,347,140	\$473,284
Gunnison Lake Preschool/Admin Main	29,026	0.31	1963	\$8,708,046	\$2,667,656
Overall - Total	171,346	0.31		\$10,055,186	\$3,140,940

● **Campuses Impacted by this Grant Application** ●

Gunnison Watershed RE1J - DW HVAC Upgrades - Gunnison Pathways – 2010

District:	Gunnison Watershed RE-1J
School Name:	Gunnison Pathways
Address:	600 N 8th Street
City:	Gunnison
Gross Area (SF):	4,592
Number of Buildings:	1
Replacement Value:	\$2,188,671
Condition Budget:	\$435,139
Total FCI:	0.20
Adequacy Index:	0.20



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$162,520	\$172,197	1.06
Equipment and Furnishings	\$51,247	\$0	0.00
Exterior Enclosure	\$382,401	\$0	0.00
Fire Protection	\$52,468	\$0	0.00
HVAC System	\$303,612	\$25,903	0.09
Interior Construction and Conveyance	\$278,855	\$104,315	0.37
Plumbing System	\$75,454	\$13,492	0.18
Site	\$595,244	\$119,231	0.20
Structure	\$286,869	\$0	0.00
Overall - Total	\$2,188,671	\$435,138	0.20

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Gunnison Pathways Main	4,592	0.20	2010	\$1,593,427	\$315,907
Gunnison Pathways Site	166,888	0.20	2010	\$595,244	\$119,231
Overall - Total	171,480	0.20		\$2,188,671	\$435,138

● **Campuses Impacted by this Grant Application** ●

Gunnison Watershed RE1J - DW HVAC Upgrades - Crested Butte Community - 1997

District:	Gunnison Watershed RE-1J
School Name:	Crested Butte Community
Address:	818 Red Lady Avenue
City:	Crested Butte
Gross Area (SF):	105,732
Number of Buildings:	1
Replacement Value:	\$41,121,777
Condition Budget:	\$18,857,040
Total FCI:	0.46
Adequacy Index:	0.39



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,516,395	\$4,375,505	0.97
Equipment and Furnishings	\$1,858,131	\$858,346	0.46
Exterior Enclosure	\$6,233,755	\$1,651,270	0.26
Fire Protection	\$1,462,770	\$18,748	0.01
HVAC System	\$7,264,575	\$4,967,964	0.68
Interior Construction and Conveyance	\$7,738,328	\$3,800,338	0.49
Plumbing System	\$1,959,546	\$1,121,885	0.57
Site	\$3,743,539	\$2,180,358	0.58
Structure	\$6,344,739	\$0	0.00
Overall - Total	\$41,121,777	\$18,974,414	0.46

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Crested Butte Community Site	740,520	0.58	1997	\$3,743,539	\$2,180,358
Crested Butte Community Main	105,732	0.45	1997	\$37,378,238	\$16,794,056
Overall - Total	846,252	0.46		\$41,121,777	\$18,974,414

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Gunnison Watershed RE1J

County: Gunnison

Project Title: DW HVAC Upgrades

Current Grant Request:	\$4,120,437.04	CDE Minimum Match %:	61%
Current Applicant Match:	\$6,444,786.15	Actual Match % Provided:	61%
Current Project Request:	\$10,565,223.19	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$10,565,223.19	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$28.96	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$1.05	Affected Pupils:	2,021
Hard Costs Per Sq Ft:	\$26.91	Cost Per Pupil:	\$5,228
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	180
Previous BEST Total \$:	\$1,207,662.56		

Financial Data (School District Applicants)

District FTE Count:	1,990	Bonded Debt Approved:	\$95,000,000
Assessed Valuation:	\$1,063,901,905	Year(s) Bond Approved:	22
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$533,919	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$139,330,000
Median Household Income:	\$77,073	Total Bond Capacity:	\$212,499,928
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	33.70%	Bond Capacity Remaining:	\$73,450,381
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$2,058.74		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Gunnison Watershed RE1J (1360) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrades (1360-SG00001) - - New - Application Number (24)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Gunnison Watershed RE1J - 1360 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

n/a

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

GCS - The Gunnison Community School opened in September 1997 as new construction funded by a bond passed in 1995. There have been no additions to the site and one minor renovation in 2010. The facility is now over 27 years old and many systems are reaching their end of life. The school is 122,600 square feet, situated on a 32 acre site, and serves grades 1-8.

CBCS - Crested Butte Community School was originally constructed in 1997. The building underwent a significant addition in 2010 as well as additional site improvements. The school is 105,732 square feet and serves grades K-12.

Lake - Gunnison Lake School was constructed in 1963 with an addition and renovation in 2009. The school is 29,026 square feet, houses preschool and kindergarten, and is home to the district's administrative offices.

GHS - Gunnison HS was constructed in 1965 with a major addition and renovation in 2010. The school is 102,835 square feet and houses grades 9-12.

Pathways - The Pathways Center houses career and technical education spaces. It was constructed in 2010 with a minor renovation in 2015. The building is 4,592 square feet.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

GCS - GCS received a new roof in 2020/2021 using a BEST Grant (district match: 64%). The last project prior to that was in 2009/2010 when, as part of a district-wide facility improvement project funded by a bond, this facility had a weight room and custodial office/storage space added on.

CBCS - CBCS received a new roof in 2021/2022 using a BEST Grant (district match: 69%). The last project before that at CBCS was in 2010 when an addition was constructed to add elementary classrooms, a computer/media center, 6 general education secondary classrooms, a weight room, locker rooms, and a

gym. Mechanical systems for the additions were installed, but they are nearing their end-of-life along with the original 1997 systems.

Lake - No capital improvements have been made at Lake School in the last 3 years. A 9,200 SF addition/renovation in 2009 added Kindergarten and Preschool classrooms to the building.

GHS - GHS received two new boilers in 2021/22 paid for by the district's emergency fund. Two of the 4 boilers in the boiler room failed, causing the district to expend emergency funds to install two new boilers immediately. Because of the District's prudent financial foresight, they did not have to call on BEST in this emergency situation. The facilities manager noted that this scenario is very similar to the current boiler situation at GCS. The last addition/renovation project at GHS was in 2010.

Pathways - No capital improvements in the last three years. The building underwent a minor renovation in 2015.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Gunnison Watershed School District Budget consists of 9 different funds that help transparently account for various revenue streams and expense budgets. The Capital Reserve Fund is used to cover large district expenses for capital improvements. Each year, the district determines how much of its annual operating budget to transfer to this account with the goal of building up a reserve that will cover capital needs over time. The Capital Reserve Fund's Ending Fund Balance for FY 2024 is proposed to be \$3,761,820 (districtwide).

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Gunnison Watershed RE1J (1360) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrades (1360-SG00001) - - New - Application Number (24)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The Gunnison Watershed School District (GWSD) is located in the Gunnison Valley, a relatively remote area in southwestern Colorado. We believe that students thrive when they are connected to something bigger than themselves. That's why our mission is to create learning experiences that spark curiosity, helping students discover who they are and how to make a difference in the world around them. And as they excel in academics, athletics, and the arts, students have the confidence to pursue any opportunity in life.

The Gunnison Valley is surrounded by mountains and open space which makes it an ideal tourist based destination for people wishing to participate in all forms of recreation. Geographically, the school district is the second largest in the State and serves the communities of Gunnison, Crested Butte, and Marble. The cost of living continues to rise throughout the valley and is one of the biggest challenges facing current residents. The District is one of the largest employers in the Valley with over 400 employees - FTE and contracted.

Gunnison has three facilities that provide Pre-K - 12 learning.

- Lake School - Pre-K and K

- Gunnison Community School -
Elementary - grades 1-5
Middle - grades 6-8

- Gunnison High School - grades 9-12

Crested Butte has the Crested Butte Community School which provides K-12 learning.

- Elementary - grades K-5
- Secondary - grades 6-12

The town of Marble has the Marble Charter School which provides its students a K-8 education.

The District has a 25.2% free and reduced population, 14.5% are culturally and linguistically diverse, 8.6% are receiving special education services and 5.4% fall into the Gifted and Talented category.

The District Maintenance program is headed by Maintenance Director, Steve Fortune, and Transportation/Facilities Manager, Paul Morgan. Paul and Steve do an outstanding job of maintaining the District facilities and property. They believe in preventative maintenance, long-term planning, and doing everything within their power to ensure the students have the best possible educational experience.

In 2019 the district adopted a comprehensive district wide facility master plan that ultimately led to a successful bond election in November of 2022. While the identified needs were significant, the final scope and amount of the bond had to balance what the community would support and the greatest district priorities. The district bond priorities include improving safety, energy efficiency, overcrowding and vocational programming.

In 2023 we engaged multiple professionals well versed in K-12 facilities evaluation, planning, design and construction in our region including an owner's representative, comprehensive design team, construction manager/general contractor and building commissioning agent.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

FAILING HVAC EQUIPMENT AT GUNNISON COMMUNITY SCHOOL (GCS)

2018 was the last CDE assessment which gave the GCS building a facilities condition index (FCI) score of 0.65. Since then, our systems have only worsened

and/or reached imminent failure.

Gunnison has the dubious honor of often being one of the coldest places in the United States. The heat at GCS is provided by 2 larger, gas-fired hot water boilers that are original to the building. The boiler plant has 3 smaller instantaneous boilers that were installed in 2010 to provide needed redundancy, however, these too are nearing their end of life and more importantly, are insufficient to handle the load when the larger boilers fail, which they did last month. On Christmas morning 2023, the larger boilers began to leak. Our maintenance team was already attending to boiler issues at CBCS which had a failure of the boiler controls system and needed to be manually reset when the leak at GCS was discovered. For (3) days, our team kept GCS just above freezing until parts could arrive to temporarily repair the boilers. We are thankful this occurred over Christmas break, otherwise it would have had a massive impact on school operations. Unfortunately, we are being told that parts and expertise to repair the boiler won't be available until the spring or summer of 2024 leaving us in a precarious position should the boiler fail again.

Much of the primary mechanical equipment at GCS is also original. There are 4 gas-fired forced hot water heaters also located in the central boiler room. These units were installed in 2010 and are at the end of their useful lives with a 15-year expectancy. The HVAC system has a central boiler plant with 7 distributed constant air volume air handler units (AHUs). These AHUs are all in protected penthouses and supply air to multiple hot water heating coils that ultimately feed ceiling mounted diffusers. All of these AHUs are original to the building, are beyond their useful lives, and failing. We are fortunate in that our community approved a bond in the 2022 bond election. Our bond dollars will help replace one of our primary AHUs as part of the remodel area included in the bond scope. Unfortunately, this still leaves 6 additional air handlers in the original portion of the building which are in need of replacement.

In summary, the boilers, domestic hot water heaters and AHUs are all at their end of life, failing and inefficient. Our team has discovered heating coils that do not heat at all, some which are physically broken, and some which do not react at all. This system needs to be replaced before it reaches complete failure.

Controls at GCS are minimal. We cannot see or control the temperatures in any classroom at GCS. This lack of controls means constant, manual maintenance - not just for each classroom, where our teachers must constantly battle adjusting the settings to manage temperatures throughout the day, but our maintenance team also must manually adjust the AHUs twice a day to accommodate temperature changes. During the August-November months, our dedicated maintenance team returns to the school at midnight every night to manually start the AHUs so that they can bring in the cool night air and then manually shut them off during the day once temperatures heat up. In all instances, our team must manually adjust actuators and dampers. We have tried but are unable to balance systems per the original design.

Due to the failing HVAC in this building, our students often must wear their bulky coats throughout the school day. And given our location - Gunnison being known as one of the coldest places in the US - extreme temperatures are the standard, not the exception. Focusing on basic comfort distracts students from the reason they are here - to learn. During the late summer months, we of course face the opposite issue where our students often complain about being too warm. In both instances, our hands are tied and our maintenance team is constantly running around to put band aid fixes on issues which require replacement.

In addition, there are no CO2 sensors at GCS. Unfortunately, during the extreme cold days in our area, we are forced to choose between bringing in fresh air to reduce CO2 levels and keeping our students warm! Since Covid, the CO2 levels have become a much larger issue, and one which parents are more aware of and understandably concerned about. The health and safety of our students is paramount to our District. We must update our systems in order to provide an environment that is safe, healthy, and suitable for our kids.

FAILING HVAC EQUIPMENT AT CRESTED BUTTE COMMUNITY SCHOOL

Crested Butte Community School (CBCS), which houses our elementary students, was constructed at the same time as GCS (1997) but did have a major addition in 2010 which makes the overall FCI score of 0.45 look better than it is because the 2010 addition improved the overall average age of systems. However, most of the 1997 building contains its original HVAC equipment and systems which are in the same condition as those of GCS. Thus, if the original building was considered on its own the FCI would be much closer to GCS's 0.65.

The HVAC system at CBCS follows the same systems engineering approach as GCS with a central boiler plant, constant air volume AHUs (within protected penthouses) that supply air to zoned hot water heating coils that ultimately feed ceiling mounted diffusers. During the 2010 addition, the boilers and water heaters were replaced, but with tank-type boilers which have a useful life of 15 years. We are just now reaching the end of their life cycle, but these boilers are also riddled with issues. As noted above, our maintenance team was first called out to CBCS on Christmas morning (2023) to perform manual resets of (4) of the boilers due to the controls system failing. The boilers, domestic hot water heaters and 5 AHUs within the 1997 portions of the building are all at end-of-life, reaching failure and inefficient.

Controls at CBCS are minimal. Only a few rooms have the ability to control the temperatures. Here too, the lack of controls results in constant maintenance. Our youngest students must face the same struggles with maintaining basic comfort levels as at GCS, and while they are hardy little ones, we must rectify these deficiencies in order to protect our most vulnerable students.

We also do not have CO2 sensors at CBCS. Similar to GCS, our educators are often forced to choose between fresh air or a comfortable temperature in the classroom. Oftentimes, they choose to open windows if their classroom is too hot or stuffy in the colder months. This results in a glaring waste of energy and district dollars.

DISTRICT WIDE CONTROLS AND BUILDING AUTOMATION SYSTEM (BAS) POINTS

While we were aware of the need to consolidate our building automation systems (BAS) district wide, our retro-commissioning efforts have led to the discovery that there are numerous items that are not on the BAS or able to be controlled including exhaust fans, return air fans, air conditioning split units, unit heaters/ventilators, evaporative coolers, kitchen make up air units and domestic hot water heaters.

All these separate pieces of HVAC equipment must be monitored individually which not only stresses limited staff across multiple district buildings, but often causes undue delay in troubleshooting and maintenance. There are so many pieces of important HVAC equipment that are not monitored through the BAS that, despite our facility staff's best efforts, it is not uncommon that malfunctioning equipment might go unnoticed for long periods of time. Whether a piece is running when it's not supposed to be or not running when it should, we desperately need to upgrade the HVAC controls districtwide to keep our schools operational and conserve precious energy.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

We are fortunate that our community recognized the needs in our facilities and passed our bond election. Since then, we have engaged multiple K-12 facility experts to evaluate, plan, design and ultimately construct our bond renovation and addition projects. These experts include an owner's representative, architects, engineers, construction manager/general contractor (CM/GC), building commissioning agent, and a sustainability / energy modeling consultant.

Our bond work to date has included various evaluations, audits and reports, along with additional observations from our engineering team and contractors, which have also exposed these urgent HVAC deficiencies which were not anticipated by or able to be addressed within our current bond scope. Our bond scope and dollars are limited to providing HVAC systems associated with our addition and renovation areas, as well as needed upgrades to our district building automation system. However, even with our bond dollars, we are facing a situation where, once again, extreme escalation has outpaced our ability to complete our projects. Our latest pricing shows we are over budget by 5 million and we must undergo severe VE efforts, cut scope, and under deliver on what our bond promised to provide without additional funding resources.

We must leverage every dollar we can to rectify these urgent deficiencies and provide healthy and safe environments for our kids. Our team is working diligently to seek out resources.

The building commissioning agent conducted reviews of existing MEP drawings and controls submittals, facility reviews and testing for each of the 5 district school facilities. That work culminated in detailed reports for each of the facilities that outlined their process, the existing HVAC equipment, tests performed, discovered deficiencies and recommendations to address the deficiencies. These reports were completed and provided to us, and in turn our owner's representative, architect, engineers and contractor. These reports made it evident that our existing HVAC systems were in such condition as to necessitate urgent replacement.

At that point, our teams conducted multiple meetings and additional site visits to confirm conditions and outline the deficiencies into 3 general categories: maintenance items that our own district personnel would be able to address within our on-going facilities maintenance budgets and efforts, items that could be addressed within the bond scope due to the language of our bond, and urgent items that would require BEST grant assistance in order to address. In addition to the detailed due diligence of defining our current deficiencies, the timing of our bond scope design process and associated cost estimates by our CMGC is providing us with current and detailed pricing. Our contractor is not only familiar with K-12 construction and doing work in our region of the Western Slope, they have engaged multiple trade partners to provide pricing on our schematic design level bond scope and the deficiencies outlined in the retro commissioning reports. These cost estimates were completed and presented to us on January 16, 2024.

While the findings of our due diligence are unfortunate in that they have led us to this urgent request for this BEST Grant, we are proud of the thorough efforts of the entire team to identify the issues in detail, consider the options and present the following cost-efficient solutions.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

END OF LIFE HVAC EQUIPMENT

While replacement of the end-of-life AHUs at GCS and CBCS would be ideal, our team believes we are able to achieve similar results in a more cost-effective way by restoring the existing AHUs including replacement of the mechanical components (fans, dampers, and actuators), cleaning the existing coils, and providing new air filters. Per our expert consultants, this replacement solution is preferable and would yield the same performance and lifespan as buying completely new equipment, at a fraction of the cost. We would also replace the end-of-life constant volume fans with variable frequency drives (VFD) to improve energy usage and occupant comfort. This would be done for all the 1997 AHUs that aren't already being replaced through the bond renovation

scope. This would apply to 6 AHUs at GCS and 5 AHUs at CBCS.

With restored and rebuilt AHUs with VFDs, we will replace the heating coils (many not functioning) that currently serve our various zones with variable air volume (VAV) boxes.

We will replace all the end-of-life boilers and domestic hot water heaters at GCS and CBCS with high efficiency boilers and heaters. This will save energy and bring back the needed redundancy to GCS.

The combination of these solutions will provide our students and staff with significantly improved comfort levels, as well as lead to significant reductions in energy usage and utility costs, savings which can then be redirected to use on students. At GCS, we spend over \$180,000 per year on energy with an Energy Use Intensity (EUI) of 89 (kBtu/SF/yr). With BEST partnership in implementation of our proposed solutions we calculate our EUI would reduce to a 40 at GCS.

DISTRICT WIDE CONTROLS AND BUILDING AUTOMATION SYSTEM (BAS) POINTS

The ability to monitor and control mechanical equipment is by far the most cost-effective way to improve energy efficiency and occupant comfort. Most every home now has a programmable thermostat where occupants can monitor basic operations and schedule heating and cooling cycles based on their occupancy and preferences while also minimizing energy use and saving money. This basic functionality is even more important in public school facilities where resources are limited and optimizing interior environments for the education of our youth is paramount.

We will add additional monitoring and control points to our significant HVAC equipment including exhaust fans, return air fans, air conditioning split units, unit heaters/ventilators, evaporative coolers, kitchen make up air units and domestic hot water heaters. This too will improve student comfort, provide operational efficiencies, reduce energy usage, and reduce costs.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The commissioning agent for the building scrutinized the existing Mechanical, Electrical, and Plumbing (MEP) drawings, as well as controls submittals. Comprehensive facility examinations and testing were conducted across all five district school facilities. This exhaustive process culminated in the creation of detailed reports for each facility, delineating the procedural overview, existing HVAC equipment, performed tests, identified deficiencies, and corresponding recommendations for remediation. These reports were furnished to us, as well as our owner's representative, architect, engineers, and contractor. The conclusions drawn from these reports underscored the imperative for immediate replacement and upgrade of our HVAC systems.

Collaborative efforts ensued, involving multiple meetings and additional site visits, to corroborate existing conditions and categorize identified deficiencies into three overarching classes: maintenance requisites feasible for resolution within our district's ongoing facilities maintenance budgets, items aligning with the bond scope language, and urgent matters necessitating assistance from the BEST grant for resolution.

In tandem with the meticulous due diligence in defining current deficiencies, the synchronization of our bond scope design process with the cost estimates by our Construction Manager/General Contractor (CMGC) is affording us comprehensive and detailed pricing. Our contractor, possessing not only familiarity with K-12 construction but also a track record of undertaking projects in our Western Slope region, has mobilized various trade partners to furnish pricing

for both the schematic design-level bond scope and the deficiencies identified in the retro commissioning reports. These cost estimates were meticulously compiled and presented to us on January 16, 2024.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The current state of mechanical equipment at Gunnison Community School (GCS) and Crested Butte Community School (CBCS) is alarming and requires urgent attention. At GCS, 6 out of 7 air handling units exceed their 25-year life expectancy, and the 4 gas-fired hot water heaters, along with the 2 original 1997 boilers, are at or beyond their life expectancy. A 1997 boiler has already failed, posing a potential cascading failure risk. Similarly, at CBCS, 2010 boilers and water heaters approach the end of their 15-year life, while all 1997 boilers, water heaters, and air handling units have surpassed their expected lifespan, emphasizing the need for immediate action.

The urgency to replace this end-of-life equipment is critical, especially given Gunnison's harsh winter conditions. The district's vulnerability to equipment failure in such conditions necessitates swift intervention.

Adding to the urgency is the opportunity to leverage current trade partners involved in the district bond project. Coordinating grant funds with ongoing bond projects ensures efficiency and maximizes resource utilization. This strategic approach optimizes the use of state grant funds and avoids missing a crucial window of opportunity.

Recent bond work has revealed HVAC system deficiencies beyond the initial scope. Despite comprehensive evaluations, the existing budget falls short of addressing identified urgent issues. These deficiencies, aggravated by extreme winter conditions, result in wasted energy, financial resources, and occupant discomfort.

GCS faces a particularly precarious situation with outdated boilers and unavailable repair parts until spring or summer 2024. The HVAC inefficiencies contribute to over \$180,000 in annual utility costs. The grant application is not just a funding request; it is a plea for support to enhance student and staff safety. Beyond immediate intervention, replacing end-of-life equipment aligns with sustainability goals, promoting energy efficiency and responsible resource use.

In the unfortunate event of an unsuccessful grant application, limited options remain to address HVAC deficiencies. Without necessary funds, alternative sources must be explored, potentially diverting resources from essential educational initiatives. This could lead to delayed upgrades, exposing schools to risks associated with aging mechanical equipment.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The district maintains a five year capital funds plan that is updated annually to include all projected capital renewal and maintenance costs. We will commit roughly \$317,000 (1.5% PPR * student count) each year to fund our Capital Reserve account. On top of that, each year the Maintenance Program updates their maintenance plan and communicates their needs to GWSD Business Manager, Tia Mills. This includes any needs for out year replacement of any equipment.

Having a well-educated staff and effective training plan is critical to the long-term performance of a new HVAC system. GWSD Facilities staff is extremely knowledgeable and will work closely with our General Contractor (FCI) and our Commissioning Agent (Bowman Group) to make sure that a maintenance plan is set up properly from the start of the project. Together, our Commissioning Agent and FCI will:

- develop Pre-Functional Inspection Checklists (PFI) for all new equipment to make sure that the system is complete and installed correctly
- oversee the startup, Testing, Adjusting, and Balancing (TAB) of each new system
- hold Owner Training instructional meetings. Owner Training will be focused on routine equipment maintenance, troubleshooting, use of the O&M Manuals, and equipment warranties.
- review all warranty and O&M information for completeness and compliance with the specifications and applicable codes.

Post-Construction, FCI and Bowman Group will help maximize the life of the capital construction project by:

- Performing Automated Diagnostic Monitoring to evaluate the effectiveness of the system, make any needed adjustments
- Correct any deficiencies with GWSD staff present to witness the procedures
- Make final adjustments to the O&M Manuals and As-Built documents
- Validate building performance through utility bill analysis
- Performing seasonal testing

Having a specific and comprehensive maintenance plan coupled with prudent capital renewal budgeting, we can maximize the life of our project and ensure that we have the funds for replacement at the end of its useful life.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

n/a

III. Detailed Project Cost Summary

Gunnison Watershed RE1J (1360) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW HVAC Upgrades (1360-SG00001) - - New - Application Number (24)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

61.00 %

* B. Actual match on this request - Enter Actual Match Percentage

61.00

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	10,565,223.19
D. Applicant Match to this Project	\$	6,444,786.15
E. Applicant Grant Request		4,120,437.04
F. Previous Grant Awards to this Project	\$	
G. Previous Matches to this Project	\$	
H. Total All Phases	\$	10,565,223.19

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2022	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

02/05/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

10/05/2026 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

FCI Constructors has reached out to subcontractors to price the Concept & SD drawings produced by TreanorHL. FCI performed the 2010 bond projects for Gunnison Watershed School District and is able to leverage their regional relationships with subcontractors and vendors to achieve the most competitive pricing for our estimate. Using these relationships with key subcontractors has helped us understand the current market conditions and can keep the project ahead of any supply-chain or material-procurement issues.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The Superintendent of the School District will manage the project and, through a competitive procurement process in January 2023, has selected Artaic Group as the District's Owner's Representative. In April 2023, TreanorHL (THL) was selected as the project Architect and FCI Constructors was chosen as the Construction Manager / General Contractor (CM/GC) in May 2023. The design team completed Schematic Design Documents on 11/30/2023 and Design Development is currently underway. Artaic Group, TreanorHL, and FCI all have myriad experience on education construction projects, hence the reason they were selected through the District's rigorous procurement process.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

We will adhere to all CDE Consultant/Vendor Selection Guidelines. Artaic Group has managed numerous BEST Grant projects and is vastly familiar with running fair, timely, and effective vendor and consultant procurements. Our goal is to provide the best value for the District and use State funds as efficiently as possible.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Overall, we typically appropriate over \$100,000 each year to keep our capital reserves healthy. This allows us to address any typical maintenance or small capital projects in-house without needing to rely on outside sources. However, our need for updated HVAC and security systems in this case is too great to

tackle alone, hence we are calling on CDE for assistance via the BEST Grant. We are grateful for CDE's help over the years and hope to continue our stellar relationship with the CCAB.

In 2019 we adopted a comprehensive district-wide facility master plan that ultimately led to a successful bond election in November of 2022. We are grateful to our local community for trusting us to deliver on our bond promises, but we have maximized our local funding resources while also facing rising costs in a rural market.

Outside of the BEST Grant, we will attempt to leverage other grants offered by DOLA and CHFAA. However, the potential impact of these grants is far less than the financial opportunity provided by a BEST Grant. If awarded one of the aforementioned grants, it would still only cover the cost of a small portion of our scope of work; we would be forced to implement small "band-aid" fixes to our HVAC equipment instead of the effective and necessary replacement procedures that a BEST Grant award would allow. The BEST Grant is by far our best opportunity to fund the necessary upgrades to our failing HVAC systems.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The annual utility costs for all schools is around \$444,192 (not including telecommunications or internet, as these are not applicable to our bond scope). We expect significant monthly savings upon implementation of districtwide controls (building automation systems), rebuilt air handling units at GCS and CBCS, and replaced boilers and domestic water heaters at GCS and CBCS. Data collected from our energy consultants predicts that with these upgrades, we can expect to reduce our annual utility costs by about 20-40%.



January 29th, 2024

Dear Capital Construction Assistant Board,

I am writing to you as the CEO of Gunnison Valley Health, a steadfast community partner of the Gunnison Watershed School District, and a deeply concerned parent of two students within the district. We stand in unison with the district's grant application for the BEST grant, aimed at addressing critical HVAC issues that currently hinder our schools' ability to provide the most conducive learning environments for our students and staff.

The current HVAC predicaments at Gunnison Community School and Crested Butte Community School, as well as the wider district, are not just discomforts; they are impediments to the educational and health standards we strive to uphold. The dated and fragmented Building Automation System (BAS) necessitates a manual, labor-intensive approach to manage and monitor the HVAC systems. This results in inconsistent temperatures, inadequate ventilation, and a notable inefficiency in energy use. The repercussions of such a system are far-reaching, affecting not only the comfort but also the health and academic performance of our students and staff.

At Gunnison Community School, the HVAC system, dating back to 1997, is evidently beyond its lifespan. The failing boilers, domestic hot water heaters, and air handler units lead to escalated energy costs and diminished facility comfort. The situation at Crested Butte Community School mirrors this distress. With equipment from 2010 nearing its end-of-life and outdated 1997 systems still in operation, the inefficiency is palpable.

Gunnison Valley Health is deeply rooted in this community, and our commitment to promoting health transcends the confines of our facilities. We understand that a healthy learning environment is fundamental to the physical and mental well-being of our students and staff. The current state of our schools' HVAC systems does not align with the standards of a healthy, safe, and supportive environment conducive to learning and working.

In light of these pressing issues, I implore the Capital Construction Assistant Board (CCAB) to consider the profound impact that the BEST grant would have on our schools and community. Addressing the HVAC concerns is not merely an upgrade; it's a crucial step towards ensuring our schools are places where health, comfort, and learning thrive.

Thank you for your attention to this urgent matter. We are optimistic that with your support, we can foster a healthier, more sustainable learning environment for our students and educators.

Sincerely,

Jason Amrich

CEO

Gunnison Valley Health

jamrich@gvh-colorado.org



January 25, 2024



Dear Capital Construction Assistant Board:

This letter is to help inform the BEST CCAB of the HVAC issues currently faced by the Gunnison Watershed School District. It has been found that the quality of HVAC systems specifically at Gunnison Community School and Crested Butte Community School, as well as throughout the district, create challenging learning environments for both students and staff. Through providing upgrades to HVAC equipment and improvements to system technology, a more optimal environment for learning and working could be achieved throughout the district.

District-Wide

- The current building automation system (BAS) utilizes two distinct systems that do not communicate.
- Current BAS controls only a small percentage of the existing equipment.
- Lack of BAS control means various pieces of HVAC equipment must be monitored and adjusted manually, leading to challenges maintaining proper ventilation, temperature, and system balance per the original design.

Gunnison Community School (GCS)

- Aging HVAC equipment from 1997, including boilers, domestic hot water heaters, and air handler units have begun failing.
- Equipment at end-of-life is operating inefficiently, leading to increased energy costs and decreased facility comfort.

Crested Butte Community School (CBCS)

- Equipment installed in 2010, including boilers and domestic hot water heaters, are tank-type with useful lives of 15 years placing them at end-of-life.
- Despite equipment installation in 2010, much of the 1997 systems are still in place, reducing overall efficiency.

These issues currently impede the functionality of Gunnison Watershed School District's facilities to provide a comfortable, safe, and healthy environment for students to learn. It is crucial that the HVAC concerns affecting facilities throughout the district are addressed to ensure the continued success of the district's educational practices. As a community partner of Gunnison Watershed School District, and a parent of three district students, I encourage the committee to fund this urgent need.

Sincerely,

Andrew J Brookhart, Executive Director



January 30, 2024

Dear Capital Construction Assistant Board:

This letter is to help inform the BEST CCAB of the critical HVAC issues currently faced by the Gunnison Watershed School District. The current condition of the HVAC systems throughout the district create unfavorable learning and work environments for both students and staff. Through providing upgrades to HVAC equipment and improvements to building automation systems (BAS), a more optimal environment for learning and working will be achieved throughout the district.

District-Wide

- The current building automation system utilizes two distinct systems that do not communicate.
- Current BAS controls only a small percentage of the existing equipment.
- Ageing systems are inefficient and increase energy usage and costs.
- Lack of BAS control means various pieces of HVAC equipment must be monitored and adjusted manually, leading to challenges maintaining proper ventilation, temperature, and system balance per the original design.

Gunnison Community School (GCS)

- Ageing HVAC equipment from 1997, including boilers, domestic hot water heaters, and air handler units have begun failing.
- Equipment at end-of-life is operating inefficiently, leading to increased energy costs and decreased facility comfort.

Crested Butte Community School (CBCS)

- Equipment installed in 2010, including boilers and domestic hot water heaters, are tank-type with useful lives of 15 years placing them at end-of-life.
- Despite equipment installation in 2010, much of the 1997 systems are still in place, reducing overall efficiency.

These issues currently impede the functionality of Gunnison Watershed School District's facilities to provide a comfortable, safe, and healthy environment for students to learn. It is crucial that the HVAC concerns affecting facilities throughout the district are addressed to ensure the continued success of the district's educational practices. As a community partner of Gunnison Watershed School District and fellow facility operations manager, I urge the committee to fund this urgent need.

Sincerely,

Ron Edwards
Western Colorado University
Operations Manager



January 29, 2024

Dear Capital Construction Assistant Board:

The outdated quality of HVAC systems throughout the Gunnison Watershed School District create challenging learning environments for both students and staff. A BEST Grant will provide critical HVAC improvements to ensure students and teachers can count on a comfortable, healthy, and safe physical environment for learning and working.

District-wide, the current building automation system (BAS) utilizes two distinct systems that do not communicate and only control a small percentage of the existing equipment. Various pieces of HVAC equipment must be monitored and adjusted manually, leading to challenges maintaining proper ventilation, temperature, and system balance per the original design.

At Gunnison Community School (GAS), much of the existing HVAC equipment is from 1997. Equipment reaching the end of its projected useful life is operating inefficiently, and equipment failures are more common.

Crested Butte Community School (CBCS) is experiencing similar challenges with HVAC systems from 1997 working with equipment installed in 2010 and also reaching its 15-year useful life time horizon.

In addition to the equipment concerns, the inefficiencies caused are increasing energy costs while decreasing facility comfort.

It is crucial that the HVAC concerns affecting facilities throughout the district are addressed to ensure the continued success of the district's educational practices.

As a community partner of Gunnison Watershed School District and a parent of two soon-to-be district students, I urge the committee to fund this urgent need. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Lauren Kugler'.

Lauren Kugler, Executive Director

Community Foundation of the Gunnison Valley
525 North Main Street
Gunnison, CO 81230

● **Campuses Impacted by this Grant Application** ●

Gunnison Watershed RE1J - DW Security Upgrades - Gunnison Community School – 1997

District:	Gunnison Watershed RE-1J
School Name:	Gunnison Community School
Address:	1099 North 11th
City:	Gunnison
Gross Area (SF):	122,600
Number of Buildings:	1
Replacement Value:	\$44,052,375
Condition Budget:	\$28,719,318
Total FCI:	0.65
Adequacy Index:	0.19



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,463,273	\$6,352,606	1.16
Equipment and Furnishings	\$1,593,354	\$1,166,876	0.73
Exterior Enclosure	\$7,393,106	\$2,584,233	0.35
Fire Protection	\$1,438,292	\$52,879	0.04
HVAC System	\$8,068,100	\$9,362,560	1.16
Interior Construction and Conveyance	\$8,371,020	\$5,643,993	0.67
Plumbing System	\$2,148,860	\$1,888,536	0.88
Site	\$3,301,431	\$2,177,696	0.66
Structure	\$6,274,938	\$0	0.00
Overall - Total	\$44,052,375	\$29,229,379	0.66

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Gunnison ES/MS Main	122,600	0.65	1997	\$40,750,944	\$27,051,683
Gunnison ES/MS Site	1,425,262	0.66	1997	\$3,301,431	\$2,177,696
Overall - Total	1,547,862	0.65		\$44,052,375	\$29,229,379

● **Campuses Impacted by this Grant Application** ●

Gunnison Watershed RE1J - DW Security Upgrades - Gunnison HS – 1965

District:	Gunnison Watershed RE-1J
School Name:	Gunnison HS
Address:	800 West Ohio Ave
City:	Gunnison
Gross Area (SF):	102,835
Number of Buildings:	1
Replacement Value:	\$40,453,508
Condition Budget:	\$8,824,952
Total FCI:	0.22
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,362,934	\$2,840,047	0.53
Equipment and Furnishings	\$2,065,490	\$807,000	0.39
Exterior Enclosure	\$4,892,260	\$58,552	0.01
Fire Protection	\$1,174,982	\$0	0.00
HVAC System	\$7,975,892	\$41,472	0.01
Interior Construction and Conveyance	\$7,235,351	\$2,134,256	0.29
Plumbing System	\$2,031,554	\$885,467	0.44
Site	\$5,432,290	\$2,203,309	0.41
Structure	\$4,282,755	\$0	0.00
Overall - Total	\$40,453,508	\$8,970,103	0.22

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Gunnison HS Site	894,704	0.39	1965	\$5,432,290	\$2,203,309
Gunnison HS Main	102,835	0.19	1965	\$35,021,218	\$6,766,794
Overall - Total	997,539	0.22		\$40,453,508	\$8,970,103

● **Campuses Impacted by this Grant Application** ●

Gunnison Watershed RE1J - DW Security Upgrades - Gunnison Lake Preschool/Admin – 1963

District:	Gunnison Watershed RE-1J
School Name:	Gunnison Lake Preschool/Admin
Address:	800 North Boulevard Street
City:	Gunnison
Gross Area (SF):	29,026
Number of Buildings:	1
Replacement Value:	\$10,055,186
Condition Budget:	\$3,140,940
Total FCI:	0.31
Adequacy Index:	0.21



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,269,934	\$1,074,496	0.85
Equipment and Furnishings	\$383,117	\$66,852	0.17
Exterior Enclosure	\$1,636,246	\$10,781	0.01
Fire Protection	\$331,648	\$0	0.00
HVAC System	\$1,312,094	\$571,702	0.44
Interior Construction and Conveyance	\$1,734,159	\$771,520	0.44
Plumbing System	\$457,443	\$172,305	0.38
Site	\$1,347,140	\$473,284	0.35
Structure	\$1,583,406	\$0	0.00
Overall - Total	\$10,055,186	\$3,140,940	0.31

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Gunnison Lake Preschool/Admin Site	142,320	0.35	1963	\$1,347,140	\$473,284
Gunnison Lake Preschool/Admin Main	29,026	0.31	1963	\$8,708,046	\$2,667,656
Overall - Total	171,346	0.31		\$10,055,186	\$3,140,940

● Campuses Impacted by this Grant Application ●

Gunnison Watershed RE1J - DW Security Upgrades - Gunnison Pathways – 2010

District:	Gunnison Watershed RE-1J
School Name:	Gunnison Pathways
Address:	600 N 8th Street
City:	Gunnison
Gross Area (SF):	4,592
Number of Buildings:	1
Replacement Value:	\$2,188,671
Condition Budget:	\$435,139
Total FCI:	0.20
Adequacy Index:	0.20



Condition Budget Summary

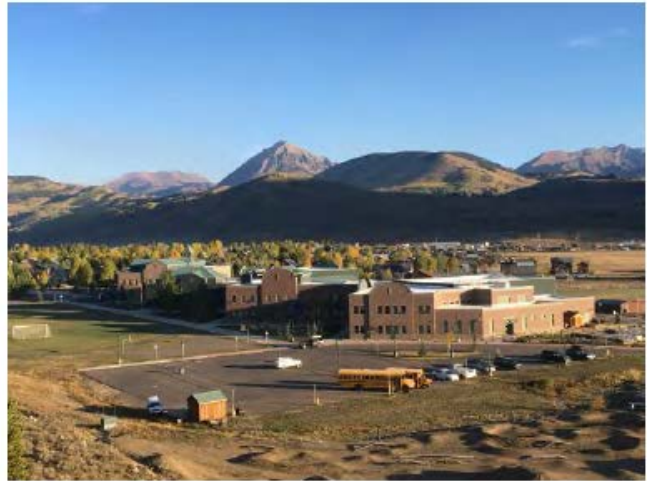
System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$162,520	\$172,197	1.06
Equipment and Furnishings	\$51,247	\$0	0.00
Exterior Enclosure	\$382,401	\$0	0.00
Fire Protection	\$52,468	\$0	0.00
HVAC System	\$303,612	\$25,903	0.09
Interior Construction and Conveyance	\$278,855	\$104,315	0.37
Plumbing System	\$75,454	\$13,492	0.18
Site	\$595,244	\$119,231	0.20
Structure	\$286,869	\$0	0.00
Overall - Total	\$2,188,671	\$435,138	0.20

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Gunnison Pathways Main	4,592	0.20	2010	\$1,593,427	\$315,907
Gunnison Pathways Site	166,888	0.20	2010	\$595,244	\$119,231
Overall - Total	171,480	0.20		\$2,188,671	\$435,138

● **Campuses Impacted by this Grant Application** ●

Gunnison Watershed RE1J - DW Security Upgrades - Crested Butte Community - 1997

District:	Gunnison Watershed RE-1J
School Name:	Crested Butte Community
Address:	818 Red Lady Avenue
City:	Crested Butte
Gross Area (SF):	105,732
Number of Buildings:	1
Replacement Value:	\$41,121,777
Condition Budget:	\$18,857,040
Total FCI:	0.46
Adequacy Index:	0.39



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,516,395	\$4,375,505	0.97
Equipment and Furnishings	\$1,858,131	\$858,346	0.46
Exterior Enclosure	\$6,233,755	\$1,651,270	0.26
Fire Protection	\$1,462,770	\$18,748	0.01
HVAC System	\$7,264,575	\$4,967,964	0.68
Interior Construction and Conveyance	\$7,738,328	\$3,800,338	0.49
Plumbing System	\$1,959,546	\$1,121,885	0.57
Site	\$3,743,539	\$2,180,358	0.58
Structure	\$6,344,739	\$0	0.00
Overall - Total	\$41,121,777	\$18,974,414	0.46

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Crested Butte Community Site	740,520	0.58	1997	\$3,743,539	\$2,180,358
Crested Butte Community Main	105,732	0.45	1997	\$37,378,238	\$16,794,056
Overall - Total	846,252	0.46		\$41,121,777	\$18,974,414

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Gunnison Watershed RE1J

County: Gunnison

Project Title: DW Security Upgrades

Current Grant Request:	\$1,171,618.91	CDE Minimum Match %:	61%
Current Applicant Match:	\$1,832,532.14	Actual Match % Provided:	61%
Current Project Request:	\$3,004,151.05	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$3,004,151.05	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$8.24	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$0.49	Affected Pupils:	2,021
Hard Costs Per Sq Ft:	\$7.46	Cost Per Pupil:	\$1,486
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	180
Previous BEST Total \$:	\$1,207,662.56		

Financial Data (School District Applicants)

District FTE Count:	1,990	Bonded Debt Approved:	\$95,000,000
Assessed Valuation:	\$1,063,901,905	Year(s) Bond Approved:	22
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$533,919	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$139,330,000
Median Household Income:	\$77,073	Total Bond Capacity:	\$212,499,928
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	33.70%	Bond Capacity Remaining:	\$73,450,381
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$2,058.74		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Gunnison Watershed RE1J (1360) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (1360-SG00002) - - New - Application Number (25)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Gunnison Watershed RE1J - 1360 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

GCS - The Gunnison Community School opened in September 1997 as new construction funded by a bond passed in 1995. There have been no additions to the site and one minor renovation in 2010. The facility is now over 27 years old and many systems are reaching their end of life. The entire building is around 122,600 SF situated on a 32-acre site.

CBCS - Crested Butte Community School was originally constructed in 1997. The building underwent a major addition in 2010 as well as additional site improvements. The gross area of the building is 105,732 SF.

Lake - Gunnison Lake School is home to the district's preschool and Kindergarten, as well as the Administrative offices. The 29,026 SF building was constructed in 1963 with an addition and renovation in 2009.

GHS - Gunnison HS was constructed in 1965 with a major addition and renovation in 2010. The school is 102,835 square feet and houses grades 9-12.

Pathways - The Pathways school houses career and technical education spaces. It was constructed in 2010 with a minor renovation in 2015. The building is 4,592 square feet.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

GCS - GCS received a new roof in 2020/2021 from a BEST Grant. The last project prior to that was in 2009/2010 when, as part of a district-wide facility improvement project funded by a bond, this facility had a weight room and custodial office/storage space added on.

CBCS - CBCS received a new roof in 2021/2022 from a BEST Grant. The last project before that at CBCS was in 2010 when an addition was constructed to add 1st and 2nd grade classrooms, a computer/media center, 6 general classrooms, a weight room, locker rooms, and a gym. Mechanical systems for the additions were installed, but they are nearing their end-of-life along with the original 1997 systems.

Lake - No capital improvements have been made at Lake School in the last 3 years. A 9,200 SF addition/renovation in 2009 added Kindergarten and Preschool classrooms to the building.

GHS - GHS received two new boilers in 2021/22 paid for by the district's emergency fund. Two of the 4 boilers in the boiler room failed, causing the district to expend emergency funds to install two new boilers immediately. Because of the District's prudent financial foresight, they did not have to call on BEST in this emergency situation. The facilities manager noted that this scenario is very similar to the current boiler situation at GCS. The last addition/renovation project at GHS was in 2010.

Pathways - No capital improvements in the last three years. The building underwent a minor renovation in 2015.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The District Budget consists of 9 different funds that help transparently account for various revenue streams and expense budgets. The Capital Reserve Fund is used to cover large district expenses for capital improvements. Each year, the district determines how much of its annual operating budget to transfer to this account with the goal of building up a reserve that will cover capital needs over time. The Capital Reserve Fund's Ending Fund Balance for FY 2024 is proposed to be \$3,761,820 (districtwide).

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Gunnison Watershed RE1J (1360) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (1360-SG00002) - - New - Application Number (25)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The Gunnison Watershed School District (GWSD) is located in the Gunnison Valley, a relatively remote area in southwestern Colorado. The Gunnison Valley is surrounded by mountains and open space which makes it an ideal tourist-based destination for all forms of recreation. Geographically, we are the second largest school district in the State, serving the communities of Gunnison, Crested Butte, and Marble. The cost of living continues to rise throughout the valley and is one of the biggest challenges facing current residents. We (GWSD) are one of the largest employers in the Valley with over 400 employees - FTE and contracted.

Gunnison has three facilities that provide Pre-K - 12 learning. Lake School serves Pre-K and K. Gunnison Community School serves grades 1-5 (elementary) and grades 6-8 (middle). Gunnison High School serves grades 9-12.

Crested Butte Community School provides K-12 learning in Crested Butte.

Marble Charter School serves K-8 in Marble, CO.

We have a 25.2% free and reduced student population, 14.5% of students are culturally and linguistically diverse, 8.6% are receiving special education services and 5.4% fall into the Gifted and Talented category. Our 2022-2023 student count was 2,061, which was a slight decrease from the prior year.

Our District Maintenance program is headed by Maintenance Director, Steve Fortune, and Transportation/Facilities Manager, Paul Morgan. Paul and Steve do an outstanding job of maintaining the District facilities and property. They believe in preventative maintenance, long-term planning, and doing everything within their power to ensure the students have the best possible educational experience.

In 2019 we adopted a comprehensive district wide facility master plan that ultimately led to a successful bond election in November of 2022. While the identified needs were significant, the final scope and amount of the bond had to balance what the community would support and the greatest district priorities. The district bond priorities include improving safety, energy efficiency, overcrowding and vocational programming.

In 2023 we engaged multiple professionals well versed in K-12 facilities evaluation, planning, design, and construction in our region including an owner's representative, comprehensive design team, construction manager/general contractor and building commissioning agent. As part of our commitment to a collaborative approach to solutions for the critical security scope, the team's work included not only general design advisory group (DAG) meetings for each school but also a separate and specific design advisory group for a comprehensive look at district security. The work of this group is described in more detail

in the Due Diligence section, but through this group's work we were able to evaluate our schools to leverage both the built and social environment elements in order to achieve thoroughly secure campuses along with the integration of consistent safety standards.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Our team has performed various evaluations and held multiple meetings with our Security DAG, which have exposed several urgent district wide safety and security related deficiencies that our District needs to address in order to provide safe and secure facilities for our students.

These safety and security needs fall into the following 5 categories:

- Inadequate security main entrances
- Inadequate exterior door hardware
- Inadequate classroom door hardware
- Inadequate security cameras
- Inadequate site fencing and signage

INADEQUATE SECURITY AT MAIN ENTRANCES

The entry visibility and security at each of our 5 schools are both inconsistent and inadequate compared to best practices in school design and construction. Our bond scope is able to address the entry security deficiencies at 2 of our schools, but we are seeking BEST support to address the deficiencies at our Gunnison Community School (1st-8th grades), Lake School (preschool and kindergarten), and Gunnison High School (9-12th grades). Gunnison Community School (GCS) was constructed in 1997, well before the tragedy at Columbine and the security best practices that followed. As such GCS was constructed without a secured vestibule and with the entire administration area being buried in the heart of the school without exterior windows or visibility to student drop areas or the main entrance. We are dependent on a small exterior camera and door-bell system to allow access into the main doors. While we do have our reception desk adjacent to the main entry, it is across the main corridor hallway. There is nothing that requires visitors to come to the reception desk for proper credentialing as a prerequisite to free access. Oftentimes, visitors who are buzzed in will wander inside unsure of where to go, allowing visitors direct access to our hallways and students. Lake School is even older than GCS, but does have the advantage of the administration area being adjacent to the main parking lot and main entry. Unfortunately an exterior wing wall blocks the visibility to people approaching the main entry doors so the school has to rely on the same exterior camera and door-bell system to allow access. Similar to GCS, once in the main doors, we have no way to prevent anyone from accessing the entire school. Gunnison High School has similar deficiencies to both GCS and Lake School. Like Lake, the high school administration is located at the main entry but exterior site walls and landscaping block views to the parking lot and pedestrian approach. The school also relies on an exterior camera and door-bell system to allow access. The main office and reception are separate from the main entry which, like both GCS and Lake, allow access to the entire school prior to proper credentialing. Actually stepping into the administration area for appropriate credentialing is fully voluntary. While we have been doing the best we can with our exterior cameras and door-bell systems, our entry security is far from best practices in providing a safe learning and working environment for our students and staff.

INADEQUATE EXTERIOR DOOR HARDWARE

We must ensure our school has the appropriate means of controlling access to our facilities. Most school safety and security events can be traced back to an open or propped exterior door. While our staff is diligent to physically check and secure exterior doors on a regular basis, we frequently find exterior doors that are not secured. Sometimes we find exterior doors that have been intentionally propped open, and often our extreme weather conditions conspire against us to prevent doors from latching even when in the closed position due to ice, snow and gravel buildup. So while it appears the door is secured, it is in fact not and can be forced open which is a critical weak spot at the exterior of our schools. We have had parents' access our school via these doors before, as well. In some instances it has been to bring their student supplies without going through the front entrance. In a particularly alarming instance, a parent was able to enter our school, go to the library and use one of the computers. The parent wore a hoodie with the hood up so we were unable to identify that it was not a student until our librarian realized it! We desperately need to replace our exterior door hardware and provide latch detection to inform us when doors are left open or opened from the inside when they shouldn't be.

In the event one of these doors is improperly accessed by an intruder who intends harm, we have no way of knowing until they are well into our schools and potentially in contact with students and/or staff. The CDE Facility Insight Adequacy Assessment rated our school as a "1" in this category, noting our facility is not equipped with door lock or intrusion detection which is recommended by CDE Construction Guidelines. Having the proper ability to lock our exterior doors is an essential and necessary security measure in order to protect our students.

INADEQUATE CLASSROOM DOOR HARDWARE

While the hope is that an intruder never makes their way inside the facility, in the event one does, having locked and secured doors is one of the most effective measures in school safety. In a worst-case active shooter situation, a locked classroom is often the safest place for students to be while law enforcement works to neutralize the threat. Our classrooms lack the ability for anyone to easily lock a classroom door from the inside of that classroom and

to have visual assurance that the door is locked. This is typically provided by a simple push-button on the inside door handle which allows everyone to see and know the door is locked while also providing free egress during normal school activities. However, at GWSD schools most of our classroom hardware, installed prior to the Columbine tragedy, requires the door be locked from the outside of the classroom with use of a physical key - there is no internal ability to lock the door and no visual indication that the door is locked. Our district policy is that staff keep the doors always locked, but there are times when convenience and/or human error cause a door to be left unlocked. When in doubt, staff must leave the classroom to confirm it's locked and or lock it with a key. In particular, our substitute teachers struggle with maintaining the locked doors. In an emergency situation, our teachers and children would be put in harm's way by exiting to lock the door which risks valuable, potentially life-saving moments in an effort to secure the classroom.

INADEQUATE SECURITY CAMERAS

Our district wide camera system is antiquated, insufficient and inadequate. The 2018 CDE assessment noted that the CCTV Cameras were "lacking" and due for renewal within 2 years of inspections. Our camera coverage is limited with multiple "blind spots" where incidents do occur including some parking lots, corridors, stairwells, gymnasiums, and commons areas. We have developed a map of all the areas and our teachers try their best to overcome interior blind spots during passing times, but it's impossible to maintain visual coverage over many of them and takes our teachers away from their primary responsibility of teaching students. In addition to the lack of coverage, the age of our cameras and system result in poor quality images which lack resolution and make the identification of people and or vehicles involved in incidents very difficult. In situations where we need to identify individuals, we have to go off of the color of the children's clothing and try to trace back which classroom the student came from/went into in order to narrow down and determine who they are.

One of the areas urgently needing security camera coverage is at the front of the building where we currently have no visibility to the parent pick-up/ drop-off areas. If a child was to get into the wrong car, we would have no security footage of the incident and no ability to help identify who they left with. It is essential that we be able to monitor these areas of our schools, both during potential incidents as well as post-incident to ensure the safety and security of our students.

INADEQUATE SITE FENCING AND SIGNAGE

Our district is well known for its natural beauty and outdoor recreational activities. Both residents and out of town visitors frequent our communities and trail systems, often treating our open school campuses as public parks. While we value the ability to share our amenities with the public, we have had more and more incidences where strangers are coming onto our campuses while our kids are outside. At Crested Butte Community School (CBCS), a K-12 school, we have people riding bikes and walking dogs through campus during school hours. At Gunnison Community School (GCS), a 1st-8th grade facility, there are multiple public trails that are adjacent to and even connect to our campus. We've even had people parking, camping, and partying overnight on undeveloped areas of our campus, within eyesight of our middle school outdoor area.

We lack fencing, signage and other perimeter control and territorial reinforcement elements to clearly demarcate the limits of our properties and the behavioral expectations of any visitors. There simply are not enough boundaries to protect our youngest children outside at recess from unwelcome strangers.

One of our bond goals is to improve safety district wide and our bond scope and dollars are focused on providing these necessary security basics - much needed secured vestibules at our schools, relocation of administration areas at two of those schools that do not have direct line of sight to primary parking lots and entrances and improving site safety by improving traffic flows including student drop-off and pick-up. However, extreme escalation and ever skyrocketing inflation has already outpriced many of our urgent projects, requiring that we seek out additional resources to leverage every dollar in order to complete these vital safety and security measures. Providing these essential safety and security measures for our students is of the utmost importance.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

We have engaged multiple K-12 facility experts to evaluate, plan, design and ultimately construct our bond renovation and addition projects. These experts include an owner's representative, architects, engineers, and a construction manager/general contractor (CM/GC).

In the fall of 2023, we assembled a design advisory group (DAG) to provide feedback and insight to our school's safety and security. This group was composed of our local law enforcement agencies, ambulance and fire departments, district administration, district security director, school administrators, select staff and community members. Our design team facilitated our discussions beginning with the current research and statistics related to school safety and security. School security frameworks of Crime Prevention Through Environmental Design (CPTED) and PASS (Partner Alliance for Safer Schools) were reviewed. These best practices were reviewed, including school tours of adjacent districts who have already implemented best practices. Safety priorities of secured vestibules and improved site safety were reviewed and discussed in detail, information on the district-wide emergency directives and school social environment support systems were shared, and open discussions of other safety and security concerns and incidents were had. That feedback led to additional due diligence and meetings culminating with this BEST Grant request.

While the findings of our due diligence are unfortunate in that they have led us to this urgent request for this BEST Grant, we are proud of the thorough efforts of the entire team to identify the issues in detail, consider the options and present the following cost-efficient solutions.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

INADEQUATE SECURITY AT MAIN ENTRANCES - Lake School, GHS, GCS.

After review of best practices and tours of adjacent school districts that have implemented appropriate secured vestibules, the district intends to implement consistent entry security at each school including the location of administration and the function of the secured vestibule itself. This standard will provide for consistent administrative operations and procedures and a consistent and reliable process for students, parents, visitors and first responders regardless of student age or school location. Some of the consistent principles in our solution includes locating administration with direct visibility to main parking and drop zones and direct adjacency to a secured vestibule. During school hours, the main exterior doors to our vestibules will remain unlocked to allow visitors to get out of our cold weather. The vestibule itself will be hardened preventing any further access into the school prior to proper credentialing. A bullet resistant transaction window will allow staff to physically and visually credential visitors in both a safe and welcoming way. Once the visitor and their business is confirmed, the school receptionist can electronically unlock doors to either give them physical access to either the administration area or the main school.

At Gunnison Community School (1st-8th grade), we can achieve these consistent entry safety principles with a simple renovation. We will relocate the current administrative office suite from the core of the building to the corner of the existing library space that has windows and direct visibility to the main parking lot, drop areas and main entry. We will create the new secured vestibule outlined above adjacent to this admin area and under the existing entry canopy.

At Lake School (preschool and kindergarten), the administration area can remain as currently configured, but the wing wall blocking visibility will be removed and the district standard secured vestibule and transaction window will be constructed within the space of the existing entry vestibule.

At Gunnison High School (9th-12th grade), a small remodel of the administration area is needed to get the administration area and secured transaction window adjacent to the new secured vestibule. The exterior site wall and landscaping will be removed to allow proper observation of the main parking lot and entry sequence.

These renovations are cost effective and will bring tremendous safety and security benefits to our students and staff.

INADEQUATE EXTERIOR DOOR HARDWARE - Districtwide

We propose adding door position and latch detection monitoring to the exterior doors of our schools. This will provide us the ability to monitor the security

of our exterior doors and provide us the opportunity for automated alarming of the main administration areas when doors are unexpectedly opened and/or do not latch appropriately.

INADEQUATE CLASSROOM DOOR HARDWARE - Districtwide

We will replace our existing classroom door hardware to provide a simple push-button lock on the inside door handle. This allows anyone within the room to be able to lock the door without the need of a key or special knowledge. It also allows everyone within the classroom to have visual assurance that the door is indeed locked.

INADEQUATE SECURITY CAMERAS - Districtwide

We are fortunate that camera technology has continued to improve while also coming down in price. We intend to replace our antiquated system with a new high-resolution system. We will design the camera locations to address all the areas that need to be monitored for potential incidence. We will limit the number of needed cameras by taking advantage of 360-degree, 270-degree and 180-degree camera technology that can record multiple views from one location. We also intend to implement audio recording with these cameras. Together, this will provide a supplement to the first line natural observation that happens throughout the school campuses, further deter inappropriate behavior, and more quickly and appropriately adjudicate incidents that do occur.

INADEQUATE SITE FENCING AND SIGNAGE - GCS

It is essential we provide adequate fencing to protect our students, however, we understand full fencing would be costly and there are many schools needing BEST funds as well. In light of this, we have worked with our security team and community on a strategic solution to meet our security needs and maintain our communities' desire to keep an open and natural feel. We are proposing 10 to 15-foot sections of four-foot tall fencing to be placed at the various common circulation paths and trails into our properties. These gateway fencing sections will provide the opportunity for simple school branded signage including our logo and basic messaging to indicate school property and common expectations that visitors must check in at the main office, no trespassing during school hours, no smoking, etc, etc. With BEST help, we will also provide some limited fencing around our playgrounds and most vulnerable students. This fencing will serve to both keep any strangers separated from students, maintain transparency for natural surveillance, and help contain and protect students.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Our teams have had additional meetings and site walks reviewing the issues and potential solutions around each of the four deficiencies outlined above. Existing inventory of the camera system along with current and needed coverage has been developed. Drawings and concepts have also been developed for improving site security as well as discussions of a district wide signage program.

In addition to the detailed due diligence of defining our current deficiencies, the timing of our bond scope design process and associated cost estimates by our CMGC is providing us with current and detailed pricing. Our contractor is not only familiar with K-12 construction and doing work in our region of the western slope, they have engaged multiple trade partners to provide pricing on our schematic design level bond scope and the deficiencies outlined herein. These cost estimates were completed and presented to us on January 16, 2024.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Our commitment to providing a safe learning environment for our students, staff, and visitors is unwavering, and we believe BEST Grant funding is crucial in addressing these immediate concerns. The safety challenges we face, encompassing inadequate security at main entrances, deficient exterior door hardware, inadequate classroom door hardware, insufficient security cameras, and inadequate site fencing and signage, all necessitate urgent intervention. These issues pose a significant risk to the well-being of our school community and require immediate attention.

As we strive to enhance the safety measures across our district, the urgency lies in fortifying our facilities and sites against potential threats and a successful BEST application will directly contribute to the safety and security of our students and staff. Roughly two years ago, a district parent wore a hoodie and was able to get into the library during school hours. Because her head was covered, she was able to sit down at a computer and wasn't noticed for quite some time. We are thankful that her intentions were mostly harmless, but the situation could have been tragic under slightly different circumstances. Securing our facilities with the help of this BEST Grant will drastically improve our ability to decrease and even eliminate these types of incidents. Our lack of basic fortifying elements contribute to our challenges of running a school district, every day creating vulnerabilities that compromise the safety of our children. Addressing these deficiencies is paramount to ensuring a safe and secure learning environment for our students and staff.

The potential risks associated with inadequate safety measures demand immediate action to ensure the well-being of our school community. We appreciate your commitment to fostering safe learning environments and trust that you will recognize the pressing need for funding to address these critical security issues.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- Yes
 No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

We will commit roughly \$317,000 (1.5% PPR * student count) each year to fund our Capital Reserve (capital renewal) account which will guarantee the funds for proper maintenance of our capital project. Historically, we (GWSD) maintain a five year capital funds plan that is updated annually to include all projected capital renewal and maintenance costs, including out year replacement of any equipment. We understand that preventative maintenance for our facilities is extremely important to continuing to provide successful and effective educational operations.

FCI Constructors, our general contractor, will guarantee that any subcontractors on the project include applicable workmanship warranties for their scopes of work. FCI will also ensure a proper handoff of warranty and operations and maintenance data to GWSD facilities staff in the closeout phase of the project, which will make it easier for GWSD to manage any potential manufacturer warranty issues over the life of the equipment and the project.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

n/a

III. Detailed Project Cost Summary

Gunnison Watershed RE1J (1360) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - DW Security Upgrades (1360-SG00002) - - New - Application Number (25)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

61.00 %

* B. Actual match on this request - Enter Actual Match Percentage

61

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,004,151.05
D. Applicant Match to this Project	\$	1,832,532.14
E. Applicant Grant Request	\$	1,171,618.91
F. Previous Grant Awards to this Project	\$	
G. Previous Matches to this Project	\$	
H. Total All Phases	\$	3,004,151.05

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2022	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

02/05/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/03/2026 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

In addition to the detailed due diligence of defining our current deficiencies, the timing of our bond scope design process and associated cost estimates by FCI Constructors (our CM/GC) has provided us with current and detailed pricing. FCI performed the 2010 bond projects for Gunnison Watershed School District and is familiar with K-12 construction and doing work in our region of the western slope. As such, they have engaged multiple trade partners to provide pricing on the deficiencies outlined herein and are able to leverage their regional relationships with subcontractors to achieve the most competitive pricing for our estimate. Using these relationships with key subcontractors has also carried the added benefits of helping us understand the current market conditions and keeping the project ahead of any supply-chain or material-procurement issues. These cost estimates were completed and presented to us on February 5, 2024.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The Superintendent of the School District will manage the project and, through a competitive procurement process in January 2023, has selected Artaic Group as the District's Owner's Representative. In April 2023, TreanorHL (THL) was selected as the project Architect and FCI Constructors was chosen as the Construction Manager / General Contractor (CM/GC) in May 2023. The design team completed Schematic Design Documents on 11/30/2023 and Design Development is currently underway. Artaic Group, TreanorHL, and FCI all have myriad experience on education construction projects, hence the reason they were selected through the District's rigorous procurement process.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

We will adhere to all CDE Consultant/Vendor Selection Guidelines. Artaic Group has managed numerous BEST Grant projects and is vastly familiar with running fair, timely, and effective vendor and consultant procurements. Our goal is to provide the best value for the District and use State funds as efficiently as possible.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this**

project, directly or indirectly.

Overall, we typically appropriate over \$100,000 each year to keep our capital reserves healthy. This allows us to address any typical maintenance or small capital projects in-house without needing to rely on outside sources. However, our need for updated HVAC and security systems in this case is too great to tackle alone, hence we are calling on CDE for assistance via the BEST Grant. We are grateful for CDE's help over the years and hope to continue our stellar relationship with the CCAB.

In 2019 we adopted a comprehensive district-wide facility master plan that ultimately led to a successful bond election in November of 2022. We are grateful to our local community for trusting us to deliver on our bond promises, but we have maximized our local funding resources while also facing rising costs in a rural market.

Outside of the BEST Grant, we will attempt to leverage other grants such as the School Violence Prevention Program (SVPP), DOLA, or GOCO. However, the BEST Grant is by far our best opportunity to fund these projects and keep our facilities up to current security standards.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

n/a



CRESTED BUTTE FIRE PROTECTION DISTRICT

306 MAROON AVENUE • P.O. BOX 1009
CRESTED BUTTE, CO 81224
(970) 349-5333
ADMINISTRATION FAX: (970) 349-3420 • OPERATIONS FAX: (970) 349-0438
WEBSITE: WWW.CBFPD.ORG



Crested Butte Marshal's Department

508 Maroon Av – Box 39 Crested Butte, Colorado 81224
970.349.5231 • Fax 970.349.6532 • mpreily@crestedbutte-co.gov
In Partnership With Our Community

January 24, 2024

To: Whom it may concern
Reference: Support for GWSD BEST Grant - Security Concerns Throughout the Gunnison Watershed School District

The Crested Butte Fire Protection District (CBFPD) is a public safety partner of the Gunnison Watershed School District (GWSD) that provides emergency response including EMS response to the Crested Butte Community School, a K-12 facility located within our fire district. This letter is to help inform the BEST CCAB of the safety and security issues currently faced by the Gunnison Watershed School District. Through our collaborative work with the GWSD and in conjunction with our local law enforcement partners it has been found that many current school security measures are inadequate to effectively maintain the safety of students and staff throughout the district. Those concerns include:

- Unsafe entry sequences because the entrances were designed before Columbine occurred; people can enter our school buildings without being screened
- Lack of fencing, signage and other perimeter control and territorial reinforcement elements to demarcate the limits of district property and the behavioral expectations of visitors.
- Limited CCTV camera coverage and poor image quality leaves blind spots around parking lots, corridors, stairwells, gymnasiums, and common areas where potential incidents pose a safety risk.
- Inadequate exterior door hardware causes doors to appear closed without properly latching.
- Inadequate classroom door hardware which must be locked from the outside of the classroom with a physical key causes frequent occasions of classroom doors being unlocked.

These issues currently pose a significant threat to the safety and security of the students and staff throughout the GWSD and we are supportive of improvements. Upgrades to the GWSD's security measures will ensure the safety of not just the schools, but also the greater communities of which these facilities are a part, and that we are dedicated to protect. We appreciate your thoughtful consideration of GWSD's request which will allow them to provide a safe, enriching and transformative educational experience for the children and young adults of our community.

Sincerely,

Sean M. Caffrey, MBA, FACPE, NR-P
Chief Executive Officer and Commissioner

1/24/2024

GWSD BEST Grant

To whom it may concern,

This letter is to inform the BEST CCAB of the safety and security issues currently faced by the Gunnison Watershed School District. Many current security measures are inadequate to effectively maintain the safety of students and staff throughout the district.

1. Unsafe entry sequences: Because the entrances were designed before the tragedy at Columbine high school, people can enter our school buildings without being screened
2. Lack of fencing, signage and other perimeter control and territorial reinforcement elements to demarcate the limits of district property and the behavioral expectations of visitors.
3. Limited CCTV camera coverage and poor image quality leaves blind spots around parking lots, corridors, stairwells, gymnasiums, and common areas where unobserved incidents pose a safety risk.
4. Inadequate exterior door hardware causes doors to appear closed without properly latching.
5. Inadequate classroom door hardware which must be locked from the outside of the classroom with a physical key causing frequent occasions of classroom doors being unlocked.

These issues currently pose an ongoing threat to the safety and security of the students and staff throughout the district. It is critical that upgrades are made to the district's security measures to ensure the safety of not just the schools, but of their greater communities. By addressing such issues, the district's facilities can maintain their purpose of supporting an enriching and transformative educational experience.

Respectfully,

Michael Reily
Chief Marshal



City of Gunnison – Police Department

January 29, 2024

To: Whom it may concern

Reference: Support for GWSD BEST Grant - Security Concerns Throughout the Gunnison Watershed School District

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These issues currently pose a great threat to the safety and security of the students and staff throughout the district. It is critical that upgrades are made to the district’s security measures to ensure the safety of not just the schools, but the greater communities of which these facilities are a part. Through addressing such issues, the district’s facilities could maintain their true purpose of supporting an enriching and transformative educational experience.

Keith Robinson, Chief of Police
City of Gunnison
970-641-8250 (office)



From: Sheriff Adam W. Murdie

To: Whom it may concern

Date: Monday, January 29, 2024

Reference: Support for GWSD BEST Grant - Security Concerns Throughout the Gunnison Watershed School District

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Respectfully,

Sheriff Adam W. Murdie





Mt. CRESTED BUTTE POLICE DEPARTMENT

911 Gothic Road • PO Box 5800
Mt. Crested Butte, Colorado
Office: 970-349-6516
Fax: 970-349-5866

January 24, 2024

To: Whom it may concern

Reference: Support for GWSD BEST Grant - Security Concerns Throughout the Gunnison Watershed School District

This letter is to help inform the BEST CCAB of the safety and security issues currently faced by the Gunnison Watershed School District. It has been found that many current security measures are inadequate to effectively maintain the safety of students and staff throughout the district.

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Best Regards,

A handwritten signature in black ink, appearing to read "N. Stepanek".

Nate Stepanek
Chief of Police

● **Campuses Impacted by this Grant Application** ●

Marble Charter School - HVAC and Roof Replacement and Safety Upgrades - Marble Charter - 2009

District:	Gunnison Watershed RE-1J
School Name:	Marble Charter
Address:	412 West Main Street
City:	Marble
Gross Area (SF):	13,094
Number of Buildings:	2
Replacement Value:	\$3,709,723
Condition Budget:	\$1,427,335
Total FCI:	0.38
Adequacy Index:	0.41



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$454,891	\$406,857	0.89
Equipment and Furnishings	\$76,754	\$33,426	0.44
Exterior Enclosure	\$538,871	\$135,366	0.25
Fire Protection	\$102,957	\$60,138	0.58
HVAC System	\$405,178	\$195,144	0.48
Interior Construction and Conveyance	\$960,088	\$436,984	0.46
Plumbing System	\$195,504	\$76,037	0.39
Site	\$248,936	\$121,441	0.49
Special Construction	\$54,190	\$0	0.00
Structure	\$672,354	\$21,871	0.03
Overall - Total	\$3,709,723	\$1,487,264	0.40

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Marble Charter Main	8,894	0.28	2009	\$2,463,587	\$680,280
Marble Charter Historical Building	4,200	0.63	1910	\$997,201	\$685,543
Marble Charter Site	58,515	0.49	1910	\$248,936	\$121,441
Overall - Total	71,609	0.38		\$3,709,723	\$1,487,264

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Marble Charter School

County: Gunnison

Project Title: HVAC and Roof Replacement and Safety Upgrades

Current Grant Request:	\$1,255,175.60	CDE Minimum Match %:	44%
Current Applicant Match:	\$986,209.40	Actual Match % Provided:	44%
Current Project Request:	\$2,241,385.00	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	Yes
Total of All Phases:	\$2,241,385.00	Adverse Historical Effect?	Pending
Cost Per Sq Ft:	\$194.26	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$13.96	Affected Pupils:	45
Hard Costs Per Sq Ft:	\$180.31	Cost Per Pupil:	\$49,809
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	291
Previous BEST Total \$:	\$177,768.69		

Financial Data (Charter Applicants)

Authorizer Min Match %:	61%	FY23-24 CSCC Allocation:	\$21,593.00
< 10% district bond capacity?	No	Enrollment as % of district:	2%
Funding Attempts:	0	Free Reduced Lunch %	20.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

Marble Charter School (5577 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC and Roof Replacement and Safety Upgrades (5577 C-SG00001) - - New - Application Number (19)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Marble Charter School - 5577 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

In the unlikely event Marble Charter ceases to exist, ownership defaults to the Gunnison Watershed School District.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The Marble Charter School currently operates in two buildings on adjacent properties that comprise the campus: the Main Building and the Historic Building. The historic building was constructed from 1910-12. The companion facility was constructed almost a century later in 2008-2009.

The original Marble Charter School facility has a long and complicated history in the remote, mountainous, boom and bust town of Marble, Colorado. When the Colorado Yule Marble Company began operations in the early 1900s, the town needed to be able to educate local children. The original historic building was built as a high school building with much of the material donated by the mining company. (The historic elementary school building has since been demolished.)

The three-story historic high school contained five classrooms, an office, and a library. After the mining company cut operations and the population of Marble dwindled considerably in the 1920s, school for all grades was moved to this building. The building housed lower grades on the bottom level and middle grades on the main floor.

Things dwindled further in Marble during World War II when demand for marble as a construction material declined. The town was then hit with two significant floods in the 1940's that further reduced the town population and dropped the school's enrollment to just a few students. In 1948, the school was closed and boarded up by the Gunnison Watershed School District.

Twenty five years later, the Town of Marble began to use the school building for its meetings. When the Marble Historical Society was formed in 1977 they began to use the facility as a museum. During this time, local residents worked to preserve the structure with a National Historic Register listing, which it received in the 1980s. The building was deeded to the Marble Historical Society in 1985.

In 1995, the school was reopened to house the Marble Charter School. The first year the charter school was in operation, it had to acquire a modular building

while the main building was renovated. At that time, the Marble Charter School had to lease space from the Historical Society, which limited the kind of funding it could receive for capital improvements. The school only opened after raising about \$200,000 in funds to modernize the facility with heating and electric systems and its first-ever indoor plumbing.

By 2008, the historic building was bursting at the seams; the school needed additional space. The Gunnison County School District provided \$600,000 to support a companion facility, and the Marble Charter School raised matching funds. Construction on the new two-story building began in 2008 and was completed in 2009. The new building includes a multi-use room that functions as a cafeteria, school gatherings, and P.E. during inclement weather; two additional classrooms; the kitchen; additional restrooms; and two office spaces.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

There have been no significant capital improvements made to the school since MCS opened. It wasn't until a few years ago that the Marble Charter School acquired the deed for the historical building from the Marble Historical Society, which broadened the kind of funding MCS was eligible to receive. The Marble Historical Society operates and maintains a museum on the local history. Marble Historical Society manages this space completely separate from Marble Charter School and no capital improvements are planned at the museum portion of the historic building.

MCS strategically had a master plan and facilities assessment completed this past year before embarking on critical improvements. MCS is finally well-positioned to make much-needed improvements for the safety, security, and overall well-being of the MCS school community if it can secure BEST grant funding.

In 2022, the Gunnison County Watershed District passed a bond for building improvements related to safety, overcrowding, facility efficiency, and vocational programming that provided \$1 million to Marble Charter School. Since its inception, this is the first bond funding MCS has received to support capital improvements. It has never received any state grants to fund capital improvements.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Marble Charter School employs a $\frac{3}{4}$ time maintenance officer to perform regular maintenance on the MEP systems and building infrastructure. The modern facility has required only regular maintenance and upkeep since the building was completed in 2008.

Until 2022, Marble Charter School (MCS) did not own but rather leased space in the historic building, greatly reducing their ability to fundraise and perform major maintenance on the historic building. The previous owner of the historic building was an all-volunteer non-profit organization with limited funding. However, the Marble Charter School currently owns the Historical Building with the Gunnison Watershed School District (GWSD) as default owners should MCS face any expected financial challenges. As our charter's sponsor, GWSD has a strong working relationship with MCS. Throughout the year, they provide financial reports, oversight and guidance to ensure our viability and solvency. Each year, the District helps MCS to prepare and document an audit conducted

by the CPA firm McMahon and Associates of Avon, Colorado. MCS is "in good standing" as indicated on the Colorado Department of Revenue and "in compliance" on GWSD's Financial Transparency webpage.

Marble Charter School has never applied or been awarded for a BEST grant before.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Marble Charter School (5577 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC and Roof Replacement and Safety Upgrades (5577 C-SG00001) - - New - Application Number (19)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

As the town of Marble grew in the 1990s, local parents began seeking an alternative to sending their children to school 28 miles away where the closest schools are located-an especially treacherous mountain drive in the long winter season. The closest schools are located in a different county and thus, not even the school district that Marble property taxes support. In 1995, local parents gathered together and applied to the newly formed Colorado Rural Charter Schools Network to establish a new Marble Charter School in the old building. The Marble Charter School's charter was granted in 1995 as the 8th charter granted in the state. The school opened with 20 students and was once again part of the Gunnison Watershed School District.

The Marble Charter School is a thriving K-8 charter school that provides a valuable educational option to the greater Crystal River Valley Community. Many students travel from neighboring communities including Carbondale and points in between, which mostly fall outside the chartering school district's boundaries. Education is delivered in small student-centered, multi-age classrooms to allow students to learn deeply, progress at their own pace, and pursue their passions. The growth mindset is central to the school's philosophy with experiential learning framing the majority of activities. MCS meets or exceeds state requirements for elementary and middle grades in all measurable areas.

The school maintains a waitlist and has traditionally seen steady enrollment numbers. The school had an enrollment of 55 students for the 2022-23 school year-up from 42 in the 2021-22 school year-and maintains relatively steady numbers year-to-year. The school is staffed by 12 people - several of whom are part time. Last school year, minority students accounted for 6% of the student population and 16% of students qualified for free and reduced lunch. The maintenance program is small with a part-time Facilities Manager and Janitorial Coordinator. Facilities staff works diligently on prioritizing facilities maintenance projects to be as proactive as possible with limited funds. However, the Marble Charter School struggles with a number of current building and site functional issues that affect the learning environment. Being in two separate buildings can present accessibility, operational, and security challenges for students and staff circulating through the site, especially in the winter. The existing facilities that house the school have been the best option for the school and will likely remain the most viable solution for the foreseeable future.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment

- 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The following deficiency summary is organized by building and site and is based on the assessment and master plan findings compiled in the Facility Master Plan completed in the fall of 2023. Refer also to the Facility Master Plan report for more detailed findings and a comprehensive list of deficiency items.

MCS Main Building:

Safety and Security: A secure entry vestibule does not exist at Marble Charter School. The front door can be locked with electronic hardware, but there is not currently a safe space for visitors entering the building to have credentials checked before being allowed to enter the building. Visitors enter from outside and immediately have access to the entire building leaving the staff with no ability to control where visitors go, potentially placing students at risk.

Furthermore the office does not have direct connection to or visual control over the entrance door or area immediately outside the building. This makes the building vulnerable to access by any assailants.

Door hardware inside the building does not allow for locking classrooms to secure them in the event of a lockdown. The doors are equipped with passage sets allowing free access to anyone attempting to open the door. A number of exterior aluminum storefront doors lack proper bracing and can be opened from the outside with a hard pull, which is an intrusion hazard for property and personal safety. There are windows throughout the facility that are double hung with sashes that open full height-well beyond the 4" maximum allowed by code. This means that students are not provided any sort of fall protection. In the event of an emergency, the school is not equipped with appropriate signage or communication infrastructure. A number of spaces in the building lack emergency egress lighting or exit signage, posing a hazard to occupant safety in the event of an emergency. Furthermore, interior signage provides critical communication for first responders and is missing from this facility. A Public Address system in the building does not exist, limiting internal communication to a text message system. There is no reliable means for the office to communicate with teachers, and most importantly with students in the event of an emergency. A system for emergency communication is vitally needed for student safety in emergency events.

There are various other deficiencies that pose a constant safety risk. There is no exhaust ventilation to the chemical cabinet, leaving occupants exposed to fumes that may leak from chemicals. There are no emergency power disconnecting means (electrical service) on the building leading to a hazard and preventing safe shutdown of the power to the building in emergencies.

Due to the remote, high elevation mountain environment, the roof sees excessive snow accumulation during winter months that can reach six or more feet. Some areas of the building can see extreme snow and ice fall events as ice crashes down from the roof in giant blocks that could crush a person. Snow retention should be provided in areas where fall potential may harm students, and heat tape should be provided to mitigate snow and ice accumulation.

The school utilizes the multipurpose room for lunches, PE, and as the only large gathering space in the building. This space has a hard surface floor, hard walls, and a hard ceiling surface and is unbearably loud when full of students. This space is in need of acoustic treatment to absorb sound, reduce the reverberation time, and make it functional.

Finally, the classroom unit heaters serving the building are at the end of their expected life. These units are noisy and impact the ability of students to hear instruction in the classrooms.

MCS Historic Building:

Safety and Security: The building is not equipped with a modern fire alarm system. The three-story fire escape on this building is in poor condition-with rotten wood and missing planks-and poses an extreme hazard; this item needs to be addressed as soon as possible to prevent injury.

Generally speaking, the entire existing electrical system in the building is faulty, posing a risk to students and property. The exterior main electrical panels are in poor condition. School staff have reported that there has been an internal fire incident with this panel, which is highly concerning as it operates as the building disconnecting device. The location of the panel is problematic in the winter as it gets covered by snow and ice from the roof and becomes inaccessible. The panel should be replaced in a better location, and a disconnect should be provided. Interior electrical panels are old-some are of unknown age but appear very old-and insufficient for their current loads. These panels pose a hazard as the old breakers sometimes fail to trip. The branch circuiting in the building is generally inadequate and should be replaced as it poses a fire hazard.

The building lacks any sort of mechanical ventilation system. Currently, the only way to get outside air into classrooms and other spaces is by opening windows, which does not occur in the winter, leading to elevated levels of CO2 and other airborne contaminants. The heating system is fed by an outdated boiler that sits outside in a small shed. This propane fired boiler is very old and has failed on numerous occasions, presenting an ongoing challenge to provide heat in the building. In fact, the boiler fails so often that temporary electric heating units are placed throughout the building to provide heat and prevent freezing during boiler outages. The lack of a proper mechanical system is unhealthy for students: it leads to distractions caused by poor air quality and poor thermal comfort and jeopardizes the ability to reliably conduct school operations.

Due to the nature of the historic construction, there is excessive noise transfers through the floor. Every footstep on the main level can be heard in the basement classroom, disrupting classroom activities and providing a continual problem. There is a portion of sagging floor in the main level museum area that is in need of shoring to prevent a floor failure.

Finally, the Historic Building has a 20-year-old metal roof that sheds the copious snow and ice in fast, violent episodes and poses a real life safety issue. A snow and ice mitigation strategy is urgently needed. Other historic building needs include exterior envelope repair and maintenance, including siding repairs, paint, and repair of broken windows. There are a few locations where the historic marble foundations and brick flue require tuck pointing and repair. No work will be performed in the museum space of the historic building.

MCS Site:

There are various site issues that pose safety issues. The school struggles with ice and snow removal on the site as well, which exacerbates the already limited space for safe drop-off and pick-up and parking. Additionally, the exterior ramp system that serves the Historic Building has been damaged by repeated snow and ice falling off the building and is in need of repair or replacement. The ramp should be moved further away from the building to provide safe and functional access to the building and reduce snow damage. Areas of the site do not drain well and can lead to flooding during rain or the spring melt. Finally, there is a need for improved exterior lighting to protect staff and students after dark.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Working with the owner's representative, Dynamic Program Management (DPM), Marble Charter School retained RTA Architects through a competitive selection process in the summer of 2023. RTA was hired to do detailed building assessments and facility master planning services to help the school determine how best to spend their \$1M dollars of 2022 bond funds. Beginning in the late summer of 2023, RTA conducted building assessments along with mechanical, electrical, plumbing, and structural engineers from SGM to determine physical building conditions. A master list of deficiencies was developed

and ranked by priority with safety and security items receiving priority. In addition to deferred maintenance items, the assessment team did a security assessment of the buildings and campus using the CPTED for Schools standard. An educational adequacy survey was completed utilizing information from the school director and facility manager. The Master Planning Team worked with FCI Constructors out of Grand Junction to develop cost estimates for the proposed solutions.

Utilizing the information obtained through the assessment process, RTA conducted four Master Planning meetings with the school facilities committee concluding in the fall of 2023. The facilities committee helped the group to determine the highest priority needs for the charter school, which can be summarized as follows:

Snow and Ice Management (primarily on the Historic Building)

HVAC Systems in the Historic Building

Safety and Security needs at both buildings

Electrical Service Deficiencies at the Historic Building

Building Maintenance

Understanding that solutions to address these needs exceed the funds available (deferred maintenance items alone are \$3.8M), the facility committee decided to pursue additional grant funding to supplement the \$1M in bond funds, which if successful, will enable the school to address more of the critical building needs.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution includes a base bid scope that is intended to be funded by the \$1M dollars of 2022 bond funds in the event that further funding is not obtained. The project will also include bid alternate work that represents the scope that is possible only with the BEST and other grant funding. The base bid work includes scope that is considered essential for continued school operations, including safety and security items. The bid alternate work focuses on safety and security elements that really do need to be accomplished, but the school just can't afford to do everything without additional funds. It should be noted that MCS will complete as much work as it can in any scenario and is seeking other grants, including a History Colorado Grant at this time.

Main Building (Safety and Security): The proposed renovation work addresses all the door hardware and exterior door repairs necessary to provide secure, locking doors that adhere to the state standards. The project will add window opening limiters to prevent accidental falls by limiting the width that windows can open. An operational PA system for emergency communication in the building will be installed, and emergency egress lighting will be added. The missing electrical disconnect to shut off electrical service to the building will be added. Heat trace will be installed at areas where snow and ice accumulation creates an ice fall hazard.

Bid alternate work includes the following entry security measures: the installation of a video doorbell (Aiphone) and security film on glazing at the entry areas. Alternate work will include installing acoustic panels in the multipurpose room to address the acoustic situation in that space. Bid alternate work also includes replacing the main building unit ventilators which are a noise problem and are at the end of their expected life.

Historic Building (Critical Systems, Safety and Security): Proposed work for the Historic Building includes a new mechanical system. This will consist of a new electric hydronic boiler system that will serve the existing radiant floor system in the basement level and new terminal devices in the other portions of the building. The new boiler will be located inside (and replace the outdoor boiler). A new ERV system will bring ducted ventilation air to all classroom spaces in the building to address air quality concerns and provide ventilation year round.

Electrical distribution in the building will be replaced, including a new main disconnect, main distribution, and branch circuit panels. The electrical panels will be installed in more appropriate locations that are not impacted by snow and ice. Branch wiring and devices will be replaced with adequate quantities to

support the academic program. A new addressable fire alarm system will be installed that can communicate with the main building fire alarm system. Floor structure will be shored where sagging in the museum. The exterior ramp serving the building will be rebuilt in a different configuration so that it's not subject to snow fall. The dangerous exterior fire escape will be removed altogether as it has been determined to be unnecessary. Drainage improvements will provide positive drainage away from doors and the building in general.

Bid alternate work in the Historic Building will be completed as funding allows. This includes snow and ice mitigation in the form of a new metal standing seam roof system with snow retention (snow anchors), heat trace, and possibly a hot edge system to prevent large snow and ice from falling off the roof. This system will melt snow from the roof slowly to prevent excessive accumulations. The existing roof structure will be analyzed to assure structural capacity and reinforcements will be added as necessary. Fencing will be added to areas on the ground where ice melt will drip from the building to keep students away from icy locations or potential snow falling from the roof. Additionally, sound transfer issues will be addressed with an alternate ceiling isolation system installed at the basement ceiling.

A separate set of bid alternates will address building exterior envelope improvements including siding repair, window repair, painting, masonry tuck pointing and other exterior work. The intent is for exterior envelope work to be funded through a History Colorado competitive grant (if awarded).

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As part of the master planning and assessment process, the Marble Charter School retained RTA Architects to provide design services for their bond projects. The due diligence associated with the proposed project is being performed in conjunction with the bond project design process. RTA is currently working to develop the design drawings for the scope identified in this grant application, including construction documents in anticipation of starting construction in the summer of 2024. The design documents are being developed to incorporate additional scope that will be executed if the BEST Grant is successful and will be bid as an alternate in case this scope is not able to be included.

Marble Charter School has also retained a CMGC, FCI Constructors, who provided cost information for the BEST Grant application and will work with the design team in the final stages of design. Because the design for this project is already at a Design Development level, the pricing information is expected to be more reliable with fewer unknowns and fewer project risks. All of the consultant and CMGC procurement processes have adhered to the BEST requirements.

The design solutions for this project adhere to the BEST Construction guidelines; applicable codes, including the 2021 IEBC, 2021 IBC; and best practices for school design, including adherence to the CPTED for Schools Guidelines. The project will also need to comply with History Colorado Requirements, if funded, including adherence to the Secretary of Interior's Historic Rehabilitation Guidelines. The project will be required to retain an archeologist for any excavation required.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Completing the proposed project is urgent to ensure MCS is safe, secure, and can support all students' education comfortably and inclusively. The facilities and master planning process unveiled critical safety issues that must be addressed as soon as possible. For instance, the historic building's electrical system poses a fire safety risk that must be addressed immediately but simply cannot be done without additional funding.

Both the historic and main buildings were built before school security was a concern. The school lacks any modern security infrastructure. Although the school is located in a small community, that does not make it immune to security threats. Without any way for safe entry, any internal communication system, appropriate locks, and unprotected glass throughout both buildings, the school is vulnerable to security threats.

Finally, spaces in both the historic and main building need updates to be ADA compliant to support all students, and all of the spaces in the historic building are underutilized much of the school year because they are unable to be adequately heated. If the boiler in the main building fails, MCS would have a crisis without adequate space to educate students during the cold, winter months. These are urgent issues that must be addressed for all students to have access to an education in a safe and comfortable environment.

The current bond dollars allocated to MCS are simply not enough to complete any single project needed to address any one of these major concerns. Due to the overall cost and scope, the status quo will continue without BEST grant funding. Outside of the BEST grant program, MCS is unable to raise the large amount of funding needed to address the basic life safety issues, serious security issues, and ensure the current space can be utilized to educate all students safely and comfortably. Having matching funds from the 2022 GWSD Bond provides an opportunity to pursue a BEST grant now. The bond funds represent an opportunity that may not present itself again for many years in the future. Now is the time to get as much done as possible to improve the school and make it a safe and secure place.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

As part of the project, the contractor, with oversight by the owner's representative and design team, will provide final as-built drawings and operations and maintenance manuals. Marble Charter School intends to utilize the recommendation from that documentation in order to include ongoing maintenance costs. As this is not a new building, we already have current maintenance costs built into our annual project. Our Facilities Manager has also been involved with the planning for this upgrade of the Historical Building since its inception therefore his wages/salary have/has already been accounted for. We expect the renovations to improve the efficiency and functionality of the building overall, thereby decreasing the future maintenance costs. As part of the capital improvement project, Marble Charter School is weighing the additional upfront expense of a two year in lieu of one year material and maintenance warranty from the installing contractors. While they have not been determined yet, they anticipate extended material warranties on mechanical equipment and a minimum of a 20 year warranty on the historical building roof.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Marble Charter School (5577 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC and Roof Replacement and Safety Upgrades (5577 C-SG00001) - - New - Application Number (19)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

44.00 %

* B. Actual match on this request - Enter Actual Match Percentage

44

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,241,385.00
D. Applicant Match to this Project	\$	986,209.40
E. Applicant Grant Request	\$	1,255,175.60
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	2,241,385.00

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2022 (Funds are already in place)	Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

10/17/2023 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/14/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The estimate was prepared by RTA working with DPM for overall project costs. The construction hard costs were prepared by FCI Constructors of Grand Junction. The project costs are believed to be highly reliable as they are based on the Design Development set of drawings prepared by RTA and team. Because the project is planned for start of construction in the summer of 2024, the budget includes reduced escalation and reduced contingency money.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Marble Charter School has already retained the services of Dynamic Program Management DPM through a competitive selection process. Josh Vogt is the project manager for DPM and coincidentally resides in the Marble community. In addition, the charter school has also already retained RTA Architects as the master planning team and project Architect through a competitive selection process. The BEST project would be managed by DPM along with the design team who is already in place and working on the design of the project.

DPM has extensive experience managing design and construction projects and is familiar with the BEST program. DPM will interface with the Marble Charter School Facility Committee who will serve as the executive team for the project.

It should be noted that the Marble Charter School will proceed with their bond project with or without the BEST grant award. So, all the team members and management services are already in place to run the bond project with construction beginning summer 2024.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

MCS has followed BEST grant guidelines for vendor selection. RFQP's were issued and advertised, a selection committee was formed, and responses were scored per the rubric included in the RFQP. Our team has already been competitively procured for this project and we are shovel ready. Any further vendors of consultants will be procured through a similar process.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

As mentioned previously in this application, Marble Charter School has been awarded \$1M as part of the Gunnison Watershed School District 2022 Bond. It is understood that expenses occurring prior to March of 2024 cannot be considered as a portion of the owner's matching fund contribution. For this reason the full \$1M in Bond funds cannot all be applied as matching funds.

Additionally, the team is currently working on an application for History Colorado Competitive Grant to fund exterior and envelope improvements. This additional grant request is for \$250,000 which is the maximum allowed in the program. It will be known if the request for the History Colorado Grant is successful by June of 2024. The Historic Building is on the National Register of Historic Places.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Marble Charter School currently budgets \$18,000 per year for propane and \$12,000 for electrical utilities. Past usage for propane is typically in the \$16000-17000 range depending on the severity of the winter. Electrical usage has remained relatively constant and typically average use is about \$9700 per year. As part of the bond construction program, one project goal is to eliminate propane usage at the historic school building. RTA and their consultant reviewed the current utility consumption cost compared to the anticipated costs post construction. Utility costs are expected to reduce slightly from their historical average. Propane costs will reduce significantly at the historic building but will be largely offset by the additional electrical demand. The extent of the savings is difficult to calculate due to variable demand charges by the electrical utility coupled with the variability in the commodity price of propane.

● Campuses Impacted by this Grant Application ●

Ridgeview Classical Schools - HVAC, Roof Replacement, and Security Upgrades - Ridgeview Classical Charter – 1979

District:	Poudre R-1
School Name:	Ridgeview Classical Charter
Address:	1800 South Lemay Avenue
City:	Fort Collins
Gross Area (SF):	65,924
Number of Buildings:	2
Replacement Value:	\$22,421,911
Condition Budget:	\$9,460,770
Total FCI:	0.42
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,367,710	\$1,883,410	0.56
Equipment and Furnishings	\$627,448	\$84,365	0.13
Exterior Enclosure	\$2,331,235	\$863,300	0.37
Fire Protection	\$868,907	\$108,578	0.12
HVAC System	\$1,898,586	\$2,299,209	1.21
Interior Construction and Conveyance	\$5,535,577	\$2,169,533	0.39
Plumbing System	\$1,390,687	\$614,726	0.44
Site	\$1,992,278	\$1,546,230	0.78
Structure	\$4,409,482	\$0	0.00
Overall - Total	\$22,421,911	\$9,569,351	0.43

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ridgeview Classical Charter Main	58,578	0.40	1979	\$18,449,331	\$7,350,713
Ridgeview Classical Charter R2	7,346	0.28	1984	\$1,980,302	\$672,408
Ridgeview Classical Charter Site	224,334	0.78	1979	\$1,992,278	\$1,546,230
Overall - Total	290,258	0.42		\$22,421,911	\$9,569,351

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Ridgeview Classical Schools

County: Larimer

Project Title: HVAC, Roof Replacement, and Security Upgrades

Current Grant Request:	\$2,976,047.17	CDE Minimum Match %:	49%
Current Applicant Match:	\$999,967.75	Actual Match % Provided:	25.15%
Current Project Request:	\$3,976,014.92	Is a Waiver Letter Required?	Yes
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$3,976,014.92	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$60.31	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$8.96	Affected Pupils:	735
Hard Costs Per Sq Ft:	\$51.36	Cost Per Pupil:	\$5,410
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	90
Previous BEST Total \$:	\$0.00		

Financial Data (Charter Applicants)

Authorizer Min Match %:	70%	FY23-24 CSCC Allocation:	\$278,730.00
< 10% district bond capacity?	No	Enrollment as % of district:	2%
Funding Attempts:	2	Free Reduced Lunch %	5.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

Ridgeview Classical Schools (0146 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC-Roof Replacement and Security Upgrades (0146 (0146 C-SG00001) - - New - Application Number (1)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Ridgeview Classical Schools - 0146 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

If Ridgeview Classical Schools were to close, the school facilities would revert to the Ridgeview Classical Schools Building Corporation which would then be responsible for honoring outstanding debt, including past financing by tax-exempt bondholders. Any property or funding free of debt would then be conveyed to the Poudre School District.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Ridgeview Classical Schools (RCS) is a charter school, authorized by the Poudre School District R-1 in 2000. Ridgeview has operated from this single location for the past 23 years.

The RCS campus, located at 1800 S Lemay Avenue includes 5.15 acres and two existing buildings, a Community Church, and Day Care. Both buildings were in good condition and have been converted to E occupancy to meet the educational requirements of the International Building Code.

Building 1, which serves as the current K-12 School, was originally constructed in 1979 as a community church. The existing sanctuary has been converted into a performing arts theatre and is the heart of this K-12 campus. The two-story K-12 school has been renovated and expanded in 2002, 2005 and 2008 to include a gym, cafeteria, performing arts theatre, specials classrooms and core classrooms. The original building area of 30,162 sf has been expanded to the current two-story footprint of 58,578 sf.

Building 2, which provides supplemental High School classrooms, was originally constructed in 1984 as a Day Care facility serving the church. This 7,346 sf single story building was converted into a school facility with an extensive renovation in 2014. Building 2 provides six High School classrooms, conference, and faculty support spaces. An exterior recreational yard is provided for 6-12 students adjacent to Building 2.

The RCS campus and two existing buildings have served RCS well with 23 years of successful charter school operation. RCS maintains a building operations fund and experienced facility staff to maintain and care for the school buildings and site. Ridgeview is committed to providing safe and secure K-12 school facilities for the 704 students and 100 school staff.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Ridgeview Classical Schools (RCS) is a charter school, located in Fort Collins, Colorado, serving 704 students in grades K-12. RCS has operated for the past 23 years, authorized by the Poudre School District R-1 in 2000. The first year of school operations began in September of 2001.

The K-12 School, Building 1, was originally constructed in 1979 as a community church. The existing sanctuary and classrooms were purchased by an investor on behalf of RCS and leased for the first four years of school operation. RCS purchased Building 1 and most of the campus grounds in 2005 with tax-exempt bond financing. Building 1 was then renovated and expanded with several significant capital construction projects. The two-story school building was expanded with classroom wings in 2002 (15,300 sf), 2005 (3,750 sf), and 2008 (9,366 sf). The K-12 school accommodates common spaces including the gym, cafeteria, performing arts theatre, specials classrooms and core classrooms for K-12 grades. The original building area of 30,162 sf has been expanded to the current two-story footprint of 58,578 sf.

Building 2, which provides six High School classrooms, conference and faculty support spaces was originally constructed in 1984 as a Day Care facility serving the church. This 7,346 sf single story building was purchased by RCS in 2012 and converted into a school facility with an extensive renovation in 2014. An exterior recreational yard is provided for 6-12 students adjacent to Building 2.

The RCS campus is 5.15 acres, surrounded by single family homes on all sides, with the exception of commercial frontage on South Lemay Avenue. The site accommodates a large vehicle drop-off loop, fenced K-5 playground area, exterior recreation yard for grades 6-12 and two school buildings: the K-12 School Building 1, and Building 2.

The RCS campus has been modified and developed over time with capital construction projects funded by tax-exempt bonds and grants. The current facility is a 99% capacity with a waitlist of 500 students. RCS is not pursuing enrollment growth but is committed to the ongoing maintenance and care of its current facilities and site.

HVAC replacement, roof replacement and security improvements are commonly required in all schools that operate over multiple decades, as expected of "50-100 year" school facility construction. Ridgeview Classical Schools is has performed as a school for 23 years. With the correction of current health and security deficiencies, RCS facilities will meet the CDE Public School Facility Construction Guidelines and educational adequacy requirements for the current enrollment of 704 students for the next 25-50 years.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities.

(Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

RCS has established a Capital Renewal Budget, and is committed to make annual contributions to the capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. RCS is committing the contribution of 1.5% annually for the purpose of maintaining this fund. The current FY2023-24 budget reflects a dedication of 4.04% of PPR, which includes funding for Capital Outlay and Land improvements. Please refer to Maintenance Plan uploaded in Submittal section.

RCS has an established record of best practice school operations and is supported by an experienced and exemplary leadership team and school staff. RCS manages all finance internally with an experienced Business Manager. RCS Facility Director, Dean Houdesheldt, is a seasoned professional who manages RCS building facility staff.

RCS is currently refining a FY2024 application to the School Security Disbursement Grant, a capital construction grants to supplement security improvements for the RCS facilities and campus.

In FY2022 RCS was awarded \$123,879 for the School Security Disbursement Grant. These funds were utilized to address security needs which significantly reduced the current BEST grant budget request.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Ridgeview Classical Schools (0146 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC-Roof Replacement and Security Upgrades (0146 (0146 C-SG00001) - - New - Application Number (1)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Ridgeview Classical Schools (RCS) is a charter school authorized by Poudre School District in 2000, located in Fort Collins, Colorado. The mission of RCS is to develop the academic potential and personal character of each student through content-rich, educational programs.

Ridgeview provides an environment that encourages the habit of thoroughness, the willingness to work, and the perseverance to complete difficult tasks. Through a defined traditional, classical, liberal arts curriculum, RCS students become active and responsible members of their community.

From Kindergarten through High School, discussions focused on citizenship, cooperation, respect, responsibility, integrity, perseverance, and courage figure into lessons throughout the year. These qualities are foundational in developing active and responsible community members.

Ridgeview students develop a stewardship for nature through the Ridgeview Outdoor Program. Guided by faculty, students learn survival skills, orienteering, safe climbing practices, wilderness first aid, and natural history. Students explore caves, go ice climbing, and hike 14ers, to develop skills to navigate the natural world and define their personal values.

Ridgeview students take AP courses, SAT prep in the junior year, STEM coursework, and dual enrollment is available through CU succeed. RCS adheres to the original Core Knowledge sequence, Singapore Mathematics, and Riggs Phonics Program. Latin is taught from Kindergarten and Greek instruction begins in the third grade. Each senior will write and defend a senior thesis.

The current Ridgeview campus is at 99% capacity and serves 704 students in grades K-12. The focus of Ridgeview is not enrollment growth but remains cultivating greater purpose and community inter-connection within the existing curriculum and program opportunities.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment

- 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Deficiency #1- Failing HVAC Equipment

The 2021 State building assessment, and two independent engineering/HVAC contractor assessments conducted in 2023, identify critical components of the HVAC systems at the end of their useful life. Building 1, the K-12 School, requires the replacement of 11 HVAC Roof Top Units (RTUs) and Building 2, requires replacement of seven HVAC RTUs. The replacement of this antiquated HVAC equipment is a Priority 1 Deficiency impacting each of the 704 students and 100 staff at Ridgeview Classical Schools (RCS).

The 3rd party HVAC assessment, conducted by a mechanical engineer from The Ballard Group, reports these buildings have gas-fired, mechanical units at the end of useful life which must be replaced. "Due to the age of these units, increased maintenance costs and anticipated decline in air quality due to equipment failures should be anticipated until the replacement is completed." A Building Automated System (BAS) controls is required at Building 2.

The 3rd party mechanical sub-contractor, Tolin Mechanical, reported "Due to the age of this equipment, poor condition and an obsolete R22 refrigerant, the repair costs will continue to be prohibitive. Replacement of these units is required".

R22 refrigerant is used at all but two of the RTUs that require replacement. The EPA phased out. Manufacture of R22 starting in 2013 and terminated all R22 production in 2022. R22 costs are exceedingly expensive at \$70-\$100 per pound. A single RTU can hold between 10-100 pounds of R22, a cost of \$1,000 - \$10,000 per RTU. Beyond escalating R22 cost impact, there is no guarantee that R22 will be available for required ongoing HVAC operation, placing RCS at risk for school closure and critical property damage due to RTU failures. See Photo 4.

Service reports for RCS HVAC equipment document age and the damage that has resulted due to restricted air flow and stressed RTU compressors. Three RTU compressors were replaced during the 2023 summer. Larger equipment failures are anticipated by the HVAC service team.

Deficiency #2: Failing Roof System

The roof system at Building 1 is highly compromised due to significant age, deterioration, and areas of roof failure which result in ongoing leaks and

property damage. There is a large portion of Building 1 roof membrane that has completely delaminated from the roof substrate and "flutters" 2-3 inches off the roof substrate during wind (link to video provided in Photo 6). There is significant concern that a high-wind event will result in this portion of roof becoming completely detached from the building.

Roof Inspections conducted by four independent roofing contractors and input from a roofing consultant identify Priority 1 concerns which necessitate roof replacement including: fabric strands visible through the EPDM membrane, delamination of EPDM membrane from cover boards and parapets, areas of roof failure with water-logged insulation that exudes water when stepped on, punctures, membrane delamination failures at flashings and mechanical curbs, see Photo 5-6.

The roof at Building 2, has been significantly repaired by RCS during the summer of 2023. Building 2 requires no roofing improvements.

Deficiency #3 - Lack of Exterior Safety Lighting at Parking Lot

The Ridgeview Classical School (RCS) parking lot has no safety lighting or security surveillance to meet minimum safety light levels required by the 2021 International Building Code. Ineffective after-hour illumination is provided with three parapet mounted wall pack light fixtures at Building 1. These wall packs provide light to the main entry of Building 1 but fail to provide minimal safety light levels to the parking lot and 5.1 acre site. Residential neighbors insist that the wall pack lights be turned off after 10pm to maintain "dark sky" conditions, required by the City of Fort Collins. See Photo 7-9.

As a good neighbor, RCS must comply with the City of Fort Collins Dark Sky Initiative which requires that all exterior light fixtures must utilize "down directional and fully shielded luminaires with a nominal color temperature of no greater than 3000 Kelvin".

The entire RCS site is without illumination after 10pm which has created a regular occurrence of trespass and illegal activities on campus.

RCS fronts on the commercial street of South Lemay Avenue. The sides and back of the school, however, share property lines with a residential neighborhood with areas of dense vegetation and large trees. These areas of dense vegetation, in combination with the lack of any site lighting or security cameras, are a significant security concern for students, faculty and staff.

The RCS site is frequently trespassed by homeless who sleep on campus and evidence of drug activity is common. RCS buildings have been vandalized and theft of property has occurred. Faculty, staff and board members habitually travel in pairs or request escort due to security and personal safety concerns. Students and staff utilize their cell phone flashlights to detect stones, ice and debris on the ground to avoid injury due to fall or tripping.

A third-party security agency is contracted to patrol the RCS site at night due to the history of trespass, theft, building vandalism and concern to maintain and promote a safe campus. The added concern of exterior doors that fail to latch reliably, due to age, is outlined in Deficiency #4 and escalates this safety and security risk.

See Photo 8-9 for neighborhood crime rates and photos of actual nighttime light levels.

The lack of adequate safety lighting at the RCS parking lot and campus is a Priority 1 Life-Safety and Security concern.

Deficiency #4 - Lack of Essential Security Equipment

In 2022 RCS was awarded the School Security Disbursement (SSD) grant for \$123,879. These funds were utilized for capital construction improvements to the RCS surveillance and security equipment during the summer of 2023. RCS is currently in the process of applying for the SSD grant for FY2024-25 for additional required security improvements, including a secure vestibule entry for Building 1.

While the pro-active initiative of Ridgeview to pursue the SSD grants has significantly improved security systems at RCS and reduced the funding request of this BEST grant application, 24 additional cameras are required to support the security of the K-12 school buildings and campus for RCS.

RCS currently lacks effective exterior surveillance capability of the campus and there are many "blind" zones at the school interior. Current gaps in surveillance failed to inform a 2023 incident where a student injury resulted in a concussion. Property theft and vandalism has also been ineffectively documented by the existing RCS security camera system. Frequent trespass and drug activity is impossible track and remedy due to outdated and inadequate surveillance equipment. See Photo 10-11 for proposed camera locations.

Deficiency #5 - Exterior Door Replacement

There are three (3) exterior metal doors and frames that do not function reliably due to age and decay. Two of these doors are located in the Gym and were originally installed in 1979. The State Facility Assessment indicates that this door "system is beyond its useful life" and replacement is required. A third exterior metal door, installed in 2002, fails to lock consistently. Despite ongoing excessive maintenance, all three of these doors operate with difficulty, and fail to provide secure barrier to entry or weather.

Four (4) exterior storefront doors and frames are also beyond their useful life due to age (16 - 22 years). These entry doors fail to latch reliably, and the full glass panels expose occupants to the threat of an intruder. None of the double entry doors have a fixed center vertical mullion. The lack of a fixed mullion makes these glass entry doors more vulnerable to breaking and entering. These four doorways require replacement with storefront doors with reduced area of glazing and a center mullion. Replacement doors will have glazing at the top light only; the bottom of the door panel will remain metal. The presence of a top light allows first responders view into the building while the lower metal panel will both conceal and protect occupants. The center mullion provides durability and resistance to breach.

See Photo 12 for existing door replacement conditions.

All of the Deficiencies documented in this application are Priority 1 Life-Safety and Security Deficiencies that require immediate improvements to maintain health and safety of 704 students and 100 staff.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The investigation and due diligence to identify critical deficiencies and effective solutions draws on the professional skills of a licensed architect and two general contractor teams - The Neenan Company and FCI Constructors. The Neenan Company and subcontractor team provided a comprehensive facility assessment for RCS in 2023 which included through analysis of mechanical, electrical, plumbing and fire protection systems.

An additional in-depth engineering assessment was contracted from The Ballard Group who evaluated existing HVAC and plumbing systems and provided recommendations for the HVAC replacement equipment. The Ballard Group provided documentation of risk concerning the ongoing need for R22

refrigerant in HVAC RTUs and a preliminary energy analysis to estimate energy savings with HVAC equipment replacement.

A second HVAC engineering team from Tolin Mechanical provided an independent mechanical HVAC equipment assessment, recommendations and budget which supported the grounding of the RCS Deficiencies and informed the BEST Solution.

Four independent roofers inspected the existing roof conditions, documented deficiencies in roof assessments, provided recommendations for roof replacement, and provided budget costs. This comprehensive information was reviewed with a 3rd party roof consultant. All investigation and proposals were considered to determine the BEST solution for roof replacement and repair.

Existing facility information was reviewed including all past building improvements, assessments and reports maintained over the history of the Ridgeview facilities. The 2021 CDE Facility Assessment for the RCS buildings and the CCAB Public School Capital Construction Guidelines have been reviewed. The RCS AHERA report was reviewed. Asbestos has not been documented in any area of proposed disturbance.

An extensive review of low voltage security equipment was conducted by two vendors. Multiple meetings with RCS Facilities staff assure in-depth understanding of the RCS operational security risks and grounded the refinement of the BEST Solution. Proposals for required equipment were obtained from two vendors.

Consultation with subject matter experts include a security building and campus walk with Brad Stiles, Emergency Response Outreach Consultant, of the Colorado School Safety Resource Center. Brad issued a US Department of Homeland Security Survey for K-12 schools and a summary letter of observations. Additional safety and security concerns are detailed in the BEST Safety Questionnaire.

Multiple meetings were conducted with both contractors, subcontractors, and vendors to verify code compliance, required project scope and comprehensive competitive pricing. The extensive due diligence provided by this range of licensed professionals has resulted in a thorough understanding of the Deficiencies at Ridgeview. The RCS team has proposed BEST Solutions to support the overall health and safety of the RCS student body and staff, ensuring that the proposed BEST Solutions are reliable, comprehensive, effective and have utilized a competitive process to determine budget costs.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Solution #1: Replace Failing HVAC Equipment

RCS utilized ESSER funds to replace 10 HVAC Roof Top Units for Building 1 in 2022.

According to the 2023 Mechanical Engineer's and HVAC subcontractor assessments, Building 1 currently requires replacement of 11 of the total existing 21 RTUs. Building 2, currently requires replacement of seven RTUs. RTU replacement equipment will be a 1:1, like for like, replacement of existing equipment based on heating and cooling demands. Building Automated Controls (BAS) will be provided at Building 2 to optimize energy savings, provide required thermal comfort, and monitor operational alarms.

All RTUs are at the end of their useful life and fail to provide adequate ventilation and air quality to the educational spaces serving 704 students and 100 staff

members.

The Solution for the HVAC equipment replacement includes labor and materials to disconnect and remove the existing electrical, hot water piping and controls connections at the existing RTUs, recovery of the R22 refrigerant, removal of the RTUs utilizing crane services, and recycle of the existing equipment per applicable environmental codes and regulations.

New curb adaptors will be installed as needed. New RTUs will be installed at Building 1 (11) and Building 2 (7), a total of 18 new RTUs with BACnet communication cards, economizers, smoke detectors, hail guards and convenience outlets as required to meet code requirements. Gas piping and electrical connections will be reinstalled. Control wiring for integration into the existing building automation system (BAS) at Building 1 will be reconnected. The Building 1 BAS programming and graphics will be upgraded to allow remote monitoring and control of the new RTUs. A one-year warranty on new equipment, materials and installation will be provided.

The BEST High Performance Certification Program standards are not required for this project. However, high efficiency HVAC equipment will be selected, as possible. An independent, third-party HVAC commissioning consultant will be utilized to optimize the energy efficiency of all engineering-design decisions and installation by the HVAC sub-contractor.

Replacement of the HVAC roof top units at Building 1 will be coordinated with roof replacement for efficiency. Mechanical curb extensions have been included in the budget to accommodate modification of the RTU replacement for Building 1. Required modification of the RTU gas regulators has also been included.

This work will be engineered during the summer of 2024 and permitted for installation during the summer of 2005. All project team members will be competitively selected.

Solution #2- Replace Failing Roof System

The roof system for the K-12 School, Building 1, requires replacement due to age, decay and critical roof failure, see Deficiency #2 description and Photo 5-6. Four independent roof assessments and proposals were obtained to evaluate replacement and repair options.

The preferred Solution has been offered by JK Roofing Colorado and reviewed by a roofing consultant for this BEST grant application. With the BEST grant award, a complete project team will be competitively selected according to the BEST Division's competitive selection process including a general contractor, architect (engineers as required), Roofing Consultant, Roofing Contractor, and Owner's Representative. The Roofing Consultant will work with RCS to further define the roofing scope and specifications which will be written with accepted industry standards, allowing for open competition among both installers and manufacturers of equivalent products. The roof specifications will be used to competitively select the roof contractor. The architect will prepare roofing permit drawings based on the RCS roofing scope, specifications, and manufacturer details. The roof replacement will be installed under the supervision of a general contractor, roofing consultant and Owner's Representative.

At the completion of roofing replacement at Building 1, a five (5) year contractors workmanship warranty and twenty (20) year manufacturer's "No Dollar Limit" (includes 2" hail coverage) systems warranty will be provided.

All roofing operations will conform with the requirements established and enforced by the Colorado Division of Fire Prevention and Control.

Building 1 Roof Replacement Solution:

The existing Roof Assembly will be removed down to the structurally sloped metal substrate.

Proposed Roof Replacement Assembly: Two layers of 2.6" poly-ISO ridged insulation (R30); ½" per ft. tapered poly-ISO crickets, mechanically attached to metal substrate, ½" Fire Resistant coverboard over the base layer of poly-ISO insulation, adhered with low rise foam adhesive; 60mil TPO membrane onto all roof deck locations adhered with CAV-GRIP 3 bonding adhesive (low VOC); flashing all parapet walls, curbs and penetrations with 60mil TPO membrane.

Solution #3 - Lack of Exterior Safety Lighting at Parking Lot

The installation of exterior parking light fixtures poles (6) at the RCS parking lot is the BEST Solution to provide minimum exterior safety light levels required for a safe and secure RCS campus and increase the safety and wellbeing of neighborhood residents.

See Photo 7 for the proposed layout of six (6) new light poles with single or dual head light fixtures. Security cameras (4) will be provided at the poles to provide surveillance of the parking lot, campus and school buildings. Low voltage cabling and the new cameras are included in this scope of work. The site lighting proposal includes directional boring to facilitate lighting feeders under the existing parking lot.

The existing decorative entry and wall pack light fixtures on Building 1 and Building 2 will continue to be utilized to supplement required safety light levels for the RCS site security and entry wayfinding.

Exterior light fixtures will comply with the City of Fort Collins Dark Sky Initiative which requires that all fixtures must utilize "down directional and fully shielded luminaires with a nominal color temperature of no greater than 3000 Kelvin".

The proposed parking lot light poles will be engineered to increase nighttime light levels to meet the emergency safety standards of 1-foot candles per square foot with .1 foot candle minimum light levels, per the 2021 International Building Code requirements. Lighting controls will be specified to provide maximum flexibility, including motion detected light activation to reduce energy consumption and minimize light pollution.

The City of Fort Collins, Department of Planning will require a minor amendment to review and document the addition of the parking light poles to the RCS campus. This review process is included in the project schedule. The light poles and cameras are scheduled to be installed during the summer of 2025.

Solution #4- Lack of Essential Security Equipment

A comprehensive evaluation of existing low voltage security systems and surveillance equipment was conducted to identify components that have exceeded their useful life as well as identify critical gaps in surveillance coverage.

Additional cameras are required to effectively provide secure access control for the RCS campus and provide necessary surveillance for the RCS campus and school building interior.

Outdated cameras that fail to operate will be replaced and additional cameras will be added to correct blind spots. See Photo 10-11 for the BEST Solution to

replace outdated and missing security surveillance equipment.

Building 1 requires replacement of two existing cameras that fail to function, and the addition of eight new exterior cameras and five new interior cameras to provide adequate surveillance. Building 2 requires the replacement of one non-functional exterior camera and the addition of one (1) new exterior camera and one (1) new interior camera. The new parking light poles will be equipped with a total of four (4) new exterior surveillance cameras. The number of cameras that are required to be replaced or added, sum total 22 cameras.

Two estimates for security equipment were obtained. Compatibility with existing infrastructure and components to remain were verified.

Solution #5 - Exterior Door Replacement

There are three (3) exterior metal doors and frames that do not function reliably due to age and decay. Four (4) exterior storefront doors and frames are also beyond their useful life due to age, fail to latch reliably, and the full glass panels expose occupants to the threat of an intruder. These seven doors will be replaced to correct this Priority 1 security deficiency.

Replacement three of the existing exterior metal doors is required to provide secure building closure and weather protection. These doors require continuous maintenance and still operate with difficulty. These doors present risk of intruder entry and weather damage. The existing doors are installed in the exterior masonry wall. The existing frames will be removed. Exterior masonry will be modified and repaired as required to accept the new frame and door installation. New door hardware will be provided, and existing door access equipment will be re-installed.

Replacement of four glass entry doors is required to provide secure entry and egress as well as reduce visibility and access to occupants within the school. The current glass entry doors have glass panels at both the top and bottom of the door. The replacement doors will have solid metal panels at the lower half of the door. The lower metal panel not only conceals occupants within the school, but it provides added protection in the event an intruder attempts to break through the door.

New door frames will be provided with the replacement doors. These frames and doors will be re-installed in the same locations, in either masonry or stucco exterior walls. Double doors will receive a new center vertical mullion with an astragal for increased strength and resistance to breaking and entering. Masonry or stucco will be modified and repaired as required to accept the new frame and door installation. New door hardware will be provided, and existing door access equipment will be re-installed as appropriate. The finish of the replacement doors and frames will match existing storefront finishes.

All exterior door replacement will be designed the summer of 2024 and permitted for installation in 2025. All project team members will be competitively selected.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Ridgeview Charter School hired M Fisher Collaborative Works as Owner's Representative/Licensed Architect, as well as Neenan Archistruction (Design-Build Architect and Contractor), to investigate and identify Priority 1 deficiencies, evaluate possible corrections, propose cost-effective and sustainable solutions, and provide competitive grounded budget for the scope of work necessary to address the RCS deficiencies. The BEST solutions meet all current IBC 2021 code requirements, City of Fort Collins Dark Sky Initiative requirements, engineering recommendations and ADA requirements.

A pre-application consultation was completed with the Colorado Division of Fire Protection and Control to review and understand any IBC code issues associated with the existing buildings and proposed BEST Solutions. All anticipated code concerns have been addressed in the Solutions.

A pre-application consultation was completed with the City of Fort Collins Planning and Zoning Departments, to understand any city planning requirements and fees. There are no planning concerns or fees that will negatively impact this project. A Minor Site Amendment is required by Planning and Zoning to review the parking pole lights. This planning review has been included in the BEST project schedule and design-build budget.

All RCS buildings are less than 50 years old. As such, RCS buildings are not impacted by the History of Colorado designation for Historical Significance.

Extensive design and coordination meetings were held with RCS Leadership, staff and school board to confirm that the solutions address the critical health, safety and security deficiencies at RCS. A Master Plan was completed to confirm that the Solutions are aligned with the short and long-term development plans for RCS. The Site Plan analysis confirms operational logistics and campus safety are improved with the addition of the parking lot light poles, exterior door replacement, and replacement of outdated security equipment.

An extensive review of low voltage security equipment was conducted by two low voltage venders. Multiple meetings with RCS Facilities staff assured in-depth understanding of the RCS operational security risks and grounded the refinement of the BEST Solution. Proposals for required replacement equipment were obtained from two venders.

Technical investigations include roof cores at each of the RCS buildings and review with the roof consultant. The RCS AHERA report was reviewed. Asbestos has not been documented in any area of proposed disturbance.

Two HVAC engineering and subcontractor teams provided in-depth analysis of existing HVAC equipment, assessments of deficiencies and risk, including a detailed account of the risk posed by the R22 refrigerant that is required for operation of all the RTUs at RCS that have exceeded their useful life. Recommendations for equipment replacement, use of RTU curb adaptors, review of projected energy savings, equipment lead times, anticipated cost escalation and coordination with concurrent roof replacement were provided by both engineering and subcontractor teams resulting in a thorough and reliable Solution.

Multiple coordination meetings were conducted with two general contractors, subcontractors and venders to verify code compliance, project scope, schedule, constructability challenges and comprehensive competitive pricing. The extensive due diligence provided by this range of licensed professional has resulted in reliable BEST solutions that support the overall health and safety of the RCS student body and staff. The proposed BEST Solutions are comprehensive, sustainable, and effectively correct Priority 1 Deficiencies.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Urgency #1 - Failing HVAC Equipment

Ongoing HVAC failures will continue to compromise required ventilation and air quality essential for health and learning at RCS.

All but two of the RTUs identified for replacement require R22 refrigerant which is no longer manufactured. In addition to the impact of escalating R22 replacement costs, there is no guarantee that this refrigerant material will be available for required ongoing HVAC operation, placing RCS at risk for school closure and critical property damage due to plumbing pipe rupture and flooding.

Urgency #2 - Failing Roof System

The roof system at Building 1 requires immediate replacement.

There is a large portion of Building 1 roof membrane that has completely delaminated from the roof substrate and "flutters" 2-3 inches off the roof substrate during wind documented in by the video in the link: <https://photos.app.goo.gl/y4rWRfc9hZUJz4W48>. There is significant concern that a high-wind event will result in this portion of roof becoming completely detached from the building, see Photo 6.

While RCS Facility staff are vigilant about replacing stained ceiling tiles, soiled carpet, and damaged drywall partitions, this significant water intrusion can lead to mold growth. The required replacement of the Building 1 roof is URGENT. Failure to replace the roof at this school building will result in escalating building damage from inevitable larger future roof failures.

Urgency #3- Lack of Exterior Safety Lighting at Parking Lot

The Ridgeview Classical School (RCS) parking lot has no safety lighting or security surveillance. Existing light fixtures at RCS fail to provide minimum safety light levels required by code.

Due to the Dark-Sky Initiative, the three wall pack fixtures at Building 1 are turned off after 10pm, casting the entire site in complete darkness, see Photo 8-9.

Faculty and students report fear for personal safety when walking to their vehicles after dark. Staff and students utilize their phone flashlight to avoid conflict and injury from fall. Habitual trespassers remain concealed by darkness. RCS hires a security agency to patrol the campus after dark due to significant concerns for personal safety, property vandalism and theft.

RCS can comply with the Dark Sky Initiative and still provide a safe and secure campus with the addition of the six light poles indicated in Photo 6.

Urgency #4 - Lack of Essential Security Equipment

Without functional surveillance technology, RCS cannot continue to operate a safe school within this commercial-residential neighborhood. RCS has established security protocols, active relationships with First Responders, and effectively utilized surveillance, intercom and door access technology. The low voltage security equipment is a critical element in the RCS school security operations. Equipment updates are essential to maintain connection and access between school buildings, and to provide ongoing security to students and staff.

Urgency #5 - Exterior Door Replacement

Exterior doors are a primary line of defense in providing a secure school building. These (7) doors fail to latch reliably and lack of a center mullion at double glass entry doors allows doors to be easily pried open.

The two metal exterior doors that serve the gym are required for emergency egress. These doors often "stick" and require significant force to open and

close. Ongoing continuous maintenance of these doors will soon result in doors that can no longer be repaired and the inability for RCS to provide code required egress from the gym or a secure school building.

Replacement entry doors that limit glazing provides the ability to conceal students in the event of an intruder threat while providing visibility for first responders. Eliminating the glazing at the bottom of the door increases the lifetime durability and protection of the door from destructive impact.

All of the Deficiencies documented are Priority 1 Safety and Security Deficiencies

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warrantees for major building systems or new construction proposed.

All new work installed will be warranted for two years under the general contractor 2-year warrantee guarantee that ensures equipment, materials and installation is free of defect. Any warrantee issue will be promptly corrected by the GC and their subcontractor team. At the start of the turn-over to RCS, service contracts will be established to ensure proper maintenance of the new HVAC system and roof replacement, including annual preventative maintenance performance inspections. The replacement roof at Building 1 will have a 20-year warrantee.

While the High-Performance Certification Program is not required for this project, a third-party commissioning engineer will assure optimal energy efficiency in the selection of replacement HVAC equipment and ensure adherence to manufacture and best-practice protocol for the installation and start-up of the replacement HVAC equipment.

RCS employs an experienced Facility Director with extensive construction management experience. The Facility Director, Dean Houdesheldt, will actively participate in the competitive selection of the Architect/Engineering team, Contractor, Roof Consultant, and Owner's Representative. Mr. Houdesheldt will also provide oversight during the design process, construction, Owner Training and turn-over of the project to RCS. Mr. Houdesheldt will administer service contracts, prepare the ongoing Maintenance Plan for the RCS facilities, and manage the new security equipment and site lighting controls. The current Maintenance Plan is included in the grant proposal and has been established to maintain and optimize the lifespan of the BEST improvements and the RCS facility.

Mr. Houdesheldt supervises a full time, on-site Facility Manager, in addition to contracted custodial staff. The RCS Facility Director, Facility Manager and staff will be monitoring the newly installed building systems and components during weekly inspection walks. Weekly inspections will assess the work performed by the custodial team, identify and provide timely repair for any damage to equipment or finishes, and monitor HVAC equipment performance standards identified by the commissioning engineer against actual energy consumption and utility costs. Mr. Houdesheldt and his team are committed to positively impact the health and safety of RCS occupants.

By leveraging the RCS Maintenance Plan, BEST Facility Assessments and third-party commissioning recommendations, RCS can forecast capital repairs and budget the Capital Renewal funds to ensure the replacement of the project improvements at the end of their useful life.

A RCS Capital Renewal Budget has been established, and RCS is committed to make annual contributions to a capital renewal reserve for the specific purpose of replacing major school facility systems with projected life cycles. RCS is committing the contribution of 1.5% of PPR annually for the purpose of maintaining the fund. The current FY 2023-24 budget reflects a dedication of 4% of PPR which includes funding for capital outlay and site improvements.

A 2024 application to the School Security Disbursement grant has been submitted to supplement the cost of the required security improvements to the RCS campus, resulting in a reduction of the BEST grant finding request.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Ridgeview Classical Schools (0146 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - HVAC-Roof Replacement and Security Upgrades (0146 (0146 C-SG00001) - - New - Application Number (1)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

49.00 %

* B. Actual match on this request - Enter Actual Match Percentage

25.15

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,976,014.92
D. Applicant Match to this Project	\$	999,967.75
E. Applicant Grant Request	\$	2,976,047.17
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	3,976,014.92

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/08/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/15/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

RCS worked closely with two design-build general contractors and their primary subcontractors (mechanical, electrical, and architects/engineering team) four roofing contractors, and two low voltage vendors. The school facility was visited by both general contractors, subcontractors, engineering teams and vendors. Multiple coordination meetings occurred in the ten months preceding the grant submittal. Detailed assessments, recommendations and proposals were procured to establish the detailed BEST project budget.

The general contractors provided costs for general conditions, insurance and bonding, cost escalation and contractor contingency. One of the general contractors and subcontractors provided the 2023 Facility Assessment for RCS.

All owner costs, including 3rd party commissioning and a roof consultant, were vetted with vendors and subcontractors. Four roofing assessments and proposals were procured, two estimates were obtained for required security equipment.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

RCS will hire an Owner's representative to oversee this project. The Owner's Representative will be selected by a competitive process if the BEST grant is funded. RCS will seek an OR with 10+ years of design oversight, construction management experience, and city planning review experience. The OR will be responsible to track project costs, manage project schedule milestones, provide oversight for city planning review, design/engineering phases, commissioning, construction management, turn-over, start-up and occupancy to RCS, and warrantee.

The OR will manage all BEST reporting and transactions. The OR will report directly to Megan Stanton, Business Manager for RCS and work closely with Dean Houdesheldt, Building Facility Manager for RCS, and Mr. Derek Anderson, Headmaster for Ridgeview Classical Schools.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

RCS is committed to follow the competitive selection and bid process outlined by CCAB for an Owner's Representative, construction manager/general contractor or design-builder, and design consultants/engineers. RCS is committed to working closely with our Regional Grant Manager in orchestrating the RFQ process for the selection of BEST project team members. A detailed RFQ will be distributed to potential bidders, a selection committee will be assembled,

and a scoring rubric will be utilized to score all potential team members. The BEST Regional Program Manager will be invited to attend the interviews. A summary of the selection process and the scoring results will be provided to CDE. Contracts with primary team members will be provided to CDE for review and comment regarding conformance with grant criteria. Multiple proposals and cost estimates have been procured from all vendors, consultant, and subcontractors in preparing this grant application.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

School Security Disbursement Grant - Awarded 2022 - \$123,879.

School Security Disbursement Grant - Submitted 2024 - \$250,000.

CECFA Tax-Exempt Bond Financing in 2014

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Determining specific energy savings from the HVAC equipment replacement is difficult without a final engineered solution and energy modeling. The HVAC system replacement will have a notable increase in cooling efficiency on packaged RTUs from the 2000 era.

The new RTUs will be required by code to have staged air volume, to reduce airflow when there is no call for heating/cooling so there will be some fan energy savings. Demand control ventilation (CO2 monitoring) also contributes to energy savings.

The combined anticipated overall energy savings from the HVAC equipment replacement at Building 1 and Building 2, including 2022 ESSER funded equipment replacement, is anticipated to reduce energy and operation costs by 3-5%.

Utility bills for 1 year were collected for the preparation of this application and are available if required. They have not been uploaded because there are numerous documents.

BEST Charter School Grant Waiver Application

Charter Name: Ridgeview Classical Charter School

1. Please describe why a waiver or reduction of the matching contribution would significantly enhance educational opportunity and quality within your charter school, or why the cost of complying with the matching contribution would significantly limit educational opportunities within your charter school.

The requested reduction in the matching contribution for the Ridgeview Classical Schools (RCS) BEST grant application is critical for RCS to address Priority 1 Health and Security concerns. Health and security directly impact educational opportunities at RCS. Failure to repair the failing roof and doors at Building 1 or replace failing HVAC equipment and Building 1 & 2 may result in school closure and certainly will result in ongoing facility damage.

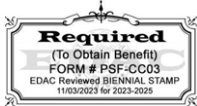
The failure to provide exterior security lighting and essential surveillance equipment at RCS continues to place all who attend RCS at risk for injury and harm. Property damage, theft and trespass will remain high risk with lack of security illumination and the ability to deter incidents through surveillance.

RCS strives to operate in a fiscally conservative manner and to avoid financing so that we are able to cover unforeseen expenses and operate without spending money on interest payments. That plays into why we set our limit at \$1 million. In the early years of its existence, RCS didn't spend enough on keeping facilities in proper working order because there just wasn't enough money. Now that we have reserves, we are trying to spend them responsibly so that we can make our building functional for as long as possible, but that requires a bit of catch-up.

2. Please describe any extenuating circumstances or unusual financial burdens which should be considered in determining the appropriateness of a waiver or reduction in the matching contribution.

Ridgeview Classical Schools (RCS) is providing the maximum match available of \$1M. We are requesting a match reduction of \$948,247.31. The RCS matching funds draw from the RCS General fund. Exceeding \$1M is not feasible or fiscally responsible for RCS. RCS must maintain additional capital reserves to support CEFCFA financing obligations, see 2a.

RCS does try to operate in a fiscally conservative manner and avoids financing so to be able to cover unforeseen expenses. This is the reason why the match limit is \$1 million. In the past, RCS probably didn't spend enough to keep facilities in proper working order because there just wasn't enough money. Now with RCS reserves in place, RCS is trying to spend them responsibly to make our building functional for as long as possible.



**The following are factors used in calculating the applicant’s matching percentage. Only respond to the factors which you feel inaccurately or inadequately reflect financial capacity. Please provide as much supporting detail as possible. Refer to [How Matching Percentages are Calculated](#) for background on how these factors influence your match.*

Charter Match Adjustment Factor (Completed by CDE)	Figure Used	Adjustment %
Authorizer Match - Calculated Starting Point	70%	53%
Does the authorizing district have 10% or less bonding capacity?	NA	0%
# of attempts at funding for capital construction projects (including grant funding, financing, bonds, mill levy, etc)	2 attempts	-4%
% of district enrollment	2%	-4%
Free/reduced lunch percentage in relation to the statewide average	5%	4%
Total CDE Minimum Match		49%

2.a. Please identify which, if any, of the above match factors you believe inaccurately or inadequately reflect your financial capacity due unique conditions in your district, which justify a reduction of the weighted percentage used.

Ridgeview Classical Schools (RCS) does not benefit from the use or lease of Poudre School District Facilities (buildings) or Facility Management support. As a district charter school, RCS must procure financing which requires fees to be paid and reserves to be maintained, purchase their own property and facilities, and maintain and replace all building systems, without the equitable financial assistance or resources available to a district school.

RCS is committed to maintaining school facilities and the RCS campus. RCS is seeking the support from BEST for the replacement of building systems and essential security improvements.

BEST Charter School Grant Waiver Application

3. What efforts have been 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? Please include all efforts, even those which may have been unsuccessful.

RCS was successful in the award of the 2022 School Security Disbursement (SSD) grant. These awarded funds which totaled \$123,879, were utilized to improve student safety on the RCS campus, have resulted in a lower BEST grant application request from RCS.

RCS is applying to the SSD grant in 2024 with the request of ~\$250,000 for the construction of a secure vestibule to Building 1, intercom and other security measures. This grant effort has resulted in a lower BEST grant application request from RCS.

RCS is also pursuing an insurance claim for roof replacement at Building 1. If this insurance claim is granted, the RCS reduction in the matching contribution will be reduced to \$85,000. The urgency of roof replacement at Building 1 necessitates the BEST waiver submittal concurrent with ongoing insurance deliberations.

4. **Final Calculation:** Based on the above, what is the actual match percentage being requested?

CDE Minimum Match percentage	49
Match Percentage Requested	25.15
Amount of requested reduction from CDE Minimum	23.85





VERITATI VIRTUTIQUE DEDICATUM

Mr. Andrew Rankin
School Board President
Ridgeview Classical Schools
1800 S. Lemay Avenue
Fort Collins, CO 80525

December 14, 2023

Dear CCAB BEST Review Committee,

It has been my pleasure and privilege to serve on the Ridgeview Classical Schools Board of Directors for the past eighteen months and to serve as President in the 2023-24 school year. I am writing to you today to convey my strong support, and the unified support of the entire Ridgeview Classical Schools Board, for the Ridgeview Classical Schools FY 2024-25 BEST grant application. The BEST grant is essential to the future of Ridgeview to correct critical life, safety, and security deficiencies in our high performing charter school.

Since 2001, Ridgeview has focused on developing the academic potential and character of our 709 students across grades K-12. We provide an environment that encourages the habit of thoroughness, the willingness to work, and the perseverance to complete difficult tasks. Through a defined traditional, classical, liberal arts curriculum, our students become active and responsible members of their community.

On behalf of the Ridgeview School Board, we are committed to correcting the Priority 1 life, safety, and security deficiencies in our current facilities, which includes necessary HVAC and roof replacement, replacing exterior doors that have exceeded their useful life, providing an intercom for emergency notification, improving much needed site lighting, and updating essential security monitoring equipment.

At Ridgeview Classical Schools, we take great pride in the quality and maintenance of our facilities, and we will be a responsible steward of BEST funding. Our board supports the ongoing 1.5% of student PPR to maintain the Capital Renewal Reserve. In addition, Ridgeview Classical Schools is also applying to the FY 2024 School Security Disbursement grant to help reduce our BEST grant request.

Sincerely,

Mr. Andrew M. Rankin

School Board President
Ridgeview Classical Schools



POUDRE SCHOOL DISTRICT

2407 LaPorte Avenue
Fort Collins, CO 80521



Lauren E. Hooten
Chief of Staff
Poudre School District
2407 LaPorte Avenue
Fort Collins, CO 80521

December 14, 2023

Dear CCAB BEST Review Committee,

Ridgeview Classical School (RCS) is a charter school authorized by the Poudre School District.

This letter is provided in support of Ridgeview Classical Schools' FY 2024-25 BEST grant application to correct critical life safety and security concerns on the current Fort Collins campus which accommodates two school buildings serving K-12 students.

The Priority 1 deficiencies at RCS include necessary HVAC and roof replacement, replacing exterior doors that have exceeded their useful life, providing an intercom for emergency notification, improving much needed site lighting and updating essential security monitoring equipment.

PSD is confident that RCS will continue to be responsible stewards of their facilities and perform necessary facility maintenance and system replacement to assure the health and security of our PSD students, faculty and staff.

Sincerely,

Lauren E. Hooten

Chief of Staff
Poudre School District



John J. Feyen, Sheriff

LARIMER COUNTY SHERIFF'S OFFICE

One Agency

One Mission

Public Safety

Captain Ian Stewart
Operations Division Chief
Larimer County Sheriff's Office
2501 Midpoint Drive
Fort Collins, CO 80525

December 16, 2023

Dear CCAB BEST Review Board,

As a Command Staff member for the Larimer County Sheriff's Office, I actively support safety and security at Ridgeview Classical Schools. I offer my endorsement for Ridgeview's 2024-25 BEST grant application to address current security deficiencies at this K-12 school, serving 709 students and 100 staff.

The Larimer County Sheriff's Office offers recommendations and review of in-school lock-down drill procedures and promptly responds to requests of schools in Larimer County. Though Ridgeview Schools fall within the jurisdiction of the Fort Collins Police Department, we train for and anticipate response to any critical incident in any school within Larimer County. Our department maintains a strong partnership with the Ridgeview community by providing safety training, medical training and school support at Ridgeview Classical Schools.

The safety and security improvements requested by Ridgeview include the addition of much needed exterior site lighting, the replacement of exterior doors which compromise current security, the installation of an intercom for emergency notification and the update of security monitoring equipment that has exceeded its useful life.

Ridgeview Classical Schools is pursuing the FY 2024 School Security Disbursement grant to provide a secure vestibule to the main school building entry and as a means to reduce the Ridgeview school request of BEST funding.

The Larimer County Sheriff's Office offers strong and unwavering support for these important safety and security improvements.

Sincerely,

Ian Stewart, Captain
Larimer County Sheriff's Office

Administration
2501 Midpoint Dr.
Fort Collins, CO 80525
970 498-5100

County Jail
2405 Midpoint Dr.
Fort Collins, CO 80525
970 498-5200

Emergency Services
1303 N. Shields St.
Fort Collins, CO 80524
970 498-5300

larimer.gov/sheriff

• Campuses Impacted by this Grant Application •

Trinidad 1 - Fisher Peak ES Roof and HVAC Improvements - Fisher's Peak ES – 2002

District:	Trinidad 1
School Name:	Fisher's Peak ES
Address:	900 Moore'S Canyon Road
City:	Trinidad
Gross Area (SF):	45,229
Number of Buildings:	1
Replacement Value:	\$14,442,821
Condition Budget:	\$8,499,910
Total FCI:	0.59
Adequacy Index:	0.12



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,201,638	\$1,801,979	0.82
Equipment and Furnishings	\$276,484	\$340,980	1.23
Exterior Enclosure	\$2,593,286	\$1,050,988	0.41
Fire Protection	\$594,325	\$15,616	0.03
HVAC System	\$2,136,826	\$2,663,507	1.25
Interior Construction and Conveyance	\$2,113,681	\$1,645,715	0.78
Plumbing System	\$969,295	\$54,533	0.06
Site	\$1,808,638	\$876,854	0.48
Structure	\$1,748,649	\$49,739	0.03
Overall - Total	\$14,442,821	\$8,499,911	0.59

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Fisher's Peak ES Site	520,000	0.48	2002	\$1,808,638	\$876,854
Fisher's Peak ES Main	45,229	0.60	2002	\$12,634,184	\$7,623,057
Overall - Total	565,229	0.59		\$14,442,821	\$8,499,911

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Trinidad 1

County: Las Animas

Project Title: Fisher Peak ES Roof and HVAC Improvements

Current Grant Request:	\$3,466,880.72	CDE Minimum Match %:	37%
Current Applicant Match:	\$2,036,104.55	Actual Match % Provided:	37%
Current Project Request:	\$5,502,985.27	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	Yes
Previous Matches:		Historical Register?	No
Total of All Phases:	\$5,502,985.27	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$120.42	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$15.10	Affected Pupils:	376
Hard Costs Per Sq Ft:	\$105.32	Cost Per Pupil:	\$14,636
Previous BEST Grant(s):	6	Gross Sq Ft Per Pupil:	122
Previous BEST Total \$:	\$18,534,866.77		

Financial Data (School District Applicants)

District FTE Count:	744	Bonded Debt Approved:	\$11,040,260
Assessed Valuation:	\$165,126,277	Year(s) Bond Approved:	19
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	\$4,750,000
PPAV:	\$223,727	Year(s) Bond Failed:	18
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$7,095,000
Median Household Income:	\$49,279	Total Bond Capacity:	\$33,290,647
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	82.50%	Bond Capacity Remaining:	\$25,930,255
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$304.84		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Trinidad 1 (1580) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Trinidad 1 - Fisher's Peak ES Roof and HVAC Improvements (1580-SG00001) - - New - Application Number (58)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Fisher's Peak Elementary School - 1580-2944 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Fisher's Peak Elementary, built in 2002, is the newest school in the district, which replaced East Street and Park Street Schools. This is a rural facility, located on a CDOT frontage road.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Fisher's Peak Elementary School is the newest built facility within the district. In 2022 the district implemented a large building management controls system upgrade and VAV damper upgrades.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX).

requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

During 2022-2023 Fiscal Year, approximately \$338/FTE was budgeted by the district towards district-wide capital outlay projects, which were primarily made up of emergency repairs and reactive upkeep of current systems. The district aims to budget \$250,000 per year, district-wide for capital outlay.

To best prepare for the upcoming year's capital projects and facility needs, the district collaborates with our Head of Facilities and maintenance personnel, administrators, principals, and school board members on how to best prioritize and commit towards anticipated capital outlay projects.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Trinidad 1 (1580) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Trinidad 1 - Fisher's Peak ES Roof and HVAC Improvements (1580-SG00001) - - New - Application Number (58)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

DISTRICT OVERVIEW

The Trinidad School District was established in 1866 (ten years before Colorado was granted Statehood) and is the oldest school district in the State of Colorado. From 1872-1932, the Trinidad School District 1 was just one of many, among 131 other school districts in Las Animas County. Despite the quantity of other school districts in Colorado, TSD1 was the first school district in the state of Colorado to be accredited by the North Central Association of Secondary Schools.

At present, the district has one K-5 elementary school, one middle school housing grades 6-8, and one high school housing grades 9 -12, with a total enrollment of 796 students.

This BEST Grant Application focuses on the Fisher's Peak Elementary School for one simple reason: Conditions are incompatible with the districts and the state's mission to provide all students with safe, healthy learning environments where they can reach their academic and leadership potentials. As the district's youngest school facility, Fisher's Peak is the last school in the district to seek funding for capital improvements. Over the last 6 years, the district has successfully funded and implemented major renovations of the middle school and is actively implementing improvements at the high school.

AFFECTED FACILITIES

Fisher's Peak is a single-story building with steel framed construction, steel columns, and a steel joist roof structure. The exterior walls are brick cavity walls with CMU block and gypsum board interior walls. The facility contains an upper mechanical mezzanine in the south-west wing that houses a portion of the HVAC system. The roof holds multiple mechanical units which provide ventilation and conditioning to the rest of the school. Despite being a relatively new facility, critical portions of the aging infrastructure now exceed their expected useful lives and capital cost for improvements are mounting. The comprehensive solutions outlined in this application aim to provide students with a well-functioning facility for many years to come and ensure the students health, safety, and comfort.

CURRENT MAINTENANCE PROGRAM

TSD1 operates with a dedicated but understaffed team led by Facilities Director Jeff Roybal, a Trinidad local and TSD1 graduate. The team manages routine facilities maintenance, local athletics facilities, and many seasonal tasks, following a "Work Order/Request for Supplies Needed" system. The district also maintains an annual equipment and facility maintenance program, ensuring the upkeep of HVAC systems and overall facility functionality.

ACADEMICS AND EDUCATIONAL PROGRAMMING

Academically, Trinidad School District 1 focuses on developing life skills, academic excellence, and civic responsibilities for their students. The district supports

a well-rounded education, encouraging students to excel in academics, arts, and extracurricular activities, while reaching their highest social and leadership potentials.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The deficiencies outlined in this application describe the highest priorities of the current deferred maintenance challenges we must undertake. The deficiencies include the existing HVAC system and the failing roof system at Fisher's Peak.

HVAC Systems:

The primary pieces of HVAC equipment at Fisher's Peak Elementary School have been in service since 2002 and have surpassed their ASHRAE equipment life expectancy, with critical portions of the system no longer functioning well, despite regular maintenance. The CDE's Facility Condition Assessment from 6/5/2018 is in agreement and also stated that HVAC systems were beyond their useful life and should be budgeted for repair or replacement with the Action Year set to 2024.

The gymnasium is conditioned by a forced Air Handling Unit (AHU) that provides heating only via a natural gas heater, lacking the ability to provide mechanical cooling. The lack of cooling leads to uncomfortably warm indoor temperatures during the warm months of the year. High temperatures incur

higher risk of heat related illnesses and dehydration. More importantly, the lack of cooling leads to greatly reduced run times of the gymnasium AHU during the warm months which leads to inadequate ventilation in the space at these times. These deficiencies result in discomfort for the students and raise serious health concerns. Inadequate ventilation in a space where occupants exert themselves and breathe heavily can promote the spread of airborne illness and lead to elevated CO2 levels, surpassing indoor air quality requirements.

Four constant-air-volume (CAV) Trane Voyager rooftop AHUs ventilate and condition the classrooms and offices throughout the school. Each AHU contains a 100% modulating powered exhaust section. These AHUs serve variable-air-volume (VAV) terminal boxes located in above-ceiling-plenums above each class and office spaces to modulate air flow. The VAV boxes control air flow only, and do not contain any reheat capabilities. The lack of localized reheat, coupled with the CAV nature of the AHUs, greatly reduces the overall capabilities and functionality of the systems since they are not true VAV systems. The powered exhaust systems allow for the VAV boxes to modulate the air flow into each space but do not allow the AHU supply fans to vary their speed which leads to very inefficient operation.

Both the reduced capabilities of the existing systems and the age of the equipment have led to numerous temperature complaints in numerous classrooms with nearly no control of indoor temperatures in some of the classrooms. Despite the district attempt to address these issues with a \$211,000 VAV damper controller replacement project and building management system (BMS) upgrade in late 2022, the comfort and control issues have continued. The persistence of these issues points to greater deficiencies in the combined CAV/VAV systems including failed VAV damper actuators, failed controllers and controls points, and improperly commissioned systems.

All HVAC units, including the VAV boxes, are due for replacement as they have reached the end of their ASHRAE recommended useful life. Furthermore, aged HVAC systems are inefficient and costly to maintain with parts becoming increasingly, or impossible, to attain.

Roofing System:

The roofing system at Fisher's Peak Elementary School is in urgent need of major improvements. Fisher's Peak Elementary School's original 2002 construction features a ballasted built-up roof with deck insulation. The CDE's Facility Condition Assessment from 6/5/2018 stated the roofing system was approaching the end of its useful life and should be budgeted for repair or replacement with the Action Year set to 2024. The district has now come to a point where capital investments to repair the roof no longer make financial sense. The areas in need of repair are now large enough that continuing to attempt spot repairs is extremely costly and does not add much to the longevity of the system. There is evidence of roof leaks visible throughout the interior of the school. Water-stained ceiling tiles are a common sight, and there is drywall damage at each of the skylight openings and in several other areas. The persistence of the leaks makes it impossible for the district to stay on top of interior repairs since frequent rainstorms and snow melt compounds the previous damage.

Neglecting these problems any further will result in further damage to the building's interior, impacting electronic equipment, books, and educational resources. Prompt attention is essential to ensure the safety, health, and overall well-being of the school community.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The deficiencies stated above were initially identified by district staff and are very apparent to even casual observers of the condition of the roof. The leaks in the roof make it obvious that serious repair or replacement is necessary.

The district has utilized a long-term design-build partner, that is currently under contract for improvements to our High School, to assist in a detailed analysis of these deficiencies. The design-build firm's engineers and their K-12 architectural partner audited the Fisher's Peak Elementary to thoroughly

investigate and document the existing roofing and HVAC systems, as well as document additional long-term improvement opportunities that will be included in the district Master Plan. Additionally, the design-build firm brought out an experienced roofing contractor to inspect the roof and to provide multiple solutions for our consideration.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

NEW HVAC SYSTEMS:

Several options for a replacement HVAC system have been considered to effectively address the HVAC issues at Fisher's Peak Elementary School. After careful review, the district is confident that the implementation of an Air-Source Variable Refrigerant Flow (VRF) along with a Dedicated Outdoor Air System (DOAS) will be the best long-term solution for replacing the four CAV AHUs and VAV boxes that serve much of the building. Heat pump units with natural gas backup heating are proposed for the gymnasium, library, and cafeteria.

The new DOAS system will provide outdoor ventilation to all classrooms, corridors, and offices. It will make use of the existing duct work and roof penetrations which minimizes the cost and difficulty of the installation. The DOAS system will be sized to meet or exceed ventilation air volumes required by code, drastically improving the indoor air quality. Proper ventilation and good indoor air quality is associated with reduced air borne illness transmission and improved cognitive abilities of space occupants. The DOAS units will be equipped with auxiliary natural gas heat to pre-condition air during the colder months of the year to reduce the heating loads on the VRF system.

The VRF system will consist of roof mounted condensers with interior branch controllers and fan coil cassettes installed in each classroom, office, and corridor. The VRF cassettes will provide all the space conditioning and will also allow for heat transfer between spaces to improve the efficiency of the system. Individual rooms will possess fine temperature control with a VRF cassette installed in each regularly occupied space, greatly increasing the comfort facility wide. The VRF system will include its own robust controls system that will integrate into the existing, building-wide controls system.

The gymnasium, library, and cafeteria heat pump units, with back up gas heating, will not only increase the efficiency of the HVAC systems serving those areas, but they will also allow the district to meet the increased ventilation requirements for those spaces. This will add critical cooling to the gymnasium which will improve the comfort and expand the usability and safety of the space in the warm months of the year.

These design solutions represent the most cutting-edge HVAC systems and will provide the industry's best comfort control, indoor air quality, and energy efficiency.

Lastly, the new HVAC and control systems will undergo a rigorous 3rd party commissioning process, which ensures the HVAC implementation adheres to the design intent and operates effectively. The commissioning process acts as a critical step in the quality control process. In general, projects which are commissioned use 16% less energy, result in a more comfortable building, and have far fewer issues after construction.

ROOF LAYOVER SOLUTION:

With the existing ballast built-up roof leaking and beyond its expected life, the roof requires a major improvement project. Multiple roofing options were considered, and it was decided that the most cost effective, and also long-lasting solution, would be a full roof layover. The existing roof ballast will be completely removed to expose the substrate below. All existing metal caps and flashings will also be removed. The existing roof will then be thermal scanned to identify any locations of moisture, which will be removed down to the deck and replaced. Once moisture spot repairs are completed, the entire roof will

receive a layover of mechanically fastened 1/2" HD ISO overboard that will account for appropriate slopes for drainage and eliminate current low spots that pool water. The overboard will then be covered in a 60 mil reinforced TPO membrane substrate that will be fully adhered during installation. Parapet walls will be fully wrapped with a 60 mil TPO membrane to alleviate leaks and fully clipped Kynar coated drip edge metal flashings will be installed. The drip edged flashing will be color matched to school's current color scheme. Finally, diamond plate 80 mil walkway pads will be installed at all roof access points and at the service side of HVAC units to minimize damage from foot traf?c and repairs. Additionally, a proper gutter and drainage system will be installed above the library's atrium.

All skylights will also be replaced with new, longer lasting glazing units and new flashing that will allow for proper weather sealing that ties into the new roofing system.

The scope of the replacement is approximately 45,600 sq ft. In addition to addressing the leaks, this upgraded system will enhance the overall durability and longevity of the roof, providing a more resilient solution to withstand various weather conditions and protect the building's interior from potential water damage. This solution will include a 20-year warranty.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

As part of the planning process for this grant, our design-build partner previously mentioned in the deficiency section, completed site walks with a team of engineers and designers to collect all of the necessary information to complete the preliminary design of the new HVAC systems. They documented the existing equipment, completed load calculations, and ventilation calculations. They went through equipment sizing exercises and initial equipment selections with input from an equipment vendor. Based on the equipment selections, preliminary HVAC system layouts of the new equipment were completed in the 30% SD Design document that has been provided. This design document also includes equipment schedules, preliminary details, and demolition plans. The HVAC solutions proposed above are consistent with HVAC systems at the middle school and are systems the district is familiar operating. DFPC currently approved codes and standards were used in the development of the HVAC solution.

Our design-build partner also brought in two roofing contractors to perform inspections and assist in the development of multiple roofing solutions. Preliminary budgets were developed for the HVAC and roofing options and presented to the district for consideration. The district then selected the solutions to proceed with in this grant application. The solutions outlined in this application meet or exceed CCAB Public School Facility Construction Guidelines, as well as the codes currently adopted by the Fire and Life Safety Section of Colorado's Division of Fire Prevention and Control which will be the Authority Having Jurisdiction for plan review and permitting of the construction of the projects.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

If Trinidad School District is unable to adequately fund the needed improvements to Fisher's Peak Elementary School, the newest facility in the district would be at significant risk. The roofing system's increasing failure rates have already caused water damage in the library atrium, in various portions of the drop ceiling, and in several gypsum board interior wall locations. The aged HVAC systems, operating inefficiently and past the ASHRAE recommended lifespan, pose both distractions and risks to the health of students and staff, as well as leading to excessive energy usage. Uncomfortable classroom temperatures and lack of adequate ventilation are detrimental to the educational environment and holistic solutions must be implemented as soon as possible; otherwise,

these major deficiencies will continue their day-to-day negative impact on the health, safety, and overall educational experiences of our students. The district is past the point where interim improvements can have a positive effect on these system's operation or effectiveness. The continued retro-active upkeep is no longer fiscally wise to pursue, nor is it responsible in the district's role as custodian of taxpayer money.

Addressing the entirety of the deficiencies in Fisher's Peak roof and HVAC systems constitutes a significant financial investment by the district, the Trinidad community, and the BEST program. This investment is urgent and necessary, and these critical facility improvements will not be feasible without the assistance of the BEST Program.

Delaying implementation of these holistic facility improvements will force the district to continue to spend the majority of its yearly, district-wide capital improvement on trying to maintain and prolong the life of the failing roof and HVAC systems at Fisher's Peak.

It is in the best interest of the district to complete a comprehensive project that address both the roof and HVAC deficiencies in parallel, ensuring that Fisher's Peak Elementary School is brought up to the standards of a modern education facility, without leaving critical improvements to an unknown timeline. It is what our students need, and what our community deserves.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

CAPITAL RENEWAL BUDGET

The district will include a minimum of \$338 per student per year in funding allocated to district's Capital Renewal Budget, which is estimated to be \$250,000 in funds. Of these funds, \$125,676 will be earmarked and dedicated specifically towards Fisher's Peak Elementary School. This budget will maximize the life of the project and ensure funding for future replacement costs, which, according to ASHRAE and manufacturer data is approximately 20-25 years for major equipment.

PREVENTATIVE MAINTENANCE PLAN

Reactive O&M spending needed to maintain, band-aid, and provide emergency repairs of the deficiencies at Fisher's Peak Elementary School over the past year school years have cost the district \$211,000 with little to no actual improvement in the situation.

As these deficiencies would be due for comprehensive replacement as a result of this project, the district can conservatively anticipate an immediate reduction in annual maintenance expenditures of approximately \$105,500 at Fisher's Peak Elementary School by completing of this project.

We have submitted as a supplemental document the details anticipated maintenance expenditures for proactive upkeep, both professionally and in-house, of this project's major systems. This has been used during our financial planning to this point as a basis for a Preventative Maintenance and Capital Renewal Plan. Based on this due diligence, the district is planning for committed annual expenditures of \$20,000/yr, conservatively, specifically towards these major systems.

TRAINING

We will ensure our staff receives dedicated support and on-boarding by requiring design professionals and installing trade contractors to provide onsite hands-on training and education throughout the project. Schedules and training programs will be developed for relevant scopes and approved by our Director of Facilities and district administration.

Periodic training will be provided throughout the construction process, as this affords staff our greatest opportunity to learn the intricacies of the systems. Formal training sessions will be provided after construction and commissioning is completed and systems are fully operational, at which point the staff has gained initial familiarity with the installed measures.

On-going post-project training and support will be required for as long as needed to ensure that our staff receive the proper knowledge for turnover of the systems and operations, maintenance, repairs and replacement responsibilities. This will include formal refresher training and informal on-the-spot training.

SUMMARY

Should this district be awarded this grant and complete this project, the pressure on our current maintenance program would be relieved. We would eliminate substantial sums of reactive expenditures currently used to simply maintain. Additional funding would then be designated in annual appropriations for maintenance and upkeep, incorporating manufacturer's recommendations for proper service and maintenance, as well as a determination of the need for supplemental staff support.

By reallocating budget funds and the time and labor of our staff from reactive to proactive, we are confident in our ability to sustain the life of this shared investment for years to come. Preventative maintenance will be carried out and logged throughout the lifetime of the new systems and equipment and include appropriate monthly and seasonal inspections, and routine in-house responsibilities like filter changing, balancing and cleaning.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Trinidad 1 (1580) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Trinidad 1 - Fisher's Peak ES Roof and HVAC Improvements (1580-SG00001) - - New - Application Number (58)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

37.00 %

* B. Actual match on this request - Enter Actual Match Percentage

37

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	5,502,985.27
D. Applicant Match to this Project	\$	\$2,036,104.55
E. Applicant Grant Request	\$	\$3,466,880.72
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	5,502,985.27

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2024	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/12/2025 

* R. Anticipated Completion Date

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/25/2025 

* S. How did you arrive at the estimate for this project and who aided in the process?

OVERVIEW

The Detailed Project Budget was collaboratively developed by the expertise of professional cost-estimators, trade contractors, construction management professionals and registered design professionals specializing in historic preservation architecture, structural, mechanical and electrical engineering design and planning. Each have a detailed understanding of our district's needs spanning nearly 6 years of collaboration, and knowledge of the current construction landscape in the State of Colorado.

PROFESSIONALS ON DEVELOPMENT TEAM

They are a collective of design professionals and personnel that includes an architect (AIA, NCARB, LEED AP BD+C) from BVH, a mechanical engineer (P.E.), an electrical engineer, and two Professional Construction Managers from Willdan, all of whom have combined decades of industry experience. The BVH and Willdan team members have focused their careers specifically on K-12 improvement projects and serving public sector clients.

METHODOLOGY

Initial estimates were derived from the most recent R.S. Means nationally utilized database for new construction and renovation costs. The database reflects a pool of actual project costs from hundreds of cities across the country, and costs reported from contractors, designers, and building owners. Construction data is updated every quarter to provide the most accurate, up-to-date costs available.

Our development team refined the estimates by applying their internal project databases of recently completed projects of similar scope, actual project costs and hard-bids, and contractor quotes. They also factored in regional market conditions, facility location, and their similar specialty experience.

Schematic design details, quantities and unit costs in the comprehensive estimates are unique to current conditions and anticipated projects of Fisher's Peak Elementary School. They derived from designers' own field measurements, dedicated site visits, dimensional floor plans, and scaled floor plans and supported by in-depth scope development process, collaborative planning, and extensive feedback from key district staff. Estimates include all hard costs and soft costs for relevant scopes of work, from project development and professional design through to implementation and post-construction services.

SCOPE VALIDATIONS

Major scopes of work were estimated in collaboration with, or reviewed by, independent trade contractors specializing the scopes of work. This included professional opinion and/or validation of:

1. Mechanical & Electrical
2. Roofing System

ESCALATIONS & CONTINGENCIES

Appropriate construction, estimating contingency, and owner's contingencies are included due to the conceptual level of project development and volatile industry trends.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Trinidad School District's Design-Build team has been working with the district since 2018 and delivered a successful major renovation project at Trinidad Middle School and is the process of implementing a project at the High School. The Design-Build team includes a professional architect, engineers and construction manager to lead and manage the project. We anticipate utilizing an amendment to the AIA-141 contract that is currently in place with the Design-Build firm. This will provide the district with a familiar team of experts, directly accountable for the design, implementation, and successful outcome of this project who have a proven track record working with the district.

It is important to the district that the integrated project team will work synergistically throughout the entirety of the project timeline, report directly to our committee on a weekly basis, keep our project on time and on budget, certify the execution and operational performance of the improvements, and deliver to the highest-quality implementation of our capital improvement project.

It is anticipated that this project will be implemented over the summer break of 2025 to reduce any impact on students and access to the facility. A high-level Project Schedule has been provided with this application as a supplementary document. There is extensive detail and specificity to properly plan and manage this project plan that is not described here. Upon request, additional information can be provided to the CDE and CCAB.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

TSD1 completed an open procurement process to select a Design-Build partner approximately six years ago to be responsible for supporting the district through the BEST Grant process and to deliver holistic renovations to Trinidad Middle School. Based on the success of that project, the district proceeded to amend the design-build contract to include work at the high school and plans to amend the contract again to include Fisher's Peak ES scopes of work. Our Design-Build partner openly and competitively bids out individual scopes of work to qualified subcontractors, oversees the subcontractors, and manages the implementation of all scopes of work.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Trinidad School District 1 has explored all available and impactful options for funding regarding these necessary capital improvements including lease-purchase financing and voter-approved mill levy overrides, neither of which are possible at this time.

It is clear at this time, without the assistance of a significant funding source like a BEST Grant, we will quickly run out of the funding sources needed to help put our district's deferred maintenance/budget issues back on solid footing.

Nevertheless, the district plans to pursue a General Obligation Bond for at least some of the critical capital improvement projects outlined in this application and our Facility Maintenance Master Plan. These replacements, and others, are paramount for the health, safety, and security of students and teachers within the Trinidad School District 1.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The City of Trinidad is the provider of utility services including water, wastewater, natural gas, and electricity within the City. During the most recent fiscal year, this Fisher's Peak incurred a total cost of \$78,987 for those utility services.

The HVAC project includes much more efficient equipment, gas heating only being used as a back-up in extreme cold conditions and adding cooling to the gymnasium. Factoring this into the overall energy use and utility costs, this project is estimated to save approximately 5% of electrical use and nearly 35% of gas use. This will result in approximately \$6,000 in utility savings each year.

● Campuses Impacted by this Grant Application ●

Moffat County RE: No 1 - ES and HS HVAC Upgrades - Moffat County HS – 1981

District:	Moffat County RE-1
School Name:	Moffat County HS
Address:	900 Finley Lane
City:	Craig
Gross Area (SF):	179,858
Number of Buildings:	2
Replacement Value:	\$72,509,326
Condition Budget:	\$42,589,901
Total FCI:	0.59
Adequacy Index:	0.15



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$9,411,127	\$11,139,094	1.18
Equipment and Furnishings	\$2,683,293	\$3,045,988	1.14
Exterior Enclosure	\$3,593,392	\$1,522,502	0.42
Fire Protection	\$767,174	\$1,063,047	1.39
HVAC System	\$14,188,885	\$5,570,926	0.39
Interior Construction and Conveyance	\$12,961,947	\$7,934,500	0.61
Plumbing System	\$3,492,587	\$3,334,478	0.95
Site	\$10,476,659	\$8,678,635	0.83
Special Construction	\$1,114,855	\$1,393,568	1.25
Structure	\$13,819,406	\$0	0.00
Overall - Total	\$72,509,326	\$43,682,738	0.60

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Moffat County HS Main	158,973	0.53	1981	\$57,506,615	\$31,586,479
Moffat County HS Site	1,350,565	0.82	1981	\$10,531,635	\$8,678,635
Moffat County HS Vocational	20,885	0.76	1981	\$4,471,076	\$3,417,624
Overall - Total	1,530,423	0.59		\$72,509,326	\$43,682,738

● **Campuses Impacted by this Grant Application** ●

Moffat County RE: No 1 - ES and HS HVAC Upgrades - Sunset ES - 1955

District:	Moffat County RE-1
School Name:	Sunset ES
Address:	800 West 7th Street
City:	Craig
Gross Area (SF):	39,867
Number of Buildings:	1
Replacement Value:	\$16,520,063
Condition Budget:	\$8,922,806
Total FCI:	0.54
Adequacy Index:	0.24



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,641,060	\$2,002,978	1.22
Equipment and Furnishings	\$367,698	\$5,090	0.01
Exterior Enclosure	\$2,694,975	\$1,354,703	0.50
Fire Protection	\$1,870	\$436,432	233.38
HVAC System	\$2,032,251	\$373,097	0.18
Interior Construction and Conveyance	\$4,596,255	\$2,188,359	0.48
Plumbing System	\$643,178	\$527,166	0.82
Site	\$3,008,458	\$2,471,411	0.82
Structure	\$1,534,319	\$0	0.00
Overall - Total	\$16,520,063	\$9,359,236	0.57

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sunset ES Main	39,867	0.48	1955	\$13,511,605	\$6,887,825
Sunset ES Site	395,879	0.82	1955	\$3,008,458	\$2,471,411
Overall - Total	435,746	0.54		\$16,520,063	\$9,359,236

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Moffat County RE: No 1

County: Moffat

Project Title: ES and HS HVAC Upgrades

Current Grant Request:	\$1,574,095.27	CDE Minimum Match %:	47%
Current Applicant Match:	\$1,395,895.81	Actual Match % Provided:	47%
Current Project Request:	\$2,969,991.08	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$2,969,991.08	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$13.54	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$2.06	Affected Pupils:	798
Hard Costs Per Sq Ft:	\$11.48	Cost Per Pupil:	\$3,722
Previous BEST Grant(s):	4	Gross Sq Ft Per Pupil:	275
Previous BEST Total \$:	\$1,244,689.21		

Financial Data (School District Applicants)

District FTE Count:	1,784	Bonded Debt Approved:	
Assessed Valuation:	\$411,725,505	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675		
PPAV:	\$231,912	Bonded Debt Failed:	\$38,600,000
Statewide PPAV:	\$229,467		
Median Household Income:	\$63,983	Year(s) Bond Failed:	21
Statewide Avg:	\$70,838		
Free Reduced Lunch %:	58.40%	Outstanding Bonded Debt:	\$12,105,000
Statewide District Avg:	51.87%		
Total Mills \$/Capita:	\$1,072.29	Total Bond Capacity:	\$82,746,178
Statewide Avg:	\$1,121	Statewide Median:	\$28,824,395
		Bond Capacity Remaining:	\$70,240,101
		Statewide Median:	\$17,408,578

I. Facility Profile

Moffat County RE: No 1 (2020) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and HS HVAC Upgrades (2020-SG00001) - - New - Application Number (51)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Moffat County High School - 2020-5962 ▼

* Facility Name & Code

Sunset Elementary School - 2020-8398 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

NA

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Moffat County School District owns and operates 11 total buildings. Of those, seven house the instruction of children (the other four are maintenance, transportation, warehouse and transportation office buildings). One of the seven school buildings, Craig Middle School, was constructed in 2009, and its HVAC is in decent shape. The other six, in order of age are: Maybell Elementary School (1948); Sunset Elementary School (constructed 1955); Early Childhood Center/Administration Building (1959) Sandrock Elementary School (1964); Ridgeview Elementary School (1981); and Moffat County High School (1981). These buildings are 76, 69, 65, 60, 43 and 43 years old.

Maybell Elementary is a 1-story, single-class schoolhouse housed in Moffat County's primary community other than the county seat of Craig, where all the other buildings are located. It was renovated in 1985.

The ECC/Administration building was East Elementary School for most of its life. Renovations and additions, including an ADA renovation, took place in 1985, 1995 (ADA) and 2008.

Sandrock Elementary was previously the middle school. ADA renovation took place in 1997, and additions were constructed in 2009. The roof underwent renovation in 2023.

Ridgeview Elementary was renovated in 2009.

The only two buildings being impacted by this proposed funding are Sunset Elementary and Moffat County High School.

Sunset Elementary building renovations took place in 1978 and 2009

Moffat County High School underwent ADA renovation in 1996 and received repair of some fire and smoke damage sustained in 2009.

These buildings were constructed within the budgets of the time but up to standards, and have been maintained, updated and renovated as much as possible on limited capital and maintenance budgets for the 75-plus years of their lives. The buildings are all in working order, but are in desperate need of substantial upgrade.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Capital improvements on a larger scale took place over the years at various times at various schools (see above for a summary by school), and have been supplemented by smaller projects as funding allowed. The buildings and grounds have been maintained by a diligent in-house maintenance/facilities team, staffed by licensed professionals in their fields, as well as contractors, depending on capacities and available funding, for the duration of their lives. All buildings are operational, but many severe needs persist.

Last three years of capital projects summary in affected facilities:

Sunset Elementary:

- Gutter system repaired
- Large-scale roof and roof system repairs and updates

MCHS:

- Exterior repainted for the first time since the building's construction, addressing sealing, mold and other issues
- Pool filled in
- Gym floor installed in aux gym
- Gym floor repaired in aux gym
- (Soon to be underway) New gym floor in main gym with new bleachers
- French drain to address underground water issue
- Portable seating
- Sound systems replaced in some areas
- Some smaller-scale HVAC ventilation system replacement
- Tile, paint, etc. in main student entry area
- General repairs, carpentry and maintenance throughout on walls, ceilings, carpet, paint, etc.
- Mold removal
- Window and countertop replacement in student-run cafe
- Safety film for windows

-Valves, belts, boiler repair (HVAC)

District-wide:

-HVAC Controls

-Signage

-Parking lot resurfacing

-Camera installation, updates and re-installation

Several projects have also been performed on the other school buildings, but those are not included in this grant request.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Moffat County School District Budget consists of different funds that help transparently account for various revenue streams and expense budgets. The Capital Reserve Fund is used to cover large district expenses for capital improvements. Each year, the district determines how much of its annual operating budget to transfer to this account with the goal of building up a reserve that will cover capital needs over time. The Capital Reserve Fund's Ending Fund Balance for FY 2024 is proposed to be \$3,062,000. Expenditures for FY 2024 total \$1,462,000. Of this total, \$800,000 is allocated to District emergencies, and the remaining \$600,000 is in reserves.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed

A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Moffat County RE: No 1 (2020) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and HS HVAC Upgrades (2020-SG00001) - - New - Application Number (51)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Moffat County School District serves about 2,000 students each year from Pre-Kindergarten through 12th grade. The district houses students in three primary elementary schools in Craig, plus one single-class K-5 schoolhouse in Maybell. Moffat County's population resides almost entirely in and around the county seat of Craig, with about 9,000 of the 13,000 total residents living in the city and a great deal of the remainder living close to the city in the unincorporated county. Those living in the town of Maybell to the west or farther out in the county send their elementary school children to Maybell Elementary. The district has one middle school for 6th through 8th graders, and one high school, both in Craig.

The district offers some specialized programming in agriculture and engineering, as well as career and technical education courses, besides standard academic subjects. The high school facilities include a vocational building on campus where many of these classes are taught. The district partners with Colorado Northwestern Community College, which has a campus in Craig, to connect students to collegiate-level courses. The secondary schools recently closed their alternative school and replaced it with Bulldog Academy. Through this program, students in need of credit recovery can work on accelerated tracks, students seeking less traditional schedules can stay on track for graduation and remain connected to the student body, and students seeking advanced placement courses not offered through the primary course catalog at the high school can enroll in these classes through an online platform.

Though MCSD schools have at times received acknowledgement for high performance, the district has struggled more recently relative to the Colorado Department of Education's performance framework and is currently in year 1 of a district-wide Unified Improvement Plan. Sunset Elementary and MCHS both have principals who are new in the last 2 years.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The school buildings in question do not have cooling capabilities. Summers get extremely hot indoors. In truth, only one building in the district has adequate cooling, but the scope of this project and its costs do not allow for overhauls at all six buildings. Sunset Elementary has no cooling at all. The high school is a large building that gets extremely hot in the summer. Air circulation is necessary to manage CO2 buildup. Existing HVAC controls in most buildings are over 15 years old.

The age of the existing ventilation systems equipment are well past their usable, sustainable lives.

At Sunset Elementary, the system is original to the 69-year-old building, with a small handful of small exceptions (10-plus-year-old boilers, for example). There is no cooling capability at all in the building.

At Moffat County High School, the majority of the system is also original (43 years old), with a few updates in the last couple decades. Some evaporative cooling and swamp coolers work extremely hard to perform limited cooling, but multiple rooms don't get ventilation due to collapsed ducts. Baseboard heating is possibly original, failing in many places, and manually operated. Multiple air handling units are non-operational or shut off for various reasons to maintain the system's tenuous integrity. Auditorium and gym AHUs are original, as well as the ductwork, which is degrading and failing in structural integrity. The theater outside air intake duct is partially torn apart from wind, and the damper is not functional.

In both cases, these poor, desperately aging or non-existent systems create an extremely challenging learning and working environment in the early and late school year when it is very hot, and in the winter when it is very cold. Moffat County, in part out of community pride, almost never cancels school due to weather or anything else, but students and teachers sweat out the first and last months of school (literally) and sometimes wear jackets in class during the coldest parts of winter. Last July and August, the district purchased dozens of water-filled cooling towers that plugged into outlets to place throughout school buildings in an attempt to make the stifling temperatures more bearable for teachers as they returned to work and students as they returned to school from summer break. These overloaded circuits and caused electrical failures at Sunset, and were minimally effective even then. Air quality suffers from poor ventilation, and the systems are extremely energy inefficient.

The district nurse reported multiple staff and students leaving school in the summers with headaches and other heat-related maladies and discomfort. Teachers bring in fans, open windows, and do anything they can to circulate air in the hot months, but that is both ineffective and a safety concern. In the Sunset gym, where ventilation is extremely poor, elementary kids participate in PE in jackets in the winter. They simply cannot do what they would normally

do during hotter months. Children throw up early in the fall semester regularly from the heat, despite every precaution being taken by the PE teacher. The only option is to bring outside air in, but that can be in the 90s or 100s Fahrenheit, and does not do much to help.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

HVAC replacement has been on the docket for years, most recently identified as a major priority in 2020 when TreanorHL executed a nearly year-long survey of the district's facilities and produced its district-wide master plan. Following that process, the district sought a roughly \$40 million bond measure to address these identified needs at large (which included much more than HVAC). The ballot measure failed, however, and the district has been working diligently to address needs piece by piece with the resources at its disposal. Some large projects have been addressed or are in planning stages, many remain, but HVAC is both yet to be accomplished and very high on the priority list.

LONG Technology examined the district's status in regard to HVAC needs and presented three options, including two that only addressed cooling needs. These two cooling-only options would have installed wall-mount units either per-classroom or per five classrooms (depending on the plan) and would not have been able to rely on existing ventilation systems because of their age, inadequacy and failing structural integrity. The decision to address the full ventilation system while replacing heating and adding DX cooling processes was more expensive overall but solved multiple problems with one solution that was much more cost-efficient and would need to be performed eventually, anyway, given the age and status of the vent systems. LONG has worked with the district on other smaller projects, including installing HVAC controls in some buildings.

A project proposal was drawn up for all six buildings in need, but the total cost would total almost \$7 million. Wanting to be conservative with its available funding, the district and its board of education are looking to commit a large portion of its capital reserve fund, but not exhaust it. The current capital reserve fund is about \$2.6 million, and the district is willing to commit \$1.3 million. The project being proposed in the current BEST scenario would allow for the most desperate phase of the project to be completed first, addressing Sunset and the high school immediately, and the intention would be to move onto the other school buildings when funding became available or in another phase.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

To address the identified deficiencies in our classrooms, our proposed solution involves the implementation of modern cooling systems and control technologies to increase end user comfort, improve energy efficiency, and eliminate the distraction and discomfort that detracts from learning. Our students and staff can't take it anymore. The key components of our proposed solution are as follows:

-Installation of Cooling Systems: Introduce efficient cooling systems in classrooms to combat the elevated temperatures experienced during the spring, summer and fall months. This will ensure a comfortable environment for both students and staff, promoting an optimal learning and working atmosphere. To achieve this, the contractor will install one 2-ton wall-mounted unit ventilator, per classroom with exterior wall, with DX cooling, HW heat with full integration to the Building Automation System.

-Replacement of Outdated HVAC Equipment: Replacing some of the existing HVAC equipment, which has surpassed its usable life expectancy, with modern, energy-efficient systems will not only enhance temperature control but also contribute to improved air quality in classrooms.

-Enhanced Energy Efficiency: The installation of new equipment will significantly improve energy efficiency, addressing the challenge of ineffective cooling during the hottest days. This ensures that classrooms remain cool while minimizing energy consumption and reducing overall operational costs.

- Effective Air Circulation and CO2 Management: The new HVAC systems will be designed to facilitate proper air circulation, mitigating CO2 build-up and maintaining fresh air levels. This proactive approach supports a positive learning and working environment by prioritizing indoor air quality.
- Upgrade of Control Systems to BACnet Standard: Replace the outdated control systems, which currently use the obsolete LONworks protocol, with modern controls based on the BACnet standard. This upgrade ensures compatibility with contemporary HVAC technologies and enables more efficient and responsive management of indoor climate conditions.

With this grant funding, we are excited to be able to overcome our air quality/temperature control challenges and provide a more comfortable, sustainable, energy-efficient, and technologically advanced HVAC infrastructure that caters to the comfort, health, and productivity of our students and staff.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Much of the pre-work took place when TreanorHL performed the analysis that was published in the 2020 Master Plan. That work identified in great detail the extent of the need and the scope of proposed solutions. Since that time, the district maintenance team has worked to maintain existing equipment as well as possible, and an in-house HVAC professional has assessed the needs and potential options for the equipment and facilities in question in detail. He has worked with LONG, who has been assessing approaches as well as site analysis etc. Included with this application are the most recent proposals from Long, focused on the High School and Sunset Elementary (Moffat County High School has an FCI of .55. Sunset's is .48. In both cases, HVAC is the primary need.) They have prepared scopes of work for all 6 of our buildings but we have identified these two facilities as our greatest needs. Long has worked in conjunction with Big Horn Engineering, who assisted with an initial evaluation in September of 2023 and will ultimately be the MEP engineer of record, for the work.

Some notes to highlight how this solution implements efficient, construction industry standard solutions:

-Daikin unit ventilators minimize energy usage by utilizing a two-stage compressor and multi-speed fan to better match changing room loads. They take maximum advantage of "free" cooling opportunities to reduce operating costs.

They provide individual classroom control and comfort.

They can be cycled on when the room is occupied and cycled off when it is not.

They bring in fresh air from directly outside the classroom for high indoor air quality.

During most of the school year, they use outdoor air to keep classrooms comfortable without the expense of mechanical cooling.

-Generally, an A/C unit is considered high efficiency if they have an EER of 8.5 and above. Units with lower EER ratings can quickly drive up energy costs. The EER Rating on the units we are installing is 9.76.

As noted above, most recently, we have added Artaic Group to our team. Artaic has helped us refine the scope, budget and application to meet a level of grant request, and district match, that our board of education has already publicly supported. We feel we have the team ready to go and are excited about this opportunity to make impactful changes to our learning environment.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Sunset Elementary and the high school face urgent cooling needs exacerbated by rising temperatures due to climate change and a historic drought in northwest Colorado. The deficiencies at Sunset Elementary reached a critical point last summer, compelling emergency purchases of standalone cooling towers. However, these makeshift solutions overloaded circuits, highlighting the inadequacy of temporary fixes.

At Sunset Elementary, the lack of cooling capabilities during the summer and late spring months is compromising the learning environment. With temperatures reaching historic highs, students and staff are subjected to uncomfortable conditions that hinder productivity and well-being. The emergency purchase of standalone cooling towers, while a necessary response, proved to be insufficient and unsustainable, as evidenced by circuit overloads.

The high school, the largest building in the district, relies on swamp coolers that have proven limited in both effectiveness and efficiency. The stifling heat during summers affects not only the comfort of students and staff but also the overall functionality of the educational space. This underscores the pressing need for a comprehensive cooling solution to create a conducive learning environment.

The urgency of addressing these cooling deficiencies is further underscored by the potential consequences of not securing the necessary funding for the proposed project. Without immediate intervention, it could be years before these problems are adequately resolved. The capital fund, already strained with various small needs, cannot sustain the burden of such a critical and large-scale project without jeopardizing other essential initiatives.

The delays in addressing the cooling issues at both schools could have far-reaching implications. Not only does it impact the well-being and productivity of students and staff, but it also hampers the ability to address other critical repairs, renovations, and safety and security improvements. The strain on the capital fund and the limited resources available highlight the urgency of securing funding through the BEST program.

The Building Excellent Schools Today (BEST) program stands out as the ideal solution for the district to effectively invest in this crucial need. It offers a comprehensive approach, addressing both the immediate cooling deficiencies and the long-term sustainability of the HVAC systems. By securing funding through BEST, the district can expedite the implementation of a modern and efficient cooling infrastructure, ensuring a comfortable and conducive learning environment for students and staff. This investment not only resolves the pressing issue at hand but also contributes to the overall improvement and future-proofing of the educational facilities in the district.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how

the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The district maintains a five year capital funds plan that is updated annually to include all projected capital renewal and maintenance costs. We will commit roughly \$1.8 million each year to fund our Capital Reserve account. On top of that, each year the Maintenance Program updates their maintenance plan and communicates their needs to the Superintendent. This includes any needs for out year replacement of any equipment.

Our strategic partner with Long Technology, one of Colorado's premier controls experts, is critical to the long-term performance of a new HVAC system. MCSD Facilities staff is extremely knowledgeable and will work closely with our General Contractor and our Commissioning Agent to make sure that a maintenance plan is set up properly from the start of the project. Together, our Commissioning Agent and GC will

- Develop Pre-Functional Inspection Checklists (PFI) for all new equipment to make sure that the system is complete and installed correctly
- Oversee the startup, Testing, Adjusting, and Balancing (TAB) of each new system
- Hold Owner Training instructional meetings. Owner Training will be focused on routine equipment maintenance, troubleshooting, use of the O&M Manuals, and equipment warranties.
- Review all warranty and O&M information for completeness and compliance with the specifications and applicable codes.

Post-Construction, they will help maximize the life of the capital construction project by:

- Performing Automated Diagnostic Monitoring to evaluate the effectiveness of the system, make any needed adjustments
- Correct any deficiencies with MCSD staff present to witness the procedures
- Make final adjustments to the O&M Manuals and As-Built documents
- Validate building performance through utility bill analysis
- Performing seasonal testing

Having a specific and comprehensive maintenance plan coupled with prudent capital renewal budgeting, we can maximize the life of our project and ensure that we have the funds for replacement at the end of its useful life.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should

include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Moffat County RE: No 1 (2020) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and HS HVAC Upgrades (2020-SG00001) - - New - Application Number (51)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

47.00 %

* B. Actual match on this request - Enter Actual Match Percentage

47

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,969,991.08
D. Applicant Match to this Project	\$	1,395,895.81
E. Applicant Grant Request	\$	1,574,095.27
F. Previous Grant Awards to this Project	\$	
G. Previous Matches to this Project	\$	
H. Total All Phases	\$	2,969,991.08

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

02/05/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

12/19/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

LONG Technology provided a proposal for all six buildings requiring HVAC overhaul/cooling installation. LONG has worked with the district before on smaller projects, including installing HVAC controls in some buildings.

From there, Artaic worked with the district to identify soft costs and other costs that would contribute to the total project cost, and it was determined that six buildings would be far too expensive relative to the match the district is able to commit at this phase of the project. Sunset and the high school were identified as highest priority, and Artaic, LONG and the district worked together to prepare a project estimate that would fit with the district's most immediate needs as well as within their match budget capacity.

Note: The escalation and construction contingencies are written into the proposal from the contractor, which appears on line 215 of the detailed budget, as opposed to lines 235 and 236.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The superintendent and director of grants will oversee completion of this project, in conjunction with the facility maintenance team. We have recently teamed with Artaic Group to assist us with submitting this BEST grant application. If successful, we intend to quickly secure a contract with an owner's representative to complete the application process as well as to provide post award services and ultimately, project management.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

We will adhere to all CDE Consultant/Vendor Selection Guidelines. Artaic Group has managed numerous BEST Grant projects and is vastly familiar with running fair, timely, and effective vendor and consultant procurements. Our goal is to provide the best value for the District and use State funds as efficiently as possible.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's**

facility needs? *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

For this specific project, considering the cost relative to the district's capital reserve fund (which is variable but is currently about \$2.6 million), the district has simply been looking for an opportunity like BEST that could fund it. BEST is almost certainly the best option, as it multiplies our own limited capacity and makes the investment of our matching dollars significantly more powerful.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The Moffat County School District's 2023-24 adopted budget includes \$945,300 for utilities, a number that has increased substantially in the last four years (\$691,799 in 2020-21 actual). We expect significant energy savings upon implementation of these urgent mechanical upgrades. However, since we are not changing the main heating or fuel source, we anticipate our heating costs will be similar. Additionally, by adding air conditioning, we do anticipate we will actually be increasing overall operating costs, albeit far more efficiently.

All of this aside, ultimately, we feel the most valuable benefit will be the increased comfort and improved air quality for our students and staff via an enhanced environment for education.

• Campuses Impacted by this Grant Application •

Brush RE-2(J) - Thomson Primary Health and Safety Upgrades - Thomson Primary ES – 2005

District:	Brush RE-2(J)
School Name:	Thomson Primary ES
Address:	422 Ray Street
City:	Brush
Gross Area (SF):	63,552
Number of Buildings:	1
Replacement Value:	\$22,256,226
Condition Budget:	\$5,650,662
Total FCI:	0.25
Adequacy Index:	0.16



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,327,412	\$2,257,692	0.68
Equipment and Furnishings	\$582,262	\$73,088	0.13
Exterior Enclosure	\$2,489,338	\$0	0.00
Fire Protection	\$785,364	\$15,616	0.02
HVAC System	\$4,498,537	\$612,171	0.14
Interior Construction and Conveyance	\$3,753,154	\$1,588,106	0.42
Plumbing System	\$1,128,276	\$14,396	0.01
Site	\$3,251,739	\$1,089,593	0.34
Structure	\$2,440,144	\$0	0.00
Overall - Total	\$22,256,226	\$5,650,662	0.25

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Thomson Primary ES Site	335,721	0.34	2005	\$3,251,739	\$1,089,593
Thomson Primary ES Main	63,552	0.24	2005	\$19,004,487	\$4,561,069
Overall - Total	399,273	0.25		\$22,256,226	\$5,650,662

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Brush RE-2(J)

County: Morgan

Project Title: Thompson Primary Health and Safety Upgrades

Current Grant Request:	\$3,059,917.00	CDE Minimum Match %:	40%
Current Applicant Match:	\$2,039,944.66	Actual Match % Provided:	40%
Current Project Request:	\$5,099,861.66	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$5,099,861.66	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$80.40	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$10.63	Affected Pupils:	477
Hard Costs Per Sq Ft:	\$72.80	Cost Per Pupil:	\$10,692
Previous BEST Grant(s):	3	Gross Sq Ft Per Pupil:	133
Previous BEST Total \$:	\$29,093,009.30		

Financial Data (School District Applicants)

District FTE Count:	1,256	Bonded Debt Approved:	\$38,500,000
Assessed Valuation:	\$261,062,371	Year(s) Bond Approved:	16
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$208,626	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$5,805,000
Median Household Income:	\$69,236	Total Bond Capacity:	\$52,406,788
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	65.80%	Bond Capacity Remaining:	\$46,407,474
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$1,723.00		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Brush RE-2(J) (2395) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Thomson Primary School Health and Safety Upgrades (2395-SG00001) - - New - Application Number (12)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Thomson Primary School - 2395-8832 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Gymnasium
		Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Thomson Primary School was constructed in 2005 by the Brush School District. Thomson Primary School was built to replace the previous facility that was located on this same property and was in need of replacement due to aging infrastructure.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The district has invested in several recent major capital improvements. In 2019, the district constructed and furnished a six-classroom addition to Thomson Primary School, which also serves as a much needed storm shelter. The additional 7,000 SF has allowed the district to maintain smaller class sizes and helps ensure safety for staff and students in case of emergency. These new classrooms were designed with new furniture and technology to meet the demands of modern day learning environments. The HVAC for this addition consists of packaged Rooftop Units (RTUs), which are in good condition and will be left in place and continue to be used as part of the new overall HVAC system of the building.

Other recent capital improvements include the replacement of fifteen hot water loop actuators and one pump used to distribute hot water throughout the facility. The district has also recently invested in patching and repairs of the asphalt parking lot.

In 2023, after an unsuccessful BEST grant request, the district replaced one of several domestic hot water heaters that had a leak in it. Later in 2023, the district was hit by a severe hail storm that caused significant damage to roofs and other building envelope components at Thomson Primary School along with other district facilities. This district is currently working with the insurance company and a contractor to replace the roof across all district facilities and the majority

of the windows at Thomson Primary School.

A comprehensive LED lighting upgrade is planned to be carried out simultaneously but outside of this BEST grant-funded HVAC renovation project. It is very beneficial to upgrade to LED lighting before or in conjunction with a large HVAC renovation because then the sizing of the new HVAC equipment can be made appropriate when the excess waste-heat from less efficient lighting systems is no longer being produced in the building. This modest investment in new lighting allows the first costs of the more expensive HVAC system to be dialed in and for the new HVAC equipment to be operated most efficiently and effectively. Timing the replacement of lighting during construction that includes significant ceiling work, such as an HVAC renovation also results in efficiency of installation and is a best practice for comprehensive facility retrofits. There truly is no more responsible or cost effective time to upgrade to LED lighting than during a large HVAC renovation project and the district intends to do so alongside this project without burdening CDE's limited BEST grant funds to do so.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The District incorporates a detailed ten-year revolving fiscal feasibility plan that uses a five-year maintenance and facility replacement plan for all elements of the District's operations and 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 approximately \$400,000 annually for capital replacement projects in routine District maintenance. The second source is an annual allocation from the General Fund to Capital Reserve in the amount of \$100,000. This combined annual funding allows the District to keep its facilities in safe and good working order.

Since the 2019-2020 school year, the district has set aside the funds required per the previous BEST grant award for future capital renewal reserve expenditures at the secondary campus. These funds included \$71k in 19, \$91k in 20, \$101k in 21, \$112k in 22, and \$112k in 23.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Brush RE-2(J) (2395) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Thomson Primary School Health and Safety Upgrades (2395-SG00001) - - New - Application Number (12)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Lack focus, omitted scope reduced prioritization

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

General Background

Brush School District is located 90 minutes northeast of Denver. The district has two primary schools along with the secondary education campus. Brush schools is very proud of its prestigious FFA program, which trains the next generation of leaders in agriculture and ranching, the largest sectors of the local economy. The Morgan County Fair showcases the community's 4H projects and livestock and is always well attended by the student body and district faculty. The Brush School District sigil includes a beet knife, signifying the importance of the annual sugar beet crop. The football team, winner of multiple state championships, plays its games at Beet Digger Stadium.

Academics and Educational Programming

Brush Schools continues to champion the individual child. We are committed to providing pathways for all students regardless of their goals and aspirations beyond graduation from BHS. Historically about one half of our students attend college upon graduation. Student achievement tends to lag compared to state averages but student growth continues to be a strength for the district. The continued fiscal challenges due to reduced state funding remain our largest hurdle to overcome. Assistance from BEST will allow us to continue our districts mission to "Safely engage every student, every day, in every classroom"

Capital Projects

Past capital construction projects across the district include boiler replacements at the High School/Middle School in 2014, construction of the Secondary Campus in 2017, a storm shelter addition to Thomson Primary School in 2019, and HVAC renovations at Beaver Valley Elementary in 2021. We've also recently completed storm shelter additions for our two elementary schools, which were funded without BEST Grant support due to our financial capacity at the time of these projects.

Maintenance Approach

Brush School District strives to provide the best facilities possible for our students and staff and community members that rely on our buildings for many recreational and educational activities. Brush takes a proactive approach to the upkeep and maintenance of all grounds and facilities. Major projects requiring many resources are greatly aided by grants and other means of financing for the timely completion of essential projects. Timelines for maintenance projects

are closely monitored and prioritized to best meet the needs of the buildings. The district maintenance crew have limited manpower but do their best to stay on schedule and within allotted budgets.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

District maintenance staff have diligently maintained the HVAC system of Thomson Primary School (TPS) since construction nearly 20 years ago, but a recent Facility Assessment revealed several critical deficiencies with the original design that validates some of the struggles the district maintenance staff have been dealing with for years. In just the last few years, there have been nearly 250 ventilation and thermal comfort complaints at this building, and the complaint rates have been accelerating recently as the aging equipment is beginning to fail (TPS has the oldest mechanical equipment in the district). Many complaints are tied to severe temperature, fresh air, and humidity swings in the classrooms, cafeteria, library, and gym. Reports show temperature swings from 58 to 84 degrees, with some temps even exceeding that during crowded lunch time hours. Teachers have noted high temperatures during certain months, but at other times they need to bring space heaters and blankets. These problems are attributed to poor equipment control, failing fan motors, clogged heating and cooling coils, a failing cooling tower, and, of course, the original design deficiencies.

The recent Facility Assessment revealed egregious oversights of several design parameters, including an inability to deliver the required amount of healthy, clean, fresh air into the building and undersized cooling and heating capabilities. The fan coil units (FCU) throughout the building are meant to deliver the

required ventilation air to each space but lack the capability to do so. Even though each FCU has a small intake intended to bring in outdoor air, the building has no means of relieving excess building pressure, therefore rendering these intakes useless. The only way for air to escape the building is through envelope leakage or a handful of constant speed exhaust fans located in restrooms. This means that once the building's pressure reaches steady-state, only a small amount of fresh air, if any, is supplied—equal to the volume of air being exhausted through those fans.

During typical operation, the max volume of air supplied to the facility is <19% of the ventilation air required by code to be delivered to educational spaces. There are several other exhaust fans in select restrooms, the kitchen, and electrical rooms that operate intermittently. Assuming all exhaust fans are operating simultaneously, which is rarely if ever the case, the max volume of fresh air is still only 52% of the needed amount. This is problematic and a serious oversight in the original design that results in poor indoor air quality by allowing the buildup of environmental pollutants and excess carbon dioxide when the building is occupied. The issue of high CO₂ levels is particularly concerning in a primary school as it can lead to detrimental effects on cognitive performance.

As mentioned earlier, the HVAC system's cooling and heating capabilities are currently under-sized even with the limited volume of ventilation air. In order to supply proper ventilation rates to the building, the inadequacy of the existing heating and cooling equipment must be addressed.

The existing chiller plant consists of a water-cooled chiller, an accompanying cooling tower, and condenser loop and system pumps that are all very maintenance intensive. This type of equipment is overly complicated and difficult to maintain for district maintenance staff and is typically only utilized in larger facilities. The cooling tower must be drained down in colder months to prevent freezing, preventing the system from providing any cooling during unseasonably warm weather in the winter or shoulder months. The cooling tower at TPS is original to the building and is beyond its useful life. Like most outdoor equipment, this unit shows major signs of deterioration including rust and corrosion from exposure to the elements. The existing chiller, housed inside the facility, is nearing the end of its expected useful life and will need to be upsized when proper ventilation air is supplied in the building increasing the overall cooling load. For all of the above reasons, the water-cooled chiller and cooling tower should be replaced now with a simpler, less expensive, and larger air-cooled chiller.

The existing heating plant for TPS consists of two forced-draft boilers which are undersized and need upsized to account for the new increased ventilation air heating load. Even before the extra heating load from ventilation air is added, there is unmet heating demand when both boilers are running, and some spaces are unable to meet set points on particularly cold days. This also means any required shutdown of a boiler for repairs leaves the building with less than half of the needed heating capacity. These boilers are also nearing the end of their expected useful lives, being original to the building. A new, larger central heating plant with multiple condensing boilers with high-turndown efficiency, redundancy, and new variable speed pumps, would provide the building with the most efficient and reliable heating year-round.

Outside of the HVAC system's central plant equipment, much of the heating and cooling distribution infrastructure will also need to be replaced and/or upsized in order for the system to deliver the required amount of ventilation air. There are a total of 43 four-pipe fan coil units (FCU) and three roof-mounted hot/chilled water air-handling units (AHU) that are intended to deliver heating, cooling, and ventilation to the original building. They are all in fair or poor condition but offer limited options to improve their ventilation capabilities and thermal performance without completely replacing them. The fan motors in each of these units are not powerful enough to deliver the larger volume of air that will result when proper ventilation rates are provided. And most, if not all, of their hot and chilled water coils will need to be upsized to account for the new additional load from outdoor air. The actuators on the hydronic valves are failing and will also need to be replaced to ensure reliable ventilation air and the needed thermal performance can be delivered

throughout the building. Furthermore, the current units lack capabilities that are now code required such as outdoor air economizing which allows an AHU to pull in large amounts of fresh air when outdoor conditions are mild.

Maintenance on these units is also quite difficult with problematic access to service the FCUs due to poor design and installation, such as the electrical disconnect switches for each unit being mounted directly to the roof deck or joists many feet above them. The FCUs were manufactured by Magic Aire, which has since been acquired. Obtaining parts for this legacy equipment is proving to be increasingly difficult year after year. Migrating to a commonly used and locally supported manufacturer, more consistent with other equipment used across the district, would simplify maintenance and the purchase of replacement parts.

The three rooftop AHUs are beyond their useful service lives given their location and exposure to the elements. They also suffer from the same maladies of undersized heating and cooling coils and lack of economizer capability as the FCUs. Although it appears their original design intended for them to have economizers, the units that were installed do not. This was probably a cost-saving decision, but because of their lower efficiency, these units have certainly cost the district more over their lives than was initially saved. For all of these reasons, a comprehensive replacement and upgrading of nearly all of the FCUs and AHUs throughout the original building will need to be undertaken in order to enable them to provide the required volume of ventilation air.

Building automation controls are a necessary component to making an HVAC system function correctly and reliably. TPS currently has two separate control systems: an Aeon system for the RTUs that serve the 2019 addition and a JCI Metasys system for the original building equipment. The JCI system installed in 2005 is beyond its useful life and is no longer supported by JCI. Because it is an antiquated platform, JCI would require an astronomically expensive upgrade to their latest platform to fix even simple problems such as direct replacements of controls hardware. For this reason, the entire system, including the equipment controllers, valves, actuators, etc. all need to be replaced in conjunction with the equipment replacements and upgrades that will be needed to correct the ventilation deficiency.

Currently, the building is operated in occupied mode five days a week even though the district only holds classes four days. The building is also treated as occupied on all weekdays even during holiday breaks. This is because it is too cumbersome for the maintenance staff to adjust the occupancy schedule to account for these irregular schedules using the existing antiquated system. This results in 20% or more in wasted energy and excessive wear and tear on the HVAC equipment that unnecessarily shortens its life. Additionally, the maintenance staff must currently diagnose deficiencies on one of the two control systems and often on the equipment itself due to discrepancies in the information shown. This inadequate control complicates building operation and maintenance, wastes substantial energy, and most urgently, contributes significantly to the system's inability to reliably provide the required levels of ventilation air.

A final deficiency with the ventilation capabilities of the HVAC system is more straightforward, but no less urgent. The make-up air unit that provides the kitchen with clean, fresh ventilation air when cooking operations are underway has completely failed. This results in make-up air for the kitchen hood being pulled from surrounding spaces or outside air infiltrating directly through cracks in doors, windows, and building envelope. This air is unconditioned and unfiltered and also unnecessarily adds load to the building's already strained heating/cooling systems.

TPS also has antiquated and inefficient fluorescent lighting, except for the gymnasium which has newer LEDs. Fluorescent lighting not only utilizes significant energy but is also maintenance intensive and produces poor light quality. Ballast failures and lamp burnouts are a common maintenance item that consume significant time, money, and energy. As fluorescents continue to be phased out, replacement parts become more difficult and expensive to acquire.

Fluorescent lighting uses roughly 60% more energy than comparable LEDs. With this excess energy use comes significant waste heat which enters the space adding to the cooling load. A comprehensive upgrade to LED lighting throughout the building is planned to occur alongside the HVAC renovation project for which this application has been submitted, but outside of the BEST-grant funded work in order to preserve CDE's limited grant funds for more urgent life-health-safety improvements needed elsewhere around the state.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Updated Facility Assessment Revealed Urgent Health/Safety Issue:

The Brush School District has worked with Millig Design Build to develop a comprehensive Facility Assessment report of Thomson Primary School. This report is meant to be an update to and supplement of the findings of the Facility Master Plan developed by some of the same team members while employed at 360 Energy Engineers in 2016. This Master Plan has been an important guide in prioritizing many capital investments and maintaining maintenance budgets for the district's facilities over the past seven years. In light of the age of the Facility Master Plan and changes in the world resulting from the global pandemic, the district wished to update the recommendations at Thomson Primary School to account for current market conditions, new technologies, modern best practices and changes that have occurred to the building and the condition of its systems over that time. The team has completed several site visits and has thoroughly investigated the facility's systems to document existing conditions and verify deficiencies identified by the district over the past several years as well as identify other needed improvements.

The new Facility Assessment identified a critical deficiency that previous consultants and engineers had overlooked: the HVAC system's inability to properly ventilate the building and the corresponding undersizing of its cooling and heating capabilities. Like the early report, it also includes recommendations to improve comfort and reduce operational and maintenance costs. The qualitative aspects of this analysis included site observations from the investigating team, a careful review of all building as-built drawings and control system plans, and critical feedback from facility operators, occupants, and administration.

Operational Cost Analysis:

In order to determine the most efficient and cost effective solutions to the deficiencies identified in the new Facility Assessment (correcting the inadequate ventilation rates being the foremost concern), the report also includes quantitative analysis where the building's energy utilization was scrutinized and records of maintenance expenditures were reviewed. The new investigating team obtained 24 months worth of historical energy bills and carefully analyzed them to understand the historical performance of the building and how that has changed over time. Interestingly, between the 2016 study and the current assessment, the building's Energy Use Intensity has slightly increased. This is probably due to a combination of aging equipment that is becoming less efficient and the difficulty in operating and scheduling the building's HVAC systems with the antiquated building control system.

A comprehensive energy model or "digital clone" of Thomson Primary School was created based on the extensive as-built drawings that were made available to the team combined with their on-site observations. This model was then calibrated for accuracy against the weather-normalized historical energy consumption records in the utility bills. This model was then used to confirm the team's hypothesis that the cooling system is undersized. The energy model was also utilized to compare the energy consumption associated with two different system types as part of the Life Cycle Cost Analysis described in Section G Planning and Diligence below.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

A comprehensive renovation of Thomson Primary School's HVAC system is urgently needed to correct a serious under-ventilation issue and corresponding under-capacity problem in the existing system. Brush School District will also face major issues if failed and failing equipment is not addressed in coming years, which will only further impact the air quality, health, and comfort for students and staff. The HVAC system as a whole is beyond its useful life, and the capital reserve budget is not sufficient to address all the pressing needs that this system presents. The recent Facility Assessment estimates slight annual savings in both energy and maintenance costs after implementing the recommended upgrades. While the savings are not sufficient to pay for the improvements, the savings will be reserved to ensure a sustainable and adequate maintenance budget for all future initiatives at this building.

The most urgent deficiency in the building's HVAC system must be promptly corrected to ensure that the staff, students, and community members that use Thomson Primary School have a safe, healthy environment now and into the future. The ventilation capabilities of the HVAC system will be comprehensively overhauled to solve the under-ventilation problem currently experienced by the building while ensuring that it is a robust and reliable system that will always provide the required amount of fresh air to every space.

The kitchen make-up air unit will also be refurbished or replaced (if the budget allows) to ensure that this critical space is receiving adequate clean ventilation air. Kitchens are frequently overlooked spaces when it comes to life, health, and safety improvements in schools, but it is important that the space where food is prepared for the students is just as healthy, safe, and sanitary as any space directly occupied by the students. This project will ensure that Thomson's kitchen meets this standard.

The fact that the cooling system is undersized means a complete load analysis of the building will be needed to determine which and how many chilled water coils need to be upsized and then what that total impact is on the sizing of a replacement chiller. Once the correct chiller size is determined, then rather than replace the failing cooling tower and up-sizing the water-cooled chiller with like-for-like units, an air-cooled chiller is recommended for several reasons. First, an air-cooled chiller is able to run year round compared to the current system that is unable to operate once the cooling tower is drained for the winter. Second, having no cooling capacity can have a direct impact on proper ventilation because busy maintenance staff consumed by occupant complaints may close-off outside air dampers on hot days to improve comfort. Third, an air-cooled chiller is much easier to maintain and can be serviced by many area contractors. Finally, an air-cooled chiller has a significantly lower up front cost than a comparable water-cooled chiller along with the needed cooling tower, making the initial project budget more obtainable as well as lowering future capital expenditures associated with replacement in the future.

Installing new high-efficiency hot water boilers will address the undersized heating plant and solve many of the system's heating deficiencies. The new design will include replacing the two boilers with new condensing boilers that have much better part-load capabilities and will be sized to provide desperately needed redundancy and greater total heating capacity. The updated boiler plant will allow facility operators to run the boilers more efficiently and with less strain, thereby reducing energy costs and extending the service lives of the new equipment. Engineers will verify the building heating load and partial load profile to select boilers that provide the flexibility and redundancy needed to confidently operate the new heating plant and reliably maintain space temperatures throughout the entire heating season.

Although the boilers may have minimal useful life left in them, they would need to be replaced quite soon outside of this project. This fact, combined with the improved efficiency, operability, and maintenance simplification of a wholesale boiler plant upgrade makes this course of action far better than trying to re-use the existing boilers and merely adding an additional boiler to serve the increased heating load that will result from this project. A complete boiler

plant upgrade will also allow the district to fully capitalize on the benefits of high-efficiency condensing boilers by reducing the hot water supply temperature. This must be coordinated with the upsizing of many of the hot water coils in the fan coil units and rooftop air-handlers (because if water is supplied at lower temperatures then more surface area is required to achieve the same heat transfer). Since the air handling equipment will need to be upgraded to meet the new ventilation airflows, making the switch to a lower-temperature heating loop as part of this project will be the ideal time to do so. For all of these reasons, a comprehensive and coordinated upgrade of the entire HVAC system's heating capabilities all at once is the only effective way to implement the needed increases to the building's heating capacity.

The myriad of fan coil units and several rooftop air-handlers throughout the original building will all need to be addressed to correct the ventilation deficiency. Several valve actuators on the fan coil units' chilled and hot water coils have already been replaced, but the majority are still in need of replacement. Cooling and heating coils need to be upsized to correct for capacity issues throughout the building while others may need to be replaced because of diminished performance from clogging over time given their age of nearly 20 years.

Hot water coils will all be analyzed to determine their appropriate sizes in conjunction with the lower water temperatures from the condensing boiler plant. Fans and fan motors may also need to be replaced due to age and to make them compatible with variable flow operation once correct ventilation and economizing capabilities are added to the fan coil unit design. Careful load and ventilation analysis for each space will be completed and a thorough investigation of each fan coil unit will be conducted to determine exactly what improvements are needed for each one. This will ensure that every fan coil unit in the building is capable of performing according to the new design requirements for heating, cooling, and ventilation in the most efficient and cost effective approach possible while significantly reducing the maintenance burden that all these units have on the facilities staff. In cases where all primary components need to be replaced, it may be more cost effective to replace the unit entirely. Each fan coil will be carefully analyzed and the appropriate solution chosen on a case by case basis. The provided budget should accommodate either solution but uncertainty in the conceptual design phase was considered when budgeting project contingencies.

The three rooftop air-handling units that serve the gymnasium, cafeteria, and library also need to be replaced or refurbished depending on the conditions of the individual components once a more detailed investigation is conducted. Again, cooling or heating coils may need to be resized or replaced due to condition and the nature of the spaces these units serve, so it is likely that these rooftop units will need to be replaced entirely.

An all new Direct Digital Controls (DDC) system with associated controls hardware that integrates all of the HVAC equipment in the building onto a single software platform is the best solution to address the outdated and disparate building controls. The current, unreliable and outdated thermostats and actuators in the original part of the building will all be removed and replaced with updated components. All HVAC controls will then be tied into a modern digital building automation control system. The BAS (Building Automation System) will provide consistent control, alarms, scheduling, troubleshooting assistance and other performance improvement features throughout the building. This will enable the maintenance staff to monitor the entire building through a single web-accessible front-end from anywhere they need to. The new system will also integrate Thomson's building performance data with metrics from all other facilities in the District which is critical to managing our entire portfolio comprehensively.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The findings from the updated Facility Assessment report recently completed by Millig Design Build, combined with the earlier analysis and recommendations from the 2016 Facility Master Plan developed by much of the same team while employed at 360 Energy Engineers have informed the recommended solutions in this request. The Millig team conducted multiple site visits documenting existing deficiencies and worked to understand current

facility operations. A deep dive was taken into the original construction documents as well looking for potential improvements. Once the existing conditions of the building were fully understood, the team focused on identifying the highest priority needs aiming to comprehensively address deficiencies across multiple areas including mechanical systems, lighting, etc.

Life Cycle Cost Analysis:

Given the urgency of the identified deficiencies, it was evident that a comprehensive renovation or even complete replacement of the existing HVAC system would be required. To determine which of the renovation options is best, a detailed Life Cycle Cost Analysis was completed. This effort started by analyzing multiple system types qualitatively and eliminating some systems that were not practical for this application. Once the qualitative analysis was completed, the two remaining options that could each address the deficiencies, were evaluated in greater detail including construction costs, energy consumption, and maintenance expenditures. The results of the analysis resulted in the following.

1 - The first scenario consists of implementing all of the recommended HVAC and controls scope described in this application and upgrading the building's ventilation to a dedicated outdoor air system. This option benefitted from cost savings associated with reusing much of the existing infrastructure including ductwork, hydronic piping, etc. This system, when controlled appropriately, is very energy efficient and has minimal maintenance expenses over the estimated 20-25 year life.

2 - The second option evaluated was to switch the entire building to single-zone packaged RTUs. This was evaluated at the request of the maintenance staff who are most familiar with and comfortable maintaining this type of equipment. This would also create consistency across other facilities in the district, standardizing equipment and maintenance parts/routines. Unfortunately, it is quite expensive because of the extensive infrastructure changes required (e.g. strengthening the majority of the building's roof structure, replacing almost all of the ductwork, and running new gas and electrical supplies to 46 new RTUs). It is also predicted this would have higher annual maintenance costs because instead of having only a couple gas-fired heating appliances and centralized cooling equipment, every new RTU is a stand-alone gas furnace and air conditioner. This option is also less energy efficient meaning increased operational costs over the system's life. It is worth noting that while the first option would last the whole 20 year analysis without significant future capital expenditures, the RTU option may result in units needing to be replaced between the 15 and 20 years, adding additional cost, not included in this analysis.

Standards and Code Compliance:

Both solutions that were analyzed include design considerations in accordance with all applicable requirements including current codes and standards adopted by Colorado's Division of Fire Prevention and Control, which utilizes 2021 versions of all international building codes. The energy modeling of TPS demonstrated that while the 4-pipe system would be in full compliance with the state's new 2020 Colorado Building Performance Standard the RTU solution would require additional energy efficiency improvements to gain compliance. This could prove to be quite challenging and is another reason the RTUs are strongly advised against at this time.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

This building has been in dire need of mechanical upgrades for some time. System failures and comfort complaints drove the district to pursue a solution, which included applying for a BEST grant last year. With the failure of that BEST grant application, the district changed partners and discovered upon further analysis that this building has a major issue with the original HVAC system's ventilation capabilities and build up of carbon dioxide in classrooms. This previously unknown ventilation issue adds additional urgency to the end-of-life equipment issues the district was already aware of. Additionally, maintenance and failure issues with the undersized, overly-complicated water-cooled chiller system is a major liability for the school district. Existing equipment is currently failing and excessive equipment lead times mean that the school district could face extended system outages if these issues are not proactively addressed.

The approach described in this grant application will be comprehensive and will address all of the major components of the original HVAC system in the building. The invasive work to correct the ventilation capabilities will trigger other needed upgrades such as upsizing the boiler & chiller plants. Completing this project will result in a renewed facility for another 20 years or more as a safe and healthy learning environment for kids.

If this project is not awarded, the district will need to implement band-aid solutions to improve ventilation on the existing equipment; this will require the district to spend significant sums of money to marginally improve old systems that are already at end of life.

If there is additional room in the reduced budget, the water-cooled chilled water plant will be replaced with an air-cooled chiller. However, such a scaled-back project would leave the rest of the system hobbled with the chronic problems of undersized cooling and lack of operational control. The control systems could not be replaced and the hydronic coils could not be redesigned and rightsized. Other missed opportunities include addressing the building's heating plant, improving maintainability and efficiency of the air handlers, and the many benefits of LEDs.

This limited project will also fail to meet the state's new Building Performance Standards. Currently, the Energy Use Intensity (EUI) score of Thomson is 53, which may be artificially low due to the limited ventilation capabilities. According to the new law, if a mechanical renovation project of \$500,000 or more is undertaken in a K-12 building of 50,000 sq ft or larger, the EUI must be lowered to 49.1 by 2030. Without the efficiencies gained by completing the more holistic project, especially the big savings gained by upgrading the boilers, lighting, and control systems, modeling shows the EUI will likely remain unchanged due to increased ventilation and a slightly less efficient cooling system offset by the new economizer capability. This would strain the district's budget over the next 6 years to identify funds to implement additional energy saving projects at an increased cost compared to a comprehensive, single project now.

On the other hand, if this request is approved, modeling predicts that Thomson's EUI will be lowered to the low 40s in one concerted effort by implementing all of the energy saving aspects of the proposed project at the same time. The best option to fully correct all of the HVAC system's health and safety deficiencies while also positioning the district to reduce operational costs and meet new state laws ahead of schedule will be to fully fund this project and implement all of these improvements now.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Brush Schools is committed to maintaining the new equipment and will work with the selected design builder and subcontractors to develop a robust annual maintenance guide and budget. This plan will better define yearly maintenance costs and identify maintenance intervals and timelines. Once the new equipment is installed, the district will have roughly 20 years with predictable expenditures for preventative maintenance, allowing the district to grow its capital outlay funds to fund future capital project expenses.

In years past, one of the biggest budget challenges was related to building maintenance associated with the old Middle School and High School. These facilities were replaced as part of a FY 2017-2018 BEST Grant. The district has maintained a Capital Renewal Budget for this new campus. As such facility maintenance emergencies, should they arise at this campus, will not impact reserves for maintaining the new equipment at Thomson Primary School. Beaver Valley Elementary School, also recently received a new HVAC system in 2021 reducing the financial burden to maintain this facility compared to the older systems.

Having upgrades to the Thomson Primary School's mechanical systems supported by this BEST Grant would not only allow the district to continue to effectively manage the maintenance budget, but it would also help set aside additional funding for future maintenance and other critical district functions. The proposed new equipment at TPS is expected to last 20+ years with proper maintenance meaning the mechanical systems throughout all the district's facilities should have very few or no failures for the next 14 years or more. This means the district will finally be able to establish a very predictable preventative maintenance budget that should be fairly consistent over that time. Any savings between this new preventative maintenance budget and our previous maintenance expenditures can be dedicated to building up a reserve fund that will fund major repairs and replacements once this generation of mechanical equipment around the district begins reaching end-of-life.

The majority of the mechanical equipment replacements and refurbishment scopes included in this project are to replace or renovate existing equipment that the district has already been maintaining. The district is expecting a modest decrease in maintenance expenditures associated with those scope items because all of this equipment is at or past its expected service life and is becoming problematic and a burden to maintain. The district currently spends about \$20k a year at Thomson on direct material and contractor costs and expects a modest reduction of 10-20% per year on this equipment once it is replaced or refurbished as part of this project.

On the other hand, this project proposes adding a handful of new pieces of mechanical equipment where none like it existed before, such as the potential addition of Energy Recovery Ventilators. The added expenditures associated with maintaining this new equipment will likely offset some of the expected reduction in maintenance costs for replacing all of the old, failing equipment. Of course, these new maintenance costs won't be felt immediately while the equipment is early in its service life and under manufacturer warranties. So in the short term, the district expects this project to result in a slight net decrease in maintenance costs while over the long term, total average maintenance costs should normalize again around the same as what is currently paid.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Brush RE-2(J) (2395) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Thomson Primary School Health and Safety Upgrades (2395-SG00001) - - New - Application Number (12)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

40.00 %

* B. Actual match on this request - Enter Actual Match Percentage

40.0

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	5,099,861.66
D. Applicant Match to this Project	\$	2,039,944.66
E. Applicant Grant Request	\$	3,059,917.00
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	5,099,861.66

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

08/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

12/31/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

In preparation for this BEST grant application, Brush Schools worked with Millig Design Build for pre-application services. Millig's engineering and construction team completed an internal estimate of the cost of work utilizing the RS Means construction cost database for this region. These estimates were also compared to other recent project bids and refined accordingly. To refine these estimates even more, the Millig team engaged with equipment suppliers to provide budget estimates. These numbers were compared with other competing manufactures to verify accuracy and a basis of design was selected.

Once the equipment budget was finalized, the design team worked to develop conceptual design drawings that were then provided to area contractors to validate the internal labor estimates Millig had previously developed. Any discrepancy between the contractor and Millig's original estimate has been resolved and is reflected in the project budget as presented.

After solidifying the equipment and labor budget necessary to deliver the project, the team finalized the project budget, including all necessary permitting, insurance, design costs, construction management costs, and associated post-construction support services.

Funds have been included to account for price escalation between the time of this submission and the equipment/subcontractor procurement planned for the winter/spring of 2025. Due to recent pricing volatility experienced by neighboring school districts, an 8.5% escalation contingency has been included at this time. This contingency was informed based on increased labor wages in Colorado over the past 18 months as well as material quotes received by our engineering consultants over the past 12 months. Any number less than this may result in cost overruns unavoidable and unaccounted for in preparation for project construction.

Also included in the budget is construction contingency. While a rough conceptual design has been completed, final design will inevitably turn up additional costs necessary to complete the proposed scope of work. Renovation projects always carry inherent risk and as such, the district is proposing a 7.5% construction contingency to account for unforeseen conditions at this time.

In alignment with construction project best practices, the district is also carrying owners contingency in the amount of 2.5% which can be used for unforeseen conditions, should any arise during construction.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Brush Schools sees significant value in completing complex renovation work through a turnkey design-build construction model. In preparation for this BEST application, the district received competitive proposals for BEST grant application support and selected Millig Design Build due to their recent development efforts on similar projects in the neighboring communities of Brush.

Upon approval of this grant request, the district will seek out a design-build partner to develop the remainder of this project in its entirety. The design-builder will be responsible for full engineering design, construction management, and post-construction support services. Critical criteria for this selection include recent K-12 project references, sufficient bonding capacity, quality customer support, and available staff necessary to complete the project on time. The district is also interested in working with a brand agnostic company who will focus on solutions that are best for Brush Schools rather than trying to sell products and equipment or sign extended service agreements.

As a design-builder, the selected partner will take the conceptual plans developed as part of this application and generate full bid/construction documents. With those documents the design-builder will assist Brush Schools by procuring subcontractors to execute the given scope of work. The design-builder will also be responsible for providing the necessary construction management and onsite supervision. The construction team will manage all aspects of the project including procuring necessary equipment, developing and maintaining a site safety plan, permitting, planning, and work scheduling.

Concurrent with the construction activities, the design-builder will need to provide all necessary commissioning services. The district will require proper documentation to prove the systems functionality including completed pre-functional checklists and equipment startup documentation. The district will also request seasonal commissioning proving equipment performance in both heating and cooling operation mode.

As a turnkey service provider, the chosen firm will be required to support the district for one year post-project completion. This period will include assistance with any warranty issues, completion of training for building staff and maintenance personnel, and continual monitoring of the systems remotely. While not anticipated, if the project does yield significant savings, the district will request appropriate IPMVP documentation to prove the projected savings with a potential energy guarantee.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Brush School District believes in an open, competitive process for vendors, consultants and contractors. The district intends for all members of the project team and all major scopes and equipment to be competitively selected or procured.

For design build services, the district will competitively procure a partner for design and construction services through a qualification-based selection. The winning firm will need to have a documented history of successfully providing the services described in the previous section, as well as references from similar projects completed in neighboring communities in recent years.

For vendors and contractors, the district will require competitive bidding on all commodity scopes, including mechanical, electrical, plumbing, and lighting scopes. The district will require the design build team to obtain pricing information from various equipment manufacturers, ensuring the best value equipment solutions are selected.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The Brush School district has exhausted all options to identify additional funding sources for the proposed improvements. When new federal funding programs were made available such as the Inflation Reduction Act (IRA), and the Infrastructure Investment and Jobs Act (IIJA), the district was hoping to find other avenues to fund the proposed projects but has not found an option that allows for funding for these types of projects at this time.

The district has evaluated potential rebates and incentives from Xcel energy, the district's current utility provider and there may be some custom rebates available for this project. The design team will stay in touch with Xcel during the project development phase and notify the district of any rebate opportunities should they be available.

The district unfortunately does not have any remaining ESSER dollars to utilize for this project. All ESSER dollars have been spent or are earmarked to be spent on staff salaries, benefits, and technology to support student learning.

Given the unstable state of school finance, taking on debt would not be fiscally responsible for the district at this time. Taking on additional debt would reduce funding needed for educational programming, which is not an option at this time. It is also worth noting that our community already gives the maximum of 27 mills allowed, which is more than appreciated.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Thomson Primary School's annualized costs for its two main utilities (electricity and natural gas) is currently about \$58,000. While the solutions recommended in this application include energy efficient yet cost effective options, any potential savings from this more efficient equipment will be negated by adding the additional fan energy, heating, and cooling loads required to supply the proper amount of ventilation air to the facility.

Outside of the HVAC renovation project, energy modeling predicts that the separate LED project that will be implemented in parallel will save roughly \$10,000 per year. Between these annual cost savings and instant rebates associated with various lighting retrofit components available from Xcel, the district will be able to implement the LED upgrade project outside of the BEST funding with minimal impact to the operating budget.

● **Campuses Impacted by this Grant Application** ●

Wiggins RE-50(J) - Wiggins Event Center HVAC - Wiggins MS/HS – 2002

District:	Wiggins RE-50(J)
School Name:	Wiggins MS/HS
Address:	201 Tiger Way
City:	Wiggins
Gross Area (SF):	86,791
Number of Buildings:	1
Replacement Value:	\$31,772,638
Condition Budget:	\$3,819,282
Total FCI:	0.12
Adequacy Index:	0.06



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,703,182	\$1,636,943	0.35
Equipment and Furnishings	\$1,763,804	\$208,733	0.12
Exterior Enclosure	\$3,813,971	\$596,582	0.16
Fire Protection	\$1,205,411	\$0	0.00
HVAC System	\$2,691,888	\$772,783	0.29
Interior Construction and Conveyance	\$4,755,411	\$586,696	0.12
Plumbing System	\$1,646,255	\$0	0.00
Site	\$5,672,888	\$17,544	0.00
Structure	\$5,519,829	\$0	0.00
Overall - Total	\$31,772,638	\$3,819,281	0.12

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Wiggins MS/HS Site	1,005,122	0.00	1949	\$5,672,888	\$17,544
Wiggins MS/HS Main	86,791	0.15	2002	\$26,099,749	\$3,801,737
Overall - Total	1,091,913	0.12		\$31,772,638	\$3,819,281

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Wiggins RE-50(J)

County: Morgan

Project Title: Wiggins Event Center HVAC

Current Grant Request:	\$822,969.63	CDE Minimum Match %:	59%
Current Applicant Match:	\$1,184,273.37	Actual Match % Provided:	59%
Current Project Request:	\$2,007,243.00	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$2,007,243.00	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$29.93	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$4.24	Affected Pupils:	833
Hard Costs Per Sq Ft:	\$25.69	Cost Per Pupil:	\$2,410
Previous BEST Grant(s):	3	Gross Sq Ft Per Pupil:	81
Previous BEST Total \$:	\$1,164,771.44		

Financial Data (School District Applicants)

District FTE Count:	808	Bonded Debt Approved:	\$60,900,000
Assessed Valuation:	\$516,961,960	Year(s) Bond Approved:	16,21
Statewide Median: \$143,052,675		Bonded Debt Failed:	
PPAV:	\$638,377	Year(s) Bond Failed:	
Statewide PPAV: \$229,467		Outstanding Bonded Debt:	\$51,245,000
Median Household Income:	\$104,688	Total Bond Capacity:	\$103,161,722
Statewide Avg: \$70,838		Statewide Median: \$28,824,395	
Free Reduced Lunch %:	39.20%	Bond Capacity Remaining:	\$52,147,392
Statewide District Avg: 51.87%		Statewide Median: \$17,408,578	
Total Mills \$/Capita:	\$6,354.25		
Statewide Avg: \$1,121			

I. Facility Profile

Wiggins RE-50(J) (2515) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Wiggins Event Center HVAC (2515-SG00001) - - New - Application Number (53)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Wiggins RE-50(J) - 2515

*** Facility Name & Code**

Wiggins High School - 2515-9582

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input checked="" type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The current Wiggins Elementary School was constructed in 1964. In 1974 an additional wing was added to make room for additional student classrooms. The addition had an open-door plan with a library in the middle. As instructional practices changed, the district asked voters for a bond that would allow for a remodel to the wing constructed in 1974. The voters approved the bond and the remodel took place in 2002. In 2013 the district was awarded the BEST grant to replace the roof on the current elementary school. In 2017 the district was awarded the BEST grant to attach a safe and secure entrance onto the elementary school. This safe entrance encompassed a much-needed nurses station, administration office, and circulation desk for student pick up and drop off.

Part of the 2002 bond went toward a dedicated gym and cafetorium. This building, known as the Event Center, was completed in 2003. In 2016 the voters of Wiggins supported another bond project. A new 72,000sf secondary building housing 7-12 grade that was attached to the Event Center.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Wiggins School District has gone through a complete overhaul beginning in 2002. Wiggins constituents understand the value of education and support the district in its mission to provide each student with a safe, secure, and positive learning experience. This support is seen through the passing of three bond initiatives in a 19 year span. In 2002 the community members voted to remodel the elementary school, turn an old medal building used for weights and wrestling into a middle school, and to build a much needed gym, weight room, wrestling room, and stage area.

In 2016 voters approved a new 530 student secondary building complete with 20 classrooms, a theater, ag shop, greenhouse, and an auxiliary gym attached to the Event Center. This bond also funded the remodel of the middle school, turning spaces into administrative offices and updated classrooms. The remodeled Middle School allowed for administrative offices while maintaining classrooms for spill over from the current elementary school and the secondary building due to growth.

Wiggins School District secured a \$631,274 BEST grant in 2013 for a new roof on the current elementary school. In 2017 the district purchased an HVAC unit on the gym of this building, replacing a failing unit.

Wiggins Elementary School was awarded a BEST grant In In 2018. This grant was granted for a safe and secure entrance on the elementary school. The new area bias built in bollards in front of the main entrance, a heated vestibule, main office complete with a nurses clinic, receptionist area, principals office, and windows allowing for excellent visibility.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

After the budget cuts of 2010 Wiggins School District stopped placing per pupil money into capital reserves until 2018. During these years the district encouraged staff to save 2-3% of their yearly budgets. The money remaining at the end of each year was then placed into the Reserve Account, the district has been able to place between \$12,000 and \$70,000 depending on the year into the Reserve Account. In 2018 the BOE voted to place \$100,000 per year into the Capitol Improvement Account. Wiggins School District was able to place \$100,000 into this account through 2021 then Voted in August of 2022 to increase this number to \$150,000 per year. Currently the district has \$550,000 in its Capital Improvement Account.

Noticing how city growth is impacting the school, the town board and school board came together to discuss Implementing Impact fees for all new building projects. Beginning in 2021, all new residential homes will pay the district \$1,080. The district has acquired nearly \$40,000 from impact fees in this short time. This money can only be used for capital improvement projects.

With Bond proceeds from the 2016 bond, the district was able to take care of some facility needs. The district was able to purchase 13 acres for future growth, build a baseball field and a physical education field for the students. The district also retained \$850,000 to be matching funds for this HVAC project. Wiggins School District has over \$3,500,000 in its Reserve Account. These funds have been accrued to help fund teacher salaries if the budget doesn't allow for staff to move up a step and to help fund facility maintenance projects. The district is anticipating having nearly \$1,000,000 in bond proceeds. This money will be used to update the K-2 playground, fix degrading parking lots, repaint the K-2 classrooms, and purchase new flooring for the K-2 building,

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Wiggins RE-50(J) (2515) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Wiggins Event Center HVAC (2515-SG00001) - - New - Application Number (53)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Needed to tell story better

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Wiggins School District RE-50J Is a rural school district in Northeast Colorado. In 2016, a 350-home development began to set homes. Numerous other developments located both in and outside of city limits have lured more families to move into the district. Since 2016 the school district has grown by more than 300 students. Although available housing has played a part in getting people to move to Wiggins, the districts history of high achievement has attracted a majority of the new families.

Due to the amount of growth the district has seen over the past five years, the elementary school has reached its building capacity. Noticing the need for more classrooms, the community voted to build a new 3-6 building allowing for K-2 students to stay in the current elementary.

The Event Center building consists of a weight room, gym, cafeteria, and four locker rooms. Students use these areas during the instructional day for physical education classes and to eat lunch. These spaces are also used for middle school and high school sports practices and community meetings. The district offers access to the weight room and gym for community members who pay a monthly fee. Individuals are allowed to enter the space in the morning before 6:00 a.m. and in the evening after 6:00 p.m. for weightlifting, running, and to run youth sports practices.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The existing rooftop units on the Event Center have passed their usable life after 21 years in service. These eleven units on the Event Center have become not only a maintenance issue but are now a maintenance, educational, health and safety concern due to their failures and required upkeep. The major breakdowns of unit compressors and condenser coils has caused health concerns due to a lack of filtration and unpredictable unit failure. This past winter, the systems began to completely shut down causing uncomfortable temperatures for long periods of time in the locker rooms, gym, and weight room. Due to our location from the nearest repair center, the Event Center has gone days without both air conditioning and heat. This past August and September, temperatures in the Event Center reached unbearable temperatures due to the compressors for air conditioning failing. The district purchased fans to alleviate the heat but were unable to keep up with the demand due to the high temperatures.

Three of the eleven units have cracked heat exchangers that are emitting carbon monoxide. Over the course of the past two years CO detectors have alerted staff of unhealthy levels of carbon monoxide in the gym, causing the maintenance department to shut down the machines complete, and the physical education teachers to immediately vacate the Event Center until the CO levels subsided. Students and community members were subject to uncomfortable temperatures during physical education class, school wide assemblies, practices, and games throughout the 2022-2023 winter. Fortunately, the 2023-2024 winter has been mild in comparison. With that said, in January 2024 we saw temperatures in Wiggins dip below zero for more than five days straight. The units were unable to keep up with the demand for heat causing athletes to practice in long sleeve shirts, physical education classes to be moved to education wing hallways, and fans to remain in their coats while basketball games took place.

For the second year in a row, the maintenance team begins their day an hour earlier than their contract calls for to get on top of the EC roof in freezing temperatures to manually start the units. On three occasions this short winter, the team has replaced combustion fans in the unit that feeds the girls locker room. During the last week of January 2024, the maintenance team replaced the combustion fan in the unit that feeds the stage area.

These issues impact our students greatly. On one particular hot day of Fall 2023, one of the students in weights class passed out while performing a circuit that included box jumps. After doing a box jump the student hit the ground and was unresponsive. After regaining consciousness, the student was perspiring profusely and complaining of the heat. Our maintenance director was called (also a paramedic) and immediately came to the scene. He determined the student was suffering from heat exhaustion. Once the student was able to get up, she was taken to a different area of the building that was properly cooled. After the heat exhaustion event, physical education classes were moved to air-conditioned spaces if it was too hot to be outside or in the Event Center gym and weight room. On these days students worked out in the hallways performing walking lunges, running stairs, doing pushups, and other body weight exercises. As you can imagine, having a physical education class in the hallways can be a bit disruptive to other classes.

In conclusion, the deteriorating condition of the rooftop units at the Event Center has evolved into a multifaceted crisis, impacting not only the operational efficiency of the facility but also posing significant risks to the well-being of students, staff, and community members. The repeated failures of compressors

and condenser coils have not only resulted in uncomfortable temperatures during cold/hot weather conditions but have also raised health and safety concerns, particularly with the emission of carbon monoxide from cracked heat exchangers. The consequences of these issues have been felt across various aspects of the Event Center's operations, including disruptions to physical education classes, discomfort during school-wide assemblies, and compromised conditions for athletes and spectators during games. The maintenance team's early morning efforts in freezing temperatures to manually start the units highlight the urgency and severity of the situation, while the lack of local manpower for servicing these commercial units has further prolonged the downtime. Perhaps most alarmingly, instances of heat exhaustion among students during physical activities underscore the direct impact on the health and well-being of individuals within the facility. The inability to maintain a consistent and comfortable environment, raises additional concerns about illness transmission and overall student welfare. It is evident that the current state of the HVAC systems at the Event Center demands urgent attention and comprehensive solution.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Wiggins RE-50j brought onboard a licensed architect and engineer to inspect the existing conditions, make recommendations, and create construction documents. Hord Coplan and Macht (HCM) Architects have thoroughly investigated the facility and deficiencies along with code requirements. Envision Engineers have investigated the mechanical system and conclude that the units are at the end of their useful life. HCM has designed the RTU replacement and coordinated the architectural components that will be impacted by the unit replacement. The school district's maintenance staff has also recommended an end of life replacement and several mechanical contractors have done site investigations as well.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Replacing RTUs is the only viable solution to address concerns of students have an environment suitable for learning and conducting school activities safely. The proposed work completed via this BEST grant is to replace eleven units. The team also considered alternative mechanical systems however the extent of the additional architectural impacts and renovations required. The team plans to minimize structural demolition and reconfiguration by utilizing curb adapters. In instances where feasible, existing ductwork and electrical conduit will be repurposed. However, to access the undersides of the RTU units, there will be a need for the demolition or refinishing of architectural ceilings.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

HCM and Envision Engineers started their investigations in summer of 2021. They gathered all of the data from the existing units and then solicited different unit manufacturers to find viable replacement options. During this investigation, they noted areas that will be impacted architecturally and involved a structural engineer to evaluate the weight of the new units and the adequacy of the existing structure. Wiggins RE- 50J hired a construction manager to assist with the process. The CM was hired through a competitive process during the last project. The CM (AP) solicited multiple contractors to bid on mechanical equipment. The mechanical vendors did a site walk and investigation prior to bidding, and Wiggins chose the most competitive contractor to work with. As the drawings were finished the contractors compared cost and lead times from multiple vendors and ultimately all RTUs would have to wait until 2023 based on lead times, so the most competitive vendor has been through the submittal process. Architectural, electrical and structural impacts have been coordinated and evaluated.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

This project is of utmost urgency, as the RTUs are currently experiencing frequent failures and are always under continuous monitoring. The reliability issues have caused disruptions, and if this project is not promptly executed, there is a risk of students being unable to attend classes and school events in affected areas during RTU downtimes.

The district has already encountered numerous instances where finding viable alternatives has become a challenge due to these issues. Additionally, our facilities team is consistently on standby, tirelessly troubleshooting problems. This becomes particularly challenging during winter months, amplifying the urgency of addressing and resolving the RTU issues promptly.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The district will maintain the RTUs in accordance with the manufacturer's recommended maintenance schedules. The RTU's have a variety of inspections and maintenance that are required every year, right now they are estimated to need approximately \$15,600/ year for maintenance and inspections. The proposed RTUs have a 1-year factory warranty along with a 4-year warranty on compressor Parts and 9-year warranty on heat exchanger parts.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

N/A

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The Event Center will continue to serve its role as the main gym for physical education, sporting events and cafeteria for lunch. This space will be used for both the school district and act as a community center housing town recreational and club volleyball, basketball, and weight training activities.

III. Detailed Project Cost Summary

Wiggins RE-50(J) (2515) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Wiggins Event Center HVAC (2515-SG00001) - - New - Application Number (53)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

59.00 %

* B. Actual match on this request - Enter Actual Match Percentage

59

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,007,243.00
D. Applicant Match to this Project	\$	1,184,273.37
E. Applicant Grant Request	\$	822,969.63
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	2,007,243.00

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> Took Place in 2016	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/01/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The estimate was composed with the help of Anser Advisory and the GC Adolfsen & Peterson Construction. They are part of the current 3-6 project. Design documents and site visits were critical in the bid process.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

An external Owner's Representative will be the responsible party overseeing the preconstruction, construction and turn over the the project. They will also manage our consultants.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The primary consultants have already completed their contract documents and they were utilized based on a competitive proposal stage in the 3-6 project. The same is true of the CMGC, all work has been competitively bid among multiple subcontractors and vendors.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Wiggins School District Board of Education and Wiggins City Council have come to an agreement on fee in lieu of land. The sum determined through a thorough investigation completed by Great Western Demographics is \$1,080 per residential home and \$820 per apartment unit. Currently the school has been paid nearly \$40,000 of fees to be used for only capital Improvement projects.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

While relevant to the project, Wiggins School District does not anticipate savings due to having new HVAC units installed.

● **Campuses Impacted by this Grant Application** ●

Alta Vista Charter School - Elevator Renovation - Alta Vista Charter – 1917

District:	Lamar Re-2
School Name:	Alta Vista Charter
Address:	8785 Road LI
City:	Lamar
Gross Area (SF):	26,917
Number of Buildings:	1
Replacement Value:	\$9,946,476
Condition Budget:	\$1,980,789
Total FCI:	0.20
Adequacy Index:	0.05



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,449,160	\$764,775	0.53
Equipment and Furnishings	\$252,337	\$0	0.00
Exterior Enclosure	\$1,455,000	\$32,085	0.02
Fire Protection	\$1,263	\$292,709	231.83
HVAC System	\$1,811,372	\$883,232	0.49
Interior Construction and Conveyance	\$1,894,881	\$279,951	0.15
Plumbing System	\$304,000	\$1,838	0.01
Site	\$1,591,541	\$0	0.00
Structure	\$1,186,923	\$18,907	0.02
Overall - Total	\$9,946,476	\$2,273,497	0.23

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Alta Vista Charter Site	198,841	0.00	1917	\$1,591,541	\$0
Alta Vista Charter Main	26,917	0.24	1917	\$8,354,935	\$2,273,497
Overall - Total	225,758	0.20		\$9,946,476	\$2,273,497

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Alta Vista Charter School

County: Prowers

Project Title: Elevator Renovation

Current Grant Request:	\$190,071.45	CDE Minimum Match %:	22%
Current Applicant Match:	\$53,609.89	Actual Match % Provided:	22%
Current Project Request:	\$243,681.34	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	Yes
Total of All Phases:	\$243,681.34	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$658.60	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$89.19	Affected Pupils:	135
Hard Costs Per Sq Ft:	\$569.41	Cost Per Pupil:	\$1,805
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	182
Previous BEST Total \$:	\$5,922,975.36		

Financial Data (Charter Applicants)

Authorizer Min Match %:	35%	FY23-24 CSCC Allocation:	\$51,903.00
< 10% district bond capacity?	No	Enrollment as % of district:	9%
Funding Attempts:	0	Free Reduced Lunch %	44.00%
		<small>Statewide Charter Avg: 41.2%</small>	

I. Facility Profile

Alta Vista Charter School (0200 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Alta Vista Charter School- Elevator Renovation(0200 C-SG00001) (0200 C-SG00001) - - New - Application Number (44)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Alta Vista Charter School - 0200 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

If dissolution were to occur, the facility would revert back to the authorizer, the Lamar RE-2 district.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Alta Vista Charter School, located in the farming community of Lamar, Colorado, was originally constructed in 1917 and was listed on the Colorado State Register of Historic Places on June 9, 1999. The school is believed to be the second original building to serve the families in the rural area northeast of Lamar. The red brick masonry building consists of two floors, the lower floor at garden level approximately five feet below grade and the upper level approximately eight feet above grade. The main entry occurs at a landing between the two levels. No accessibility for the disabled was available in the original building. Alta Vista converted to a charter school in the summer of 1998 with 76 students attending all housed in the main historic building in multi-age level classrooms. By the year 2009, enrollment had grown to include single grade classrooms with an enrollment of 112 students. Three additional modular classroom trailers located around the site perimeter were added to accommodate the growth.

Obviously, the presence of modular trailers was the source of many safety, security and maintenance concerns. The modular buildings housed the third through sixth grade classrooms as well as the music classroom. The trailers were not well lit, had little consideration for day lighting and acoustics, and did not have plumbing service connected. There was a severe rodent issue as the modular buildings were not easily sealed and the buildings were located in the middle of hay fields. The only functioning restrooms on site were located in the lower level of the historic building, and were not easily accessible by the students housed in the modular buildings. In addition, there were only two stalls in the girls and two stalls and two urinals in the boys to serve 112 students and 17 staff. There were no separate staff restrooms available. Safety and Security were significantly affected as any site monitoring was made difficult by the arrangement of the trailers and electronic secured entry equipment was not present at any of the outlying buildings. The school's administration area was located on the second floor at the back of the building. This made monitoring the site and the building entry very challenging. Because of the central staircase to the main building, there was also not a direct view of the front doors from the administration office. The administrative area additionally had no dedicated

health clinic or toilet.

The limitations of the physical structure had the effect of disconnecting the administrative area from all but two of the classrooms in the school. Overall, the safety and security of Alta Vista students was a significant need that was met through the 2010 B.E.S.T. grant award.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The B.E.S.T. grant awarded in 2010 allowed AVCS to rehabilitate the historical structure and build an 18,000 square foot addition to the north. The rehabilitated building now holds four classrooms, with multiple smaller breakout spaces, and renovated restrooms. The roofing and roof insulation were replaced, original doors were replicated and replaced, and deteriorating brick masonry was repointed. On the interior, the wood floors in the circulation areas and the wooden main staircase were refinished and rehabilitated as a feature element. The dropped acoustical tile ceilings were removed to restore the original higher ceiling heights. This allowed for better day lighting of the classrooms and revealed the subtle wood trim feature at the tops of the existing windows.

The school expansion provided accessibility for the disabled to the original building in the area of connection. The architectural character of the addition is compatible with the existing architecture. Similar window opening proportions, building materials and colors were used to visually tie the addition in with the school. The addition contains the balance of the programmed classrooms, plus shared spaces such as a Library Media Center, Multi-purpose Gym / Cafeteria, and administrative suite. A new, secured main entry was created in the addition, near administration. The addition replaced the 3 modular trailers placed on site around the historic school. It provided both better educational spaces and improved site security by consolidating the entry access points.

The existing roofing and insulation were removed and replaced with rigid insulation and a low-slope membrane roof to match the proposed addition's roof. A new fire alarm system, building communications (PA) system, surveillance system, and keycard access was provided for the new addition and extended into the renovated portion. Renovations also included an upgraded electrical and data system, with updated power, lighting and data design. The building mechanical system targeted high energy-efficiency and indoor air quality. A geothermal heat pump system was installed as well as heat recovery units and displacement ventilation. The existing mechanical units were removed and a central system now serves both the addition and the renovation.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Alta Vista Charter School has annually contributed to a capital outlay reserves when possible. After receiving the B.E.S.T. grant and renovation/new addition project in 2011, Alta Vista has set aside the required \$100 dollars per student into the BEST Capital Renewal Reserve. Because we are a very small rural school, we average about 130 students FTE a year, so approximately 13,000 is saved annually. Currently Alta Vista has \$128,500 in that reserve account. We are

committed to contributing funds annually with the intention to address upcoming capital needs such as carpet replacement, upgrades on the HVAC and Security systems.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Alta Vista Charter School (0200 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Alta Vista Charter School- Elevator Renovation(0200 C-SG00001) (0200 C-SG00001) - - New - Application Number (44)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

N/A

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Constructed in 1917, Alta Vista Charter School is located approximately 5 miles north of Lamar. The building has been in continuous use as an educational facility since its construction in 1917, and modifications to its interior reflect the evolution of the educational program.

Over the years, Alta Vista has seen numerous changes as the needs arose. From the early years of a building without plumbing or electricity to more recent years of needing accessibility and energy saving improvements, the stakeholders have seen the needs and found ways to ensure that Alta Vista in all its rich history, remains an educational institution that will continue to serve and educate children.

In 1996, the Lamar School District was looking at making some major changes. They were considering moving from individual schools to a grade based school system. This would use the three elementary schools in town, leaving no need for Alta Vista. A group of parent banded together to explore their options for keeping Alta Vista open. They wanted to preserve the rich history of the school as well as the traditionally higher standardized test scores regularly achieved by many of the students. Their hard work to preserve Alta Vista and it's culture has proven to be a solid decision. Currently we have 135 students, K-6 grades, a strong music and P.E. program as well as 6th grade sports team. We continue to have the highest standardized test scores in the district and have a waiting list for numerous classes.

Alta Vista Charter School enrollment continued to grow and modular buildings were added in 2001 to accommodate all the students. Combined classes moved to one class per grade, K-6 with enrollment steadily growing each year. The modular buildings did not have plumbing, so much like those in the early 1900's, students had to make a trek across the playground to access bathrooms and water. The Colorado Department of Education released a new grant cycle, the B.E.S.T. grant (Building Excellent Schools Today) available for schools in Colorado to help fund capital improvement projects. Alta Vista was a perfect match for the grant's goals of addressing overcrowding, ADA accessibility, health and safety, and energy saving issues.

After receiving the B.E.S.T. grant in 2010. Alta Vista went through a process of having community meetings to determine whether or not to restore the original building. While the alumni and Alta Vista staff and board strongly pushed for rehabilitation, others felt demolition was a more viable option. The final consensus was to restore and renovate the building as it has significant historical value and aesthetics. However, because the original building is a three level building, an elevator addition was required. Within one year of occupying the renovated building, it was very clear that the upkeep and regulations of an elevator are extremely high maintenance and costly in nature.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Over the past decade, our elevator has been plagued by persistent mechanical issues, necessitating repairs totaling over \$40,000. From the outset of its operational life, the traction system has exhibited subpar performance, leading to numerous service calls and repairs. This elevator seems very susceptible to power fluctuations and brown outs. With Lamar being in the eastern plains of Colorado we experience frequent and often intense summer and early fall storms. Commonly with these storms we experience power issues within our building and the elevator goes offline during those times. The control/Adon board has required replacement twice due to malfunctions. In 2017, a lightening arrestor was installed to try and combat the power issues. Additionally, adjustments have been made to the weights and the elevator doors on numerous occasions to address functionality issues. The existing traction controller has proven to have poor reliability and performance over the last decade. Since engaging in a service contract with an elevator company in 2013, our expenditures have exceeded \$67,000, with \$49,218 allocated towards repair bills alone, nearly 75% of those expenditures. The remaining funds were allocated for service contracts and mandatory testing visits. To compound the concerns and costs, we are a small rural school that is at least three hours from any elevator company, increasing the costs of repairs due to included travel expenses. Even finding a company to address the repairs was challenging at best.

In February of this year, we incurred another \$7,000 repair expense to replace the Adon board, resulting in the elevator being out of operation for three months until the replacement part was secured. This ongoing unreliability has presented significant operational challenges for our school's day-to-day activities. The disruption in elevator service has particularly affected access for students, parents, and staff with mobility needs, necessitating the relocation of meetings and classes to lower floors. For instance, our secretary recently underwent hip surgery and was unable to navigate the stairs. With the elevator out of service, her ability to perform essential tasks was severely hindered. She could no longer access the staff workroom/lunchroom, visit classrooms as needed, or attend meetings in the conference room. Additionally, in the past, we had a student who relied on a wheelchair due to multiple surgeries. Without a functioning elevator, she would have been deprived of access to her regular classroom and the handicapped bathroom located on a separate

floor. Although the elevator is currently in working order, after spending another \$7000 this past month to replace the control board, there is reason to believe from it's history that it could break down at any time. It does not ever feel safe riding it with it's history of breakdowns. In summary, the ongoing issues with our elevator not only incur substantial financial burdens but also disrupt the smooth functioning of our school, impacting the accessibility and convenience for all stakeholders involved. To get this renovation would definitely allow improved daily flow of activities as well as assure the safety and accessibility for all our students, staff and community.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Peak Elevator conducted an assessment of our current elevator relay control system, concluding that replacement is necessary. They have been our primary elevator provider since 2013 and have completed all preventative maintenance, tests, repairs, and responded to all trouble calls associated with this elevator. They have used the 10 plus years of historical data related to the current elevator to work with the engineering team of the proposed elevator controller's manufacturer to provide the best elevator controller for the weather induced problems in our area. The traction controller is outdated and per the contracted company this type of elevator is number one in the state for issues causing controllers to go down, and known for its poor reliability and performance. As seen in the deficiency section, since occupying this facility in 2011, Alta Vista has had to contract for numerous repairs, small and large, to maintain the elevator as best as possible. Peak Elevator has provided Alta Vista with the modernization proposal to eliminate the problematic elevator controller and the associated components to provide a more reliable elevator that will not be susceptible to power issues.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Recommendations have included upgrading to a new microprocessor-based control system, citing significant improvements it would offer. This modernization would simplify future additions and enhancements, including the integration of an on-board LCD screen diagnostics feature. Such upgrades are expected to enhance the efficiency of troubleshooting processes and streamline maintenance needs. Scope of work includes:

1. Remove existing elevator control components and control cabinet
2. Install new microprocessor controller in new cabinet
3. Perform all required wiring to interface the new control system with other elevator components
4. Replace hoist-way components as needed to properly interface with the new control system.

All existing selector and positions devices shall be removed and replaced with a new selector and positioning system which will be integrated into new controller equipment and wired as needed to interface properly.

A new traveling cable will be installed to work directly with the new control system.

New wiring between the hoist way and machine room equipment will be installed according to applicable codes.

Existing car top inspection stations will be replaced with a new code compliant car top inspection station.

A new ADA compliant Car Operating Panel will be added.

The existing car and hall door mechanical components will be replaced with new car and hall door mechanicals as needed to interface with the new door operator, hall and car doors.

New final limit switches will be installed to ensure proper operation.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

A total of eleven companies were invited to bid on the project and offer their optimal solutions to address the frequent breakdowns of the elevator. The unanimous recommendation was to conduct a comprehensive modernization of the elevator and replace the current traction controller with a simplified system, aimed at substantially reducing the need for frequent repairs. However, all but one of the companies cited logistical constraints, lack of modernization expertise, or simply opted not to bid on the project due to the distance to our school.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The pressing maintenance issues affecting the elevator demand immediate attention and action. Given its unreliable operation and frequent breakdowns, coupled with the continuous need for expensive repairs, addressing these concerns is paramount. Ensuring accessibility for our students and staff, as well as prioritizing their safety when using the elevator, must be promptly addressed.

Alta Vista requires financial backing for the modernization project. Failure to secure this project and subsequent funding could result in a complete shutdown of the elevator until the necessary funds for modernization are obtained, rendering it inoperable.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The elevator modernization will come with a one-year unconditional warranty covering both parts and labor. Following installation, a reputable company will provide quarterly visits by a qualified technician to conduct thorough testing, ensuring the elevator's continued functionality. These visits will also encompass preventative maintenance inspections. Additionally, an annual inspection will be conducted by a third-party inspector to uphold safety and operational standards.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Alta Vista Charter School (0200 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Alta Vista Charter School- Elevator Renovation(0200 C-SG00001) (0200 C-SG00001) - - New - Application Number (44)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

22.00 %

* B. Actual match on this request - Enter Actual Match Percentage

22

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	243,681.34
D. Applicant Match to this Project	\$	53,609.89
E. Applicant Grant Request	\$	190,071.45
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	243,681.34

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/30/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

The total project estimate was derived from discussions with our current elevator maintenance company, who have made multiple trips to our rural location to address issues with the elevator. They have consistently highlighted that this particular elevator model poses the highest maintenance challenges in the state, attributing these difficulties to its outdated and poorly constructed Traction Elevator system. In response, they proposed a modernization plan with the expectation of substantially reducing future maintenance costs. Although eight other companies were approached for bids, they acknowledged the necessity of modernization but declined to participate, citing logistical constraints or a reluctance to submit bids.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The oversight and management of this project will be handled collaboratively by Agora West and the school administrator. Agora West, led by owner Jeffrey Reed, brings over 30 years of expertise in development and site construction management to the table. Mr. Reed previously served as the Owner's Representative for Alta Vista during its B.E.S.T. grant in 2011 and has since been instrumental in supporting and advising Alta Vista through various projects, maintenance challenges, and post-construction concerns. With extensive experience in BEST Grant projects, Mr. Reed has consistently demonstrated his dedication and deep understanding of Alta Vista's requirements and objectives.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

If awarded, we propose the following process to procure the primary consultants, vendors, and contractors for this project in accordance with the Consultant/Vendor Selection Guidelines provided by the CDE:

Request for Proposals (RFP): With support from our Owner's Representative we will develop a detailed RFP document outlining the project scope, objectives, deliverables, evaluation criteria, and submission requirements. Ensure that the RFP adheres to the principles of open competition and transparency encouraged by the CDE.

Public Advertisement: Advertise the RFP publicly through various channels to reach a broad audience of potential consultants, vendors, and contractors. This may include posting on government procurement websites, industry-specific platforms, and local newspapers.

Proposal Evaluation: Review and evaluate received proposals based on predetermined criteria such as technical expertise, experience, cost-effectiveness, and alignment with project goals. Conduct thorough due diligence to verify the accuracy of information provided in the proposals.

Negotiation and Contract Award: Enter into negotiations with the selected consultants/vendors to finalize terms and conditions, including scope of work, pricing, timelines, and deliverables. Once negotiations are successfully completed, award the contracts to the chosen parties.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

At this time, the applicant has not pursued or secured any state or local resources, nor have they established community partnerships outside of the BEST grant to address the school's facility needs. As a result, there have been no options identified that would enable them to leverage additional financial assistance for the project, either directly or indirectly. However, they may consider exploring such opportunities in the future to enhance their ability to contribute to the project's financial requirements and ensure the successful implementation of facility improvements.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

● **Campuses Impacted by this Grant Application** ●

Pueblo County 70 - Pueblo County HS Roof Replacement and Wastewater Improvements - Pueblo County HS – 1953

District:	Pueblo County 70
School Name:	Pueblo County HS
Address:	1050 35th Lane
City:	Pueblo
Gross Area (SF):	190,600
Number of Buildings:	3
Replacement Value:	\$83,090,956
Condition Budget:	\$52,367,850
Total FCI:	0.63
Adequacy Index:	0.27



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$10,786,987	\$9,931,028	0.92
Equipment and Furnishings	\$3,973,225	\$1,456,816	0.37
Exterior Enclosure	\$9,130,040	\$4,485,919	0.49
Fire Protection	\$187,982	\$2,421,275	12.88
HVAC System	\$13,858,904	\$12,932,978	0.93
Interior Construction and Conveyance	\$13,775,614	\$10,110,058	0.73
Plumbing System	\$4,005,118	\$3,852,682	0.96
Site	\$16,440,870	\$9,236,360	0.56
Special Construction	\$1,110,944	\$0	0.00
Structure	\$9,821,272	\$138,118	0.01
Overall - Total	\$83,090,956	\$54,565,234	0.66

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Pueblo County HS Vocational	4,000	0.22	2000	\$1,295,519	\$341,999
Pueblo County HS Woodshop	1,600	0.00	2022	\$318,324	\$23,163
Pueblo County HS Site	1,263,240	0.56	1953	\$16,440,870	\$9,236,360
Pueblo County HS Main	185,000	0.66	1953	\$65,036,244	\$44,963,712
Overall - Total	1,453,840	0.63		\$83,090,956	\$54,565,234

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Pueblo County 70

County: Pueblo

Project Title: Pueblo County HS Roof Replacement and Wastewater Improvements

Current Grant Request:	\$3,347,165.06	CDE Minimum Match %:	55%
Current Applicant Match:	\$4,090,979.52	Actual Match % Provided:	55%
Current Project Request:	\$7,438,144.58	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$7,438,144.58	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$42.09	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$3.40	Affected Pupils:	1,199
Hard Costs Per Sq Ft:	\$38.69	Cost Per Pupil:	\$6,204
Previous BEST Grant(s):	3	Gross Sq Ft Per Pupil:	174
Previous BEST Total \$:	\$7,584,509.71		

Financial Data (School District Applicants)

District FTE Count:	10,091	Bonded Debt Approved:	\$75,000,000
Assessed Valuation:	\$1,005,715,681	Year(s) Bond Approved:	20
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	\$60,000,000
PPAV:	\$98,162	Year(s) Bond Failed:	19
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$128,385,000
Median Household Income:	\$78,363	Total Bond Capacity:	\$198,109,971
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	53.10%	Bond Capacity Remaining:	\$72,758,136
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$720.82		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Pueblo County 70 (2700) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PCHS Roof Replacment and Wastewater Expansion (2700-SG00001) - - New - Application Number (4)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Pueblo County High School - 2700-7208 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Pueblo County High School was originally constructed in 1953, with renovations and additions in 1964, 1975, and 2014. The main features of the site include the Pueblo County High School main building; a football stadium with track; baseball fields; softball fields; parking lots; sidewalks; a solar panel array; underground fire water tanks with pumps; a Vo Ag building; a woodshop building; a packaged wastewater treatment system; patio areas; and landscaping.

Due to its geographically-isolated location between farmland in rural Pueblo County, PCHS requires a decentralized wastewater treatment facility that discharges to groundwater. The existing system was installed in 2014. It includes influent and effluent flow metering, primary treatment for the removal of settleable solids, equalization capacity to support more balanced loading of downstream biological secondary treatment, four (4) stages of secondary biological treatment targeting organic and nitrogen removal, and UV disinfection. Treated wastewater flows into an existing soil treatment area (leach field) where water percolates into the ground.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The following recent improvements were made at PCHS. Some were completed through the District 70 Bond 4A (2020), and some were completed as part of the District's Facilities Matrix.

2023:

Installed new rooftop units on the main gymnasium

Constructed new math classrooms, utilizing half of the library

2022:

Replaced pool boiler with two boilers

Resurfaced pool lining and replaced the curb

Resurfaced pool deck

Installed new bleachers in the pool area

Painted pool area

Built new parking lots on west and north ends of the building

Installed new isolation irrigation shut-off valves

2021:

No capital improvements were made to the facility

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Approximately 8,800 students are enrolled in District 70 (non-charter schools). D70 budgets \$478/FTE (districtwide) towards planned, as well as, unexpected capital outlay projects, which are primarily dedicated to the proactive upkeep of current, preventative maintenance plans of new systems and unanticipated emergency repairs throughout the year. To keep the Facilities Matrix accurate and to prepare for upcoming capital projects and facility needs, district collaboration includes facilities and maintenance department personnel, central office administrators, school board members, and principals.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Pueblo County 70 (2700) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PCHS Roof Replacment and Wastewater Expansion (2700-SG00001) - - New - Application Number (4)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Pueblo County High School had an enrollment of 1,230 students during the 2022-2023 school year. This number is +63 students from the previous school year and is the school's highest-ever enrollment. PCHS is located in the St. Charles Mesa Area of Pueblo County and sits approximately 10 miles outside of city limits, in a rural area. It is one of three traditional high schools in Pueblo County School District 70. The feeder schools consist of four elementary schools and two middle schools. Three of the four elementary schools are Title I schools. Pueblo County High School has a high number of English Language Learners and Free & Reduced students, with many of the students living well-below the poverty line. Pueblo County High School's Free & Reduced numbers range from 40% to 50%, depending on the local economy.

Pueblo County High School's current rating from the State of Colorado is Performance. The academic performance of the school's students on state-mandated tests has shown a slight upward trend over the past 10 years.

PCHS has a dedicated staff of one principal, sixty-teachers, three counselors, three assistant principals, one academy coordinator, and twenty-two support staff members. Students at Pueblo County High are held to high standards for discipline and attendance behaviors. The school has been in existence for 69 years and is the oldest high school in District 70.

The district's maintenance department has 32 full-time employees, including two lead coordinators and two supervisors (maintenance/grounds). The department has an annual operating budget of \$5,259,871. Staff responsibilities include the general maintenance of district facilities and grounds.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

ROOF

Pueblo County High School was built in 1953. As indicated in the CDE's Facility Insight Report, "the school still has its original roof covering, which is a ballasted, BUR (built-up roofing) system with deck insulation. Water infiltration is apparent and the system is beyond its useful life and should be budgeted for repair/replacement." The expected useful life of this roof is 20 years.

The school had additions in 1964, 1975, and 2014. These additions have their original roofs and, with the exception of the 2014 additions, are also significantly beyond their useful life, each struggling with water management due to inadequate slope and drainage systems. The wood fiber and perlite insulation composition lack the ability to not compress when wet/under weight, causing water to progressively pool in specific areas. Numerous leaks have damaged interior finishes and disrupted classroom use during bad weather, impacting learning environments and raising concerns about mold and air quality. Furthermore, trapped moisture within the roof from these leaks poses a serious threat of structural decay. Despite countless and costly repairs, none have effectively addressed the underlying issues, creating numerous health and safety concerns, and highlighting the urgent need for a comprehensive solution.

A February 2023 Roofing Inspection, completed by Garland Roofing, noted the following:

Over-Roof System: POOR to FAILED

Drainage: POOR

Flashing: POOR to FAILED

Termination Points: POOR to FAILED

Environmental testing also identified the presence of asbestos-containing materials (ACM) within the current roofing components. This adds a critical layer of urgency to the replacement project, as it eliminates potential health risks associated with ACM exposure.

Upon completion of the Facility Insight Report, a representative of CDE's Division of Capital Construction contacted the district to discuss the findings presented by the team of facility assessors. He notified district administrators of the failing condition of the roofing system and recommended completion of the BEST grant.

WASTEWATER TREATMENT SYSTEM (WWTF)

The current WWTF is releasing contaminated water and raw sewage into the surrounding groundwater, endangering human health and the environment. A February 9, 2024 Effluent Violation Report, issued by the Colorado Department of Public Health and Environment, indicates that the system discharged fecal coliform and total inorganic nitrogen (TIN) that exceeded allowable limits by up to 50,805% on 8 different tests since October 2023.

See Effluent Violation Data (listed below) and the attached grant document (CDPHE_Compliance Advisory_Feb 2024).

Effluent Violation Data

Date	Parameter	Limit Value	D70 Reported Value	% Exceed
October 2023	Nitrogen, inorganic total	10 mg/L	49.91	399%
October 2023	Flow, in conduit or thru treatment plant	.01 MGD	.02	100%
November 2023	Nitrogen, inorganic total	101 mg/L	114	1,040%
November 2023	Coliform, total general	2.2/100 mL	183.3	8,232%
November 2023	Coliform, total general	23/100 mL	83.3	262%
December 2023	Nitrogen, inorganic total	10 mg/L	77.9	679%
December 2023	Coliform, total general	2.2/100 mL	1,119.9	50,805%
December 2023	Coliform, total general	23/100 mL	1,119.9	4,769%

Previous CDPHE compliance advisories reference the severity of this ongoing problem. A November 1, 2023 Effluent Violation Report indicated nine exceedance violations between July 2023 and September 2023: July (497%), August (149%, 99,491%, 10,422%, 100%), and September (92%, 84,455%, 10,422%). See grant attachment (CDPHE_Compliance Advisory_Nov 2023).

The exposure to coliform and total inorganic nitrogen (TIN), within the released groundwater, can be detrimental, and even fatal, to human health. Coliform, which is an indicator of improperly treated wastewater, can cause a variety of severe illnesses (E. coli; upset stomach, vomiting, fever, Hepatitis C) due to waterborne pathogens. Similarly, exposure to total inorganic nitrogen can lead to methemoglobinemia. Also known as blue baby syndrome, this blood disorder lowers the amount of oxygen in the blood/impacts oxygen delivery and can be fatal.

This noncompliance issue and severe health hazard will continue, as the current WWTF was installed in 2014 when the school had 846 students. The system was designed for a maximum of 1,000 users, which was sufficient for the school's population at the time. However, PCHS has experienced an unanticipated enrollment increase of nearly 50% over the last decade, and the system is unable to support the school's current population of nearly 1,300 students and staff members. The increased usage overloads the system and it is unable to sufficiently filter the water, releasing solid sewage material into water systems in the surrounding area.

The school's geographically-isolated location, between farmland in rural Pueblo County, mandates discharge to groundwater. This system is not connected to a city sewer or water system but is self-contained and must return treated sewage back to the groundwater and river systems. The groundwater seeps into

the wells that many people, within this farming community, use as their drinking water. The well water is also utilized for watering produce, which can absorb pathogens. The community is highly dependent on farming and produce sales drive the local economy.

The undersized system is also prone to backups where urine and feces enter the school building, posing additional health and safety threats to students and staff. The school has had urine and feces back up into multiple areas, including the school's kitchen, concession room and, most recently, into the gymnasium during a community event. It is not uncommon for the school to displace students and close student and staff restrooms to address these issues. These backups release physical, air-borne contaminants, which are harmful and even toxic to humans. Exposure to these vapors can lead to a variety of symptoms, including cramping, vomiting, fever, headache, loss of appetite, and severe forms of gastroenteritis. Exposure to methane gas within the sewage can irritate the eyes, throat, or nose. Additionally, any form of material (vomit, feces, urine) that contains blood is considered biohazardous waste.

The District has made multiple efforts to resolve the problems caused by the insufficient system, including modifications to the post-anoxic mixer (direction of mixing, and speed control), adding a recycle loop from the polishing Orenco unit, and installing a larger supplemental carbon chemical feed pump. However, these attempts failed to improve the problem. During a September 26, 2023 meeting, JDS-Hydro professionally declared that the existing system needs to be expanded as all remedial solutions have proven insufficient to address existing treatment shortfalls and will become less effective as users and loads increase.

This contamination is not only a critical health hazard, it places the District in Significant Non-Compliance of the Discharge Permit Certification assigned by the Colorado Department of Public Health and Environment. The school's continued violations could result in a fine of \$61,427 per violation for each day during which the violation occurs. Failure to address this problem could also mandate a Cease and Desist order resulting in an immediate closure of a school serving nearly 1,300 students and staff members.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

In order to most comprehensively identify the stated deficiencies, D70 contracted with third-party professionals to conduct an extensive investigation of the roof and wastewater treatment facility at PCHS. Attached reports detail the investigative efforts and diligence undertaken by D70 to identify the stated deficiencies.

ROOF

In February 2023, a complete roof assessment was completed by Garland Roofing. The following was noted:

- * To assess the feasibility of restoring the existing roof system, Garland conducted core sampling throughout the affected areas to assess the membrane's current performance status.
- * Independent inspections confirmed that extensive sections of the roof had deteriorated to a failed condition, with the waterproofing no longer functional.
- * Regional building codes mandate a complete replacement of the roof system with an R30 rating, due to having two roofing systems in place. Restoration/re-saturation efforts would be impractical and a waste of the taxpayers money due to the age and current status of the existing BUR membrane.
- * Environmental testing identified the presence of asbestos-containing materials within the existing roofing materials, adding to the increased costs of abatement during construction and the slowing of progress of removal.

In addition, a PCHS Facility Report, completed by the Colorado Department of Education in October 2023, identified a significant need for the roof

replacement. Upon receipt of this report, a representative of CDE's Division of Capital Construction reached out to D70 administrators to ensure awareness of the terrible condition of the school's aging roofs and encouraged the completion of this grant application.

WASTEWATER

In December 2021, JDS-Hydro Consultants (now RESPEC) conducted a "Plant Performance Evaluation" of the PCHS wastewater treatment facility. The following was noted:

- * To assess the functionality of the system, JDS-Hydro examined initial design assumptions; reevaluated hydraulic, organic, and nutrient loading; identified shortcomings in the existing treatment process; and recommended potential solutions.
- * The investigation summarized each existing unit process, defined existing capacities for each, and compared information to historical loading and performance data.
- * Included in the investigation was an itemized list of small, incremental operational improvements aimed at optimizing the existing treatment system.
- * The assessment cautioned that the existing system may be undersized.

Data collected since implementation of operational improvements corroborates the conclusion that the existing system is too small to support the current population and must be expanded.

Solution

- * F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

ROOF

To fully and comprehensively address the roofing deficiencies at PCHS, a full replacement of the Roof System is needed to remove the failed roofing materials, asbestos-containing materials (ACM), and water-damaged/saturated insulative materials.

The investigation into the condition of the school building's roof revealed significant concerns necessitating urgent action. Core samples confirmed the existing roof system's inability to be restored effectively. Independent inspections further identified extensive areas with compromised waterproofing, rendering them functionally "failed". To comply with regional building codes and ensure occupant safety, a complete tear-off and replacement of the roof with an R30-rated system is required.

Environmental testing identified the need for removal of asbestos-containing materials within the current roofing components. This adds a critical layer of urgency to the replacement project, as it eliminates potential health risks associated with ACM exposure.

The proposed roof assembly has been designed to meet Energy Code of R30. The engineered insulation package will effectively divert all water towards drains, prevent pooling, and ensure consistent drainage long-term, providing a watertight facility and classroom space.

The new package will include 2 layers of 2.6" polyisocyanurate insulation, with a mop 4-ply over base sheet. It will provide 25 psi of compression strength that will eliminate depressions caused by heavy snow loads/ice damming/saturated insulative materials, creating a roofing system that will perform for 20+ years.

WASTEWATER

The existing wastewater treatment system was built for a maximum capacity of 1,000 users. With the unanticipated 50% increase in student enrollment, the WWTF is undersized and limited in capacity. The only solution is an expansion of the current system.

The proposed expanded wastewater system will make use of existing infrastructure and is the most efficient solution. Specific elements to be incorporated into the expanded treatment facility include:

Increased Equalization Capacity. Equalization capacity is critical for smaller wastewater treatment systems with intermittent loading. In the case of a school, wastewater is typically generated 10-12 hours per day, four to five days a week. Equalization capacity allows for that loading to be treated over 24 hours and seven days a week, which reduces capacity and improves performance.

Increased Secondary Treatment Capacity. Secondary wastewater treatment involves the biological conversion of organic material and nutrients. The existing secondary process requires expansion. Three alternatives for expanding secondary treatment capacity were explored. The selected alternative is based on criteria that meets budgetary, operational, and performance objectives.

Disinfection Improvements. The existing UV disinfection system has inconsistently performed as intended. Reliability is critical to successful treatment operations. Consequently, the existing system will be replaced with chemical chlorine disinfection, which has proven more reliable for the existing operators.

Expansion of the current system is critical to the health of students, staff, and community. An expanded WWTF will improve the protection of the receiving alluvial groundwater aquifer, while supporting additional loading as the school population continues to increase.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

ROOF

Initial planning for the roof solution began in February 2023, upon receipt of the Roofing Inspection Report. Based on the information detailed in the report, District administrators and facilities personnel recognized the urgency of the roof replacement, as all of the school's roofs and roofing components were rated as poor or failed. The Director of Facilities immediately began working with Garland Roofing to develop a plan for the replacement of the roofs at PCHS. Collaboratively, they participated in a site analysis of the school and began planning for roof sections that needed replacement. It was initially determined that 10 sections of the roof, comprising 65,000 square feet, needed removal and complete replacement. A plan was developed and a bid walk was organized with 3 different roofing companies: Top Roofing, Drury Brothers, and Bild Corp.

Simultaneously, CDE completed a Facility Report for the school, further highlighting the urgency for a roof replacement. D70 administrators met with our BEST regional consultant and, as there was a change in leadership of the Facilities Department, additional site walks of the roof commenced. Numerous planning meetings were held between central office administrators, facilities personnel, roofing consultants, and general contractors. Collectively, this group reviewed the roofing inspection and CDE Facility Report and determined that additional roof sections required replacement. It was also noted that Summer 2023 (post-roof inspection) hailstorms caused significant roof damage, which enhanced the problem. A comprehensive plan was developed to include HVAC, plumbing, and electrical components that need to be addressed when replacing the roof. An asbestos inspection also identified the need for ACM removal. Consequently, a second bid walk was coordinated by Corsentino Construction in January 2024.

WASTEWATER

In 2021, a consulting engineer with experience troubleshooting and optimizing wastewater treatment facilities was hired to perform a "Plant Performance Evaluation" of the wastewater system. Included in this investigation was a list of small, incremental operational improvements aimed at optimizing the existing system. Most recently (Fall 2023), Ramey Environmental made modifications to the system's post-anoxic mixer, added a recycle loop from the polishing Orenco unit, and installed a larger supplemental carbon chemical feed pump. Despite these modifications and improvements, the system continues to fail and requires substantial capital improvements to make it suitable for the school's increased population.

To address the ongoing system failures, D70 administrators continue to work collaboratively with our consulting engineer to identify and plan the proposed solutions. Alternative solutions took into consideration existing infrastructure and site conditions. The existing site is limited by surrounding features - parking, road, and recreational facilities. Alternatives were evaluated in consideration of the available footprint and availability of supporting utilities - e.g. water and electricity. The consulting engineer has also taken into consideration how to sustain operations during construction and incorporate existing equipment into the future facility. Selected technology will be vetted by the consulting engineer and by contract operations. The criteria for selection will include capital cost, operational and life cycle cost, operational burden, and performance (ability of the equipment to reliably and consistently meet and comply with discharge permit limits).

As part of the planning process for the roof and WWTF projects, D70 administrators and facilities personnel held multiple meetings and conversations with Garland Roofing, Corsentino Construction, Ramey Environmental, and RESPEC. All stakeholders expressed extreme concern regarding the negative health and safety impacts of not addressing these problems.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The identified projects at PCHS are of the highest priority among the most urgent safety needs and concerns within District 70.

ROOF

The aging of the school's multiple roofs has resulted in a critical situation demanding immediate action. Extensive areas of ponding water burden the existing built-up roofing system, creating tears and splits under the weight of snow, ice, and water. This compromised structure traps moisture, raising serious air quality concerns as the perlite and wood fiber insulation, unlike modern polyisocyanurate, fails to dry effectively. Moreover, the wet insulation collapses, worsening the problem by deepening ponding and depressions. Numerous leaks have damaged interior finishes and disrupted classroom use during bad weather, impacting learning environments and raising concerns about mold and air quality. Furthermore, trapped moisture within the roof from these leaks poses a serious threat of structural decay.

This critical project is not just about replacing a roof; it's about safeguarding the health, safety, and well-being of the entire school community. By replacing the aging, hazardous roof, D70 can create a learning environment free from harmful air quality concerns and structural risks. We can also uphold the integrity of the learning environment by ensuring that instruction is not negatively impacted when classrooms are displaced due to classroom leaks during rain or snowstorms.

WASTEWATER

The health hazards posed by the contamination of our local groundwater, and the exposure to harmful contaminants within feces and urine, are of the utmost importance and urgency. The WWTF is too small to accommodate the current school population, releasing contaminated water and raw sewage into the groundwater, endangering human health and the environment.

In the interest of protecting the health of those within our school community, expansion of the WWTF is an urgent priority for D70. Failure to immediately address this issue could potentially result in the closure of PCHS. The most recent notice of significant non-compliance, issued by the CDPHE, threatens a Cease and Desist Order, which would mandate the immediate closure of a school serving nearly 1,300 students and staff members. The District could also face a civil penalty of up to \$61,427 per violation for each day during which the violation occurs.

The existing system is already in a failure condition and must be corrected immediately.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The District's Facilities Matrix outlines the necessary preventive and proactive care of all district buildings. This plan ensures that the capital improvement needs of all buildings are completed and addressed in a fair and equitable manner, while addressing any emergent needs. It is the responsibility of the Coordinators of Facilities and Maintenance, along with the Facilities Supervisor and the Grounds Supervisor, to make sure that this matrix is followed with fidelity and that any revisions or additions to District facilities are incorporated and documented within the plan.

ROOF

The newly-installed roof will have a 20-year warranty for parts and a 5-year warranty for labor. Once installed, quarterly, a qualified roofing inspector will conduct preventative maintenance inspections. These checks will seek to identify any potential problems or maintenance needs, including checks for visible defects in roofing material and/or installation, water ponding, debris on roof, and clogged drains and/or scuppers. They will aim to address minor issues before they escalate into costly repairs. Any required work will be completed by the D70 maintenance team or, when necessary, in collaboration with our roofing contractor.

WASTEWATER

The pumps within the newly-installed wastewater system will have a 5-year year warranty for materials and workmanship; all other components (including lids, risers, control panels, etc.) will have a 3-year warranty. The District has contracted with Ramey Environmental Compliance to assume routine operational responsibilities of the system. Within this contract, a Ramey representative will perform a service call to the facility three times per week; collect and deliver scheduled samples to a certified lab as required; arrange for sludge hauling, calibration, and analysis; prepare monthly discharge reports; and ensure overall functionality of the system. Any required work will be completed by the D70 maintenance team or, when necessary, in collaboration with Ramey Environmental Compliance.

These tasks will ensure a program of routine, emergency, and preventative maintenance of all district facilities, which will allow D70 to extend the working life of these systems and prioritize the health and safety of students, staff, and community.

Upon completion of the projects, budgeted funds currently used in a reactive manner will be reallocated for the maintenance of the systems. Their proactive upkeep will build additional cash reserves for unexpected repairs to other school systems and for replacement parts after warranties expire. These funds will remain in the district's facilities and maintenance budget to be allocated to proactive measures, addressing deferred maintenance, and increased support for facilitates and maintenance staff.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Pueblo County 70 (2700) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - PCHS Roof Replacment and Wastewater Expansion (2700-SG00001) - - New - Application Number (4)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

55.00 %

* B. Actual match on this request - Enter Actual Match Percentage

55

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	7,438,144.58
D. Applicant Match to this Project	\$	\$4,090,979.52
E. Applicant Grant Request	\$	\$3,347,165.06
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	7,438,144.58

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/09/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

10/31/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

Garland Roofing and Corsentino Construction were utilized to acquire cost estimates for the roofing project. RESPEC, the district's WWTF consulting engineer, provided the cost estimates for the wastewater treatment facility.

ROOF

The roof project and associated estimated costs are the result of 2 bid walks. The first bid walk was organized by Garland Roofing and occurred in June 2023. This bid walk included 65,000 square feet of the PCHS roof. Vendors involved were Bild Corp, Top Roofing, and Drury Brothers Roofing. In January 2024, a second bid walk was coordinated by Corsentino Construction. This bid walk covered 160,000 square feet and included the following vendors: Colorado Front Range Roofing, AAA Plumbing, Gonzales Electric, Rocky Mechanical (HVAC), and Property Craft (asbestos abatement). Bids obtained through these processes were used to arrive at the proposed cost estimates for this project. The D70 Grant Coordinator, Director of Business Services, and Coordinator of Maintenance collaborated to review the bids and estimated costs.

WASTEWATER

The wastewater treatment system project and associated costs were estimated using equipment costs provided by manufacturers, and recent project history by the consulting engineer. Based on the design and cost estimating effort to date, the consulting engineer qualifies their cost estimate at AACE Level 3.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

D70 has a strong central administrative team that models transparency and open communication in all projects. Members of this internal team will work collaboratively with our roofing contractor and wastewater consultant to oversee the grant projects. The Grant Coordinator has 16 years of experience working with BEST/grant projects and will oversee grant reporting and compliance. The Chief Financial Officer has worked in school finance for 21 years and will be accountable for all financial aspects of the grant. The Coordinator of Facilities has 20 years of experience in facilities and maintenance administration and will serve as the internal project manager to support the roofing contractor and consulting engineer. Collaboratively, they will supervise implementation/completion of the work and ensure effectiveness of the systems/projects.

RESPEC Company, LLC. has provided identical support for similar projects across Colorado for more than twenty years. Their selection as the preferred consulting engineer was supported by D70's contractor operator and D70's selection committee.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

ROOF

D70 will solicit Request for Qualifications (RFQs) for a general contractor for the roof replacement project. A review committee, composed of school board members, district administrators, and facilities department personnel will collaborate to review the RFQs and select the firm best qualified to deliver this project. The selected contractor will assist with bidding the project, oversee remaining procurement processes, and provide project management through project completion.

WASTEWATER

The engineering consultant, RESPEC Company, LLC. was selected in 2021. The company is located within an hour of the existing facility and their engineers have expertise in troubleshooting and designing wastewater treatment processes. Of the consultants able to support the work, the decision to hire RESPEC was made by a committee of D70 staff and D70's contract operator - Ramey Environmental Compliance. D70 will utilize a traditional design-bid-build project, whereby the engineering consultant will provide construction documents for public bid. Contractors will be selected based on experience, designated personnel, and cost. The consultants will work with vendors to solicit budgetary proposals for equipment to support the proposed scope of work. These proposals will be vetted using a multiple-criteria-decision analysis by D70 administrators, the consultants, and D70's contract operator based on weighted-selection criteria, including cost, performance, and operations/maintenance.

Pueblo County District 70 is committed to pursuing a competitive and transparent selection process regarding all aspects of this grant and project. The District will select the vendors best qualified to deliver this project and will ensure compliance with district procurement bylaws and preferences and the CDE's Contractor Selection Guidelines.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

The District has been unable to identify, and has not pursued, any grant or other funding sources for these projects. However, the District will allocate matching funds within its General Fund.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

ROOF

Specific utility costs are not relevant to the roofing project, but D70 anticipates cost savings at PCHS upon installation of the new insulation in the roof system.

WASTEWATER

The proposed project will expand the existing wastewater treatment system. Consequently, overall utility costs relative to the system are expected to increase. However, energy consumption will be used as a decision criterion in the selection of equipment and processes.

● **Campuses Impacted by this Grant Application** ●

Peyton 23 JT - ES Roof Replacement - Peyton ES – 1994

District:	Peyton 23 JT
School Name:	Peyton ES
Address:	13550 Bradshaw Road
City:	Peyton
Gross Area (SF):	41,276
Number of Buildings:	3
Replacement Value:	\$11,049,659
Condition Budget:	\$6,003,636
Total FCI:	0.54
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,903,655	\$1,570,801	0.83
Equipment and Furnishings	\$257,771	\$322,213	1.25
Exterior Enclosure	\$1,420,940	\$1,089,959	0.77
Fire Protection	\$27,933	\$547,758	19.61
HVAC System	\$1,866,356	\$116,506	0.06
Interior Construction and Conveyance	\$2,137,072	\$1,276,415	0.60
Plumbing System	\$639,834	\$579,558	0.91
Site	\$1,348,633	\$912,341	0.68
Special Construction	\$111,756	\$111,756	1.00
Structure	\$1,335,710	\$6,993	0.01
Overall - Total	\$11,049,659	\$6,534,300	0.59

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Peyton ES Main	37,790	0.51	1994	\$9,320,490	\$5,327,979
Peyton ES Mod 3	1,680	0.87	1999	\$175,398	\$152,644
Peyton ES Mod 2	1,806	0.69	1986	\$205,139	\$141,336
Peyton ES Site	1,742,400	0.68	1994	\$1,348,633	\$912,341
Overall - Total	1,783,676	0.54		\$11,049,659	\$6,534,300

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Peyton 23 JT

County: El Paso

Project Title: ES Roof Replacement

Current Grant Request:	\$234,185.19	CDE Minimum Match %:	71%
Current Applicant Match:	\$573,349.94	Actual Match % Provided:	71%
Current Project Request:	\$807,535.13	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$807,535.13	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$21.37	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$0.73	Affected Pupils:	286
Hard Costs Per Sq Ft:	\$20.64	Cost Per Pupil:	\$2,824
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	132
Previous BEST Total \$:	\$379,823.95		

Financial Data (School District Applicants)

District FTE Count:	542	Bonded Debt Approved:	
Assessed Valuation:	\$74,566,440	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675		
PPAV:	\$136,297	Bonded Debt Failed:	\$8,000,000
Statewide PPAV:	\$229,467		
Median Household Income:	\$107,424	Year(s) Bond Failed:	23
Statewide Avg:	\$70,838		
Free Reduced Lunch %:	34.90%	Outstanding Bonded Debt:	\$590,000
Statewide District Avg:	51.87%		
Total Mills \$/Capita:	\$503.77	Total Bond Capacity:	\$14,774,574
Statewide Avg:	\$1,121	Statewide Median:	\$28,824,395
		Bond Capacity Remaining:	\$14,323,288
		Statewide Median:	\$17,408,578

I. Facility Profile

Peyton 23 Jt (1060) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof Replacement (1060-SG00001) - - New - Application Number (16)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Peyton Elementary School - 1060-6898 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

New construction that was designed and built for the school district as the new Peyton Elementary School in 1994 with an addition in 1998. Preschool through sixth grades are housed in this building. Several upgrades and maintenance items have been completed over the years. The attached Facility Condition Assessment or Facility Insight Report was produced following an inspection on 1/29/2020. While the roofing conditions have continued to deteriorate since the inspection, attached is a list of other upgrades / replacements that have been completed since the inspection.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

The first significant improvement was the addition of 6 classroom spaces and a large open or atrium space in 1998. Two modular classroom buildings were added in 2008 and a third in 2011 to provide an additional 6 classrooms. A chiller was added to provide cooling to the building in 2014. Boilers have been updated and replaced multiple times, most recently in 2017. A new pump house and equipment was added in 2018 to upgrade the water service to the building. All exterior doors, windows and frames were replaced in 2018. A complete LED conversion / upgrade was completed in 2019. Upgrades to the building control, alarm and camera systems in 2021. Asphalt areas patched and resealed in 2021. New fire panel and devices, dishwasher, warmer and steam serving table in 2022. New sections of concrete for safety and access in 2022. New LVP flooring in main hallways, atrium and office areas with new interior paint in 2023. Preschool and kindergarten playground fencing removed and replaced by 8' fencing with privacy slats installed in 2023.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The Peyton School District maintains a list of needs for facility improvements and repairs. This list is currently being updated with the completion of a new and revised Facilities Master Plan. At the District level the list is reviewed every year for accuracy by the Facilities Director, Superintendent, District Leadership team, and the Board of Education. At the building level, custodians and administrative teams make recommendations and explain needs, the School Accountability Committees also make recommendations. Starting in January of each school year, the District Accountability Committee considers the list of facility needs and makes recommendations to the board of education regarding the capital projects for the following school year. These recommendations are built into the budget that is then approved by the board of education every June. As stated previously, an average of \$200,000 has been spent per year on district-wide facility improvements and repairs in the last eight years.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Peyton 23 Jt (1060) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof Replacement (1060-SG00001) - - New - Application Number (16)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The Peyton School District is a small rural district located 20 minutes northeast of Colorado Springs and 10 minutes northeast of Falcon, Colorado. We have over 600 students in grades Pre-K through 12. The school district is in the north central part of El Paso County, with part of the district in south central Elbert County which covers approximately 122 square miles. The District has a history of high achievement, and Peyton Students continue to perform at performance or higher, annually within grasp of Accredited with Distinction. The District is focused on teaching students critical skills through the delivery of instruction and content. This is reflected in Peyton's vision statement, which embodies the Peyton School District's dedication to "Prepare students to be successful for their Future." The District provides multiple concurrent enrollment classes, as well as access to vocational trades through cybersecurity, automotive, and woods programs.

The District operates three school buildings on three separate campuses. Peyton Elementary serves students in grades Pre K-5 on a 40 acre lot, shared with the District transportation building and bus lot. Peyton Jr.-Sr. High School serves grades 7-12 on a 77 acre lot. The CTEF serves students on a 10 acre property, and also houses the Peyton Online Academy, and school district office. The CTEF was the original school building built for the District. The facility was originally built in the early 1900's; however it burned down and was replaced in 1957. Since 1957 there have been several additions to the building occurring in 1970, 1974, 1984, 1989, and 1997. With renovations taking place in 2015-2018 in order for Career and Technical programs to be housed in the building. In total, the District owns and operates 134,402 square feet of academic and administrative space, approximately 225 square feet per student.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The roof is a flat to low slope 30 year old ballasted EPDM material that is well beyond its useful life (15 to 20 years) and has experienced several areas of separations and leaks. The roof structure is a metal deck over 16 & 18" trusses with a flat / low slope (1/8" to 3/16") to the perimeter. Approximately 4 1/2" of insulation board is present. All warranties expired approximately 20 years ago. Although the roof membrane is failing, after multiple evaluations we do not have any indications of issues with the roof structure. Some damage to the insulation is expected due to the repeated water entry and the freeze / thaw cycles. The most common areas of leaks are near the perimeter of the roof and at the roof penetrations with areas of separations at the seams / joints experienced as well. There are several areas that have separated and been patched / repaired, many have patches on top of patches. Just about every time we have a storm or walk the roof, we find more separations and voids in the roof membrane and water entry into the interior of the building.

Cave Consulting (reports attached) determined the majority of the damage, separations and leaks are a result of the material shrinking due to age. As the material shrinks it pulls away from attachment points at the perimeter of the roof and at the roof penetrations. The lap joints, seams and repairs also get pulled apart due to the shrinking of the EPDM material.

Per the Facility Insight Report, the roof is a Priority #3 and a replacement shall be due within 5 years of inspection. Roofing SCI Score = 1.25; Original roof was installed in 1994 and 1998. The roof covering is of a single-ply membrane with deck insulation and covered with a stone ballast. Years remaining have been increased because the system is currently functioning, however, the system is beyond its useful life and should be budgeted for repair/replacement. This CDE report was based on an inspection on 1/29/2020. Replacement in five years would be in 2025 which is what we are trying to schedule for with the BEST grant. As the report indicates, the roof membrane is well past its expected life but the life span has been extended because it is still functioning. District staff has been able to extend the life by patching and sealing the roof. We are at the point where this is no longer an option as many patches do not hold and the separations in the membrane are getting larger and more frequent. Over four years later, the reports description of "the system is currently functioning" is now in question.

District staff does ongoing repairs to help stop / reduce the water entry into the building. Due to the nature and condition of the roof, there are new and recurring leaks during and after almost every storm. The ballasting material covers the roof membrane and hides areas of separations and damage. This causes staff to be reactionary in nature and respond to reports of water leaking into the interior. The KalWall skylight is also beyond its useful life and has leaks. The fiberglass panels are deteriorating with visible cracks and exposed fibers. The KalWall panels are past due for replacement also. Water entry is noted in areas throughout the building, district staff is diligent about trying to minimize the impact to the educational process, damage to the building and contents as well as the risk of health and safety issues related to moisture entry. This includes moisture mitigation in the buildings interior, patching & repairing the roof where possible, replacing ceiling tiles and replacing some light fixtures that have been damaged with water entry.

The volume, frequency and repeated nature of moisture entry into the interior of the building are direct and continuing threats to the health, safety and welfare of our students, staff and visitors including everything from indoor air quality issues (including mold and other allergens / reactants), falling ceiling

tiles, slips on wet floors and the potential of water and electricity mixing. Repeated moisture entry also endangers the useability and longevity our facility and FF&E. Continued moisture entry could result in partial or complete school closures.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

District staff has been maintaining and repairing this roof since the warranty expired and has become well aware of the deficiencies and problem areas through several patching and repairs. Additionally we have had multiple roofing contractors and consulting firms evaluate and inspect (including core sampling) the roof over the past few years. Most recently we have had Cave Consulting do a complete inspection and evaluation (see attached reports). The accepted life expectancy for this material is 15 to 20 years and the results of all the investigations and evaluations for this 30 year old roof are consistent that the roofing materials are beyond their expected and useful life and there are no valid repair options. In the master plan performed by RTA in 2008, they listed the roof as needing to be replaced in the next 3 to 5 years. Our current master plan performed by Wold in the 2022-2023 year indicated the roof was failing and needed full replacement. Also, the Facility Condition Insight Report which indicated 5 yrs. remaining from the 1/29/20 inspection date and an action date of 1/29/25. If we are successful in receiving this BEST grant, our roof project is scheduled to start the last week of May 2025.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Our solution being proposed is a full roof replacement, including replacing the KalWall skylights. After reviewing multiple roof systems and considering both initial and lifespan values, the decision was made to stay with a ballasted EPDM system. An additional 1" of insulation boards will be required to meet the new requirements for energy efficiency. Following the Division of Capital Construction's Construction Guidelines section 4.1.3 Roofs in section G, 4.1.3.1.2 - Ethylene Propylene Diene Monomer - minimum 60 mil EPDM membrane, with a ballasted system is proposed.

The new roof will eliminate the water leaks, increase energy efficiency and drastically reduce labor and material costs to patch, clean up and remediate areas related to roof leaks. Eliminating the health and safety threat to our students, staff and visitors and the threat to our facilities and FF&E related to moisture entry.

Ballast material will be removed, roof membrane material will be removed, insulation and ISO boards will be inspected. Damaged insulation & boards will be replaced, additional insulation installed, new 60 mill EDPM membrane installed then ballast material will be replaced. To increase efficiency and reduce costs during the project, only one section of ballast will be removed from the roof. As sections of the roof are completed, ballast will be moved from an old section to the new section. This requires only one section be removed to the ground then returned back up to the roof. Roof loads will basically remain the same. The KalWall skylight panels will be replaced as well. Staging, working and storage areas have been identified and will be isolated as needed.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The roof has been inspected and evaluated by several contractors and specialists starting with the District's master plan in 2008. Three independent roofing contractors in recent years and a new District master plan in 2023, the Facility Condition Insight Report which indicated 5 yrs. remaining from the 1/29/20 inspection date and an action date of 1/29/25 followed by an investigation and evaluation by Cave Consulting. Cave Consulting was selected based on previous performance with the district and the recommendation of our BEST regional program manager to provide the latest evaluation and assist with this application. If the grant is awarded, Cave Consulting will provide the bid and construction documents and will ensure all standards and requirements are met including the Division of Capital Construction's Construction Guidelines section 4.1.3 Roofs in section G. An estimated schedule is as follows: Design documents & reviews; August 12 - 30 2024, Pre-Bid meeting September 6, 2024, Questions & Answers September 13, 2024, Project Bids September 20, 2024, Pre Construction May 16, 2025, Construction time May 26 - July 31, 2025.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

We are unable to predict when catastrophic failure of our roof system will occur. We understand our roof is beyond its useful lifespan and the significance of the shrinkage, frequency and severity of the water entry events will increase. Following the Facility Condition Insight Report which indicated 5 yrs. remaining from the 1/29/20 inspection date and an action date of 1/29/25, this project is scheduled for the summer of 2025. Through the diligence of staff, we have minimized the physical damage, disruption to the educational process and the threat to health & welfare so far. If conditions continue to deteriorate or catastrophic failure occurs, there are a range of possible ramifications. These include everything from additional expenses of labor, material and damages, loss of instruction time in classrooms to a full school closure. Repeated water entry events increases the potential threat to our occupants and facilities including indoor air quality issues (mold), damage to the structure, interior, equipment and interruption of the educational process. Without the grant, we will be required to use district funds to cover the costs of this roof project, taking funds away from programs and other areas. As the roof membrane continues to shrink and deteriorate, the number, size and frequency of new leaks continues to increase, thus increasing the urgency of this application.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\)](#).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warrantees for major building systems or new construction proposed.

A maintenance plan will be completed following the recommendations of the manufacturer and the installation contractor to include inspection schedules, maintenance procedures and repair procedures. Additional inspections will be scheduled based on weather events and other maintenance issues that require roof access. We are requesting a minimum of a 3 year warranty from the installer and a 10 year warranty from the manufacturer.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Peyton 23 Jt (1060) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof Replacement (1060-SG00001) - - New - Application Number (16)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

71.00 %

* B. Actual match on this request - Enter Actual Match Percentage

71

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	807,535.13
D. Applicant Match to this Project	\$	\$573,349.94
E. Applicant Grant Request	\$	\$234,185.19
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	807,535.13

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input checked="" type="checkbox"/> Other (please describe) Mill Levy Override Monies		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet

% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


*** Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/26/2025 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

07/31/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

Because the estimates the District has accumulated over the years are dated, Cave Consulting reached out to several preferred vendors for estimates. Cave Consulting's experience on similar and recent projects supported the results of these estimates. Our estimates dated in 2022 were significantly higher (ranging from \$516,000 to \$1,075,000) than the current estimates. Replacement of the Kalwall system is not included in the roofing contractor bids but Powers Products Co, provided an estimate of \$167,000.00 with a bond fee of 1.01% totalling \$168,837.00.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Cave Consulting will be providing the project management, they have several years of experience managing BEST roof projects. Daily on-site owners representation will be provided by Greg Land, Director of Facilities for Peyton School District. He has been with the district in this position for 8 years and has over 20 years of construction and project management experience. District staff will support and help facilitate Cave Consulting wherever possible.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Following the guidelines, Cave Consulting was selected based on previous performance with the District and following the recommendation of our BEST representative. Design documents are scheduled to be available on August 12, 2024 with an Invitation to Bid followed by a bid deadline of September 30, 2024. Construction timeline of May 26, 2026 to July 31, 2025.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

Peyton School District has unsuccessfully attempted bond funds on multiple occasions, most recently in the November 2023 election.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

This project will increase the insulation on the roof which is expected to reduce the heating and cooling costs. The energy savings is not expected to be significant and we will not be able to specifically track / differentiate the exact amount.

● **Campuses Impacted by this Grant Application** ●

Ignacio 11 JT - ES Roof Replacement - Ignacio ES – 1988

District:	Ignacio 11J
School Name:	Ignacio ES
Address:	395 Romero Ave
City:	Ignacio
Gross Area (SF):	62,100
Number of Buildings:	1
Replacement Value:	\$23,888,385
Condition Budget:	\$4,053,935
Total FCI:	0.17
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,918,649	\$1,819,768	0.62
Equipment and Furnishings	\$749,797	\$0	0.00
Exterior Enclosure	\$3,218,865	\$0	0.00
Fire Protection	\$722,045	\$0	0.00
HVAC System	\$4,754,251	\$118,141	0.02
Interior Construction and Conveyance	\$3,866,076	\$1,215,115	0.31
Plumbing System	\$1,126,484	\$382,491	0.34
Site	\$3,830,783	\$518,420	0.14
Structure	\$2,701,436	\$0	0.00
Overall - Total	\$23,888,385	\$4,053,935	0.17

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ignacio ES Main	62,100	0.18	1988	\$20,057,602	\$3,535,515
Ignacio ES Site	404,237	0.14	1988	\$3,830,783	\$518,420
Overall - Total	466,337	0.17		\$23,888,385	\$4,053,935

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Ignacio 11 JT

County: La Plata

Project Title: ES Roof Replacement

Current Grant Request:	\$539,149.26	CDE Minimum Match %:	48%
Current Applicant Match:	\$497,676.24	Actual Match % Provided:	48%
Current Project Request:	\$1,036,825.50	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$1,036,825.50	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$23.33	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$0.23	Affected Pupils:	288
Hard Costs Per Sq Ft:	\$21.91	Cost Per Pupil:	\$3,600
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	216
Previous BEST Total \$:	\$6,919,084.93		

Financial Data (School District Applicants)

District FTE Count:	648	Bonded Debt Approved:	
Assessed Valuation:	\$351,976,130	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675	Bonded Debt Failed:	
PPAV:	\$546,633	Year(s) Bond Failed:	
Statewide PPAV:	\$229,467	Outstanding Bonded Debt:	\$26,665,000
Median Household Income:	\$64,625	Total Bond Capacity:	\$70,843,636
Statewide Avg:	\$70,838	Statewide Median:	\$28,824,395
Free Reduced Lunch %:	60.10%	Bond Capacity Remaining:	\$43,730,226
Statewide District Avg:	51.87%	Statewide Median:	\$17,408,578
Total Mills \$/Capita:	\$1,159.12		
Statewide Avg:	\$1,121		

I. Facility Profile

Ignacio 11 JT (1540) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof Replacement (1540-SG00001) - - New - Application Number (42)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Ignacio Elementary School - 1540-4252 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The original school construction was completed in approximately 1987. An addition was completed in approximately 1992. The building at that time housed the 3rd, 4th, and 5th grades as an intermediate school. The interior construction is slab on grade with metal studs. Exterior walls are CMU with moderately insulated metal stud back-up. A low slope roof metal roof, 1:12 continues to cause leaking and shows signs of water damage and building infiltration in various areas. An addition in 1992 and then two more in 2013 have complicated the design of the roof. The various roofs on the facilities have been maintained on different schedules, according to their age and level of need. This facility is capable of serving the district well into the future but needs to replace the roof from the original construction.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

An addition was completed in approximately 1992. The building at that time housed the 3rd, 4th, and 5th grades as an intermediate school. Water leakage has consistently been occurring in 1/3 of the current classrooms that are covered by the original roof. Two new additions were added in 2013 to expand the building to house K-5 students. The new additions have had little issue with water leakage but the repairs to the original roof never took hold. The various roofs on the facilities have been maintained on different schedules, according to their age and level of need. This has disrupted education and at times made the building unsafe. In the last three years, there has been extensive roof repair, patching and sealing but no capital construction to the building since the the 2013-14 remodel, renovation, and construction. This facility is capable of serving the district well into the future but needs to replace the roof from the original construction.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The capital renewal for BEST policy has been reviewed and the Ignacio School District is compliant. The elementary school budget includes a reserve fund intended to support future capital projects at \$280,000, for the district for this year, which is 3% of the overall PPR and exceeds the capital renewal for BEST policy. General practice for the district is to put between 2%-5% into capital projects. The previous BEST grant did not include replacement of the section of the roof built in 1987. Each year the district has reserves for each building put into the budget. The money is intended to be saved for capital projects in the district. The district has a long history of being fiscally responsible and consider ourselves to be conservative but progressive when it comes to budget.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Ignacio 11 JT (1540) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof Replacement (1540-SG00001) - - New - Application Number (42)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The Town of Ignacio is located along the Los Pinos (or Pine) River in southeastern La Plata County, approximately 38 miles from Durango, the county seat and nearest large town. Denver is approximately 325 road miles northeast of Ignacio, and Albuquerque, NM approximately 225 road miles south- southeast. The town is largely surrounded by the 1000 square mile Southern Ute Indian reservation, which is headquartered in a handsome complex on the north edge of Ignacio. Although the corporate limits of Ignacio contain less than one square mile, the school district boundaries encompass about 210 square miles square miles in southeastern La Plata County and the southwestern part of neighboring Archuleta County. The far-flung schools of the District consolidated in the late 1930's or early 1940's. Currently used buildings were constructed in 1948 and 1960 for the Elementary School and in 1950 for the High School (now part of the Junior High School). Although not ultimately successful from an aesthetic or energy use standpoint, these structures were innovative in construction techniques, daylighting, or other ways. The Elementary School has had several other additions and modifications, most notable a low-slope standing seam roof and the 2007 multi-purpose addition. A new High School opened in 1965, and in 1997 a classroom addition was added. That same campus is home to the District's football, track, and baseball venues, the District Administration building, and several pre- engineered structures housing vocational education programs as well as music and sports support activities. The "Intermediate School", housing grades four through six was built on the mesa just west of Ignacio proper in 1987. Finally, a cafeteria addition was added to the High School in 2005. A bond passed in 2009 allowed for the building of a new Middle School and a redesign/remodel of the High School and a K-5 elementary school (formerly the Intermediate School). Ignacio School District 11 It is an accredited educational institution. The performance frameworks as assessed by CDE typically have the district in the "improvement" category. The demographics of the district show 40-45% of students Native American, 25-30% are hispanic, and most of the remaining 25% of students are anglo. The student body draws from the more conservative farming and ranching homes as well as the students who live in-town. There is a strong working relationship with the Southern Ute Tribe due to being part of the checkerboard reservation. The free and reduced lunch population is around 65%. This rural school district does allow for a lot of opportunity in both academics and athletics. Recently the district adopted the 4 day week. We are in the 2nd year of a 5 year strategic plan that was adopted with input from all stakeholders. SMART goals were developed in the areas of Academic Growth, Culture and Climate, Staff development & retention, and facilities.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The original roof was built in 1987 as a part of the 4-6 Intermediate School. When the bond in 2009 passed, the construction at the school allowed for additions, remodeling and improvement. It was identified that the original roof was in poor condition but it was not addressed at that time. Consistent leaking has been occurring at the elementary school with the 6 west classrooms, the art room, and the music room having the most problems. Last spring, things came to a head when a torrential rain caused substantial flooding in all of the previously mentioned rooms.. Substantial damage occurred and insurance helped cover some of the costs to the dry wall and carpet in each room. The improperly installed roof from 1987 has 44,440 square feet that must be replaced which includes several smaller areas of EPDM which predates the BEST improvements of 2014 that must be fixed. It does not include the large newer roofing sections 2014. (see ES sqare/foot attachment)

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The trouble with the roof was identified in 2011 through a facility review done in cooperation with RTA architects (CO Springs) as a part of a district master plan. After recent flooding, we had an assessment done in the summer of 2023 by T&L roofing and again recently by RA&A architects (both out of Durango). In each report it is indicated that a new or retrofit roof is needed and that a repair will not fix the problem. This was confirmed by GrimDitch design and consulting on January 9th of this year. The cost of the new or retrofit roof which would replace the original roof from 1987 was estimated around \$1 million dollars.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The district is looking to install an EPS flute fill, Primed DensDeck recover board, and a fully adhered gray 60mil TPO Membrane. Demo will include removal of existing EPDM and metal trims where the new TPO system will be installed. The roof will be retrofitted with infill flutes, DensDeck, Recover board and 60 mil Gray TPO. Not only will this resolve the leaking but will also help the efficiency of the building with the insulation. The improperly installed roof from

1987 has 44,440 square feet that must be replaced which includes several smaller areas of EPDM which predates the BEST improvements of 2014 that must be fixed. It does not include the large newer roofing sections 2014. (see ES square/foot attachment)

The International Building Code, The State of Colorado and The Colorado Department of Education Guidelines were adhered to in the design of the new roofing system. Building Code provisions include, but are not limited to:

- Structural analysis of each roof section by a State of Colorado licensed Structural Engineer
- Installation of ladders where roof to roof transitions exceed 30".
- Energy requirements for roofs.
- Compliance with minimum roof slope requirements.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The trouble with the roof was identified in 2011 through a facility review done in cooperation with RTA architects (CO Springs) as a part of a district master plan. After recent flooding, we had an assessment done in the summer of 2023 by T&L roofing and again recently by RA&A architects (both out of Durango). In each report it is indicated that a new or retrofit roof is needed and that a repair will not fix the problem. This was confirmed by GrimDitch design and consulting on January 9th of this year. The most cost efficient roof replacement is a retrofit roof system. The cost of the retrofit roof which would replace the original roof from 1987 was originally estimated to be around \$1.1 million dollars. An RFQ was sent out and 2 bids have been acquired from local companies (365 roofing and T&L roofing) Farha was asked to submit a bid but never produced one. Prices came in from \$920,110 (365 roofing) to \$1,045,055 (T&L roofing). The School Board approved the bid from 365 roofing.

The proposed solution components considered:

- Climate, winter conditions in Ignacio can be severe.
- Building Code provisions & local ordinances.
- Budget.
- Longevity of materials at high altitude.
- Ease of maintenance.
- Access surrounding the school.
- Ongoing volatile labor and material costs.
- Project phasing.
- Existing roof assemblies.
- Clear design intent.
- Competitive bidding to competent contractors.
- Warranties that are favorable to the school district.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The identified roofing systems in the scope of work past the end of their useful lives, are difficult to service and should be replaced during the summer of 2024. The active roof leaks at the school are a nuisance for staff who must relocate students to other areas of the building. This disruption is detrimental to

the learning environment. Additionally, concerns around indoor air quality have heightened as witnessed by increased work orders from the school's staff. The maintenance team must respond to each crisis which takes them away from away from preventive maintenance operations throughout the school district.

The main roof on the original school structure has serious issues around the facia and draining during heavy snow and rain. Damage has been done to classroom walls, carpet and equipment. Fees to maintain the school safety and climate are adding up.

If the BEST Grant is awarded. the project will occur during the summer of 2024. If the BEST Grant isn't successful, then the School District will reallocate funds that are slated for other critical school district projects to triage the roof at the elementary school. Temporary repairs around sealing critical areas of the roof will again be applied to minimize leaking and damage. The safety and learning of students and staff occupying this building will continue to be impaired until the roof is properly fixed.

Safety issues result from the placement of buckets throughout the classrooms. Mold and mildew are concerns due to the consistent leakage from year to year. Apart from safety concerns. continued leaks can cause damage to the school's structure, the building's interior and valuable educational materials. Furthermore. roof leaks are a distraction to the learning environment as school resources have to be refocused to manage the leaks.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warrantees for major building systems or new construction proposed.

The district maintains a ten-year faciities maintenance plan that is updated annually to include all projected capital renewal and maintenance costs. This document and related figures inform annual budgeting for maintenance as well as the amount transferred into capital reserves for capital renewal and new capital projects.

Upon completion of the project, the contractor will warrant the project for three years and manufacturer will warranty the roof for 20 years.

The contractor will be responsible for any roof related issues that arise during that three year time period. Towards the end of the workmanship warranty period, School District personnel and the contractor will inspect the entire roof for deficiencies that the contractor will remedy. Further, the contractor will

conduct a roof inspection & repair clinic for pertinent school district staff.

The manufacturer will warrant the project for a period of twenty years. The Ignacio School District has an experienced maintenance team that are well versed in all types of roofing systems and repairs. If large roof repairs are required, they will be conducted by a competent roofing contractor. The roof will be methodically inspected yearly to determine deficiencies that need to be repaired. At least two times a year school district personnel will access the roof to identify and, if possible, remedy the following:

- Punctures in the membrane.
- Debris around drains, scuppers. and other areas of the roof.
- Roof blisters.
- Membrane Cleterioration.
- Structure deflection.
- Obstructed drainpipes, downspouts & vents.
- Ponding water.
- Holes or cracks in seams, flashings, etc.
- Sheetmetal and mechanical damage.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Ignacio 11 JT (1540) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES Roof Replacement (1540-SG00001) - - New - Application Number (42)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

48.00 %

* B. Actual match on this request - Enter Actual Match Percentage

48

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,036,825.50
D. Applicant Match to this Project	\$	497,676.24
E. Applicant Grant Request	\$	539,149.26
F. Previous Grant Awards to this Project	\$	
G. Previous Matches to this Project	\$	
H. Total All Phases	\$	1,036,825.50

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input checked="" type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/03/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

07/26/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

Estimated costs come from Ignacio School Board bid selection--365 roofing. We had an assessment done from RA&A architects from Durango Colorado as well as Grimditch consulting. The second bidder was T&L roofing. RAandA structural engineer, Tracy Reynolds, assisted with identifying costs for the projects as well as ensuring a safe design. Final budgets numbers were taken from 365 roofing and RAandA architects. The project will be completed in the summer of 2024. Escalation and construction contingencies were kept a 0% after the acceptance of a bid from 365 roofing. Owner's contingency should cover any unexpected costs.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by the Superintendent of Schools with support from the Manager of facilities as well as two engineers and one facility manager that are on the school board. We will reach out to a owners rep at a later date if that feels appropriate. We have already consulted with the Artaic group and Sarah Lara. A structural engineer (RA&A) and the project manager (360 roofing) will work together throughout the project to coordinate safety and efficiency of the retrofit roof.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The district has provided an RFQ for those companies who wish to bid. There are currently three interested vendors: T&L roofing, 365 Roofing, and Farha roofing all from Durango Colorado. (approximately 30 miles away) Farha, while interested, never submitted a bid. The Ignacio School board selected 365 Roofing to complete the project on March 27, 2024.. They had the lowest bid while fulfilling all needs. There is a 3 year contractor installation warranty and a 20 year manufacturer warranty. 365 roofing manager and RAandA structural engineer will work together to ensure project success and safety.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

None at this time

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Specific utility costs are not relevant to this project. The district believes that some utility savings will result from the improved insulation system in a new roof. In addition to saving on the replacement cost of ceiling tiles, carpets, flooring, and supplies from active leaks in the current roof.

● Campuses Impacted by this Grant Application ●

Thompson R2-J - Multiple School Partial Reroof - Cottonwood Plains ES - 1992

District:	Thompson R-2J
School Name:	Cottonwood Plains ES
Address:	525 Turman Drive
City:	Ft Collins
Gross Area (SF):	59,306
Number of Buildings:	1
Replacement Value:	\$20,096,340
Condition Budget:	\$13,887,756
Total FCI:	0.69
Adequacy Index:	0.04



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,582,092	\$3,653,092	1.02
Equipment and Furnishings	\$515,006	\$643,758	1.25
Exterior Enclosure	\$2,326,149	\$522,818	0.22
Fire Protection	\$17,898	\$646,489	36.12
HVAC System	\$4,449,129	\$4,283,266	0.96
Interior Construction and Conveyance	\$3,270,459	\$1,991,038	0.61
Plumbing System	\$691,849	\$427,382	0.62
Site	\$2,915,053	\$2,347,493	0.81
Structure	\$2,328,705	\$0	0.00
Overall - Total	\$20,096,340	\$14,515,336	0.72

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Cottonwood Plains ES Main	59,306	0.67	1992	\$17,181,287	\$12,167,843
Cottonwood Plains ES Site	392,040	0.81	1992	\$2,915,053	\$2,347,493
Overall - Total	451,346	0.69		\$20,096,340	\$14,515,336

● **Campuses Impacted by this Grant Application** ●

Thompson R2-J - Multiple School Partial Reroof - Ivy Stockwell ES - 1974

District:	Thompson R-2J
School Name:	Ivy Stockwell ES
Address:	175 Fifth Street
City:	Berthoud
Gross Area (SF):	47,499
Number of Buildings:	3
Replacement Value:	\$15,074,122
Condition Budget:	\$7,434,492
Total FCI:	0.49
Adequacy Index:	0.27



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,376,515	\$2,187,438	0.92
Equipment and Furnishings	\$282,595	\$333,926	1.18
Exterior Enclosure	\$2,222,291	\$180,678	0.08
Fire Protection	\$14,571	\$673,346	46.21
HVAC System	\$2,252,793	\$643,078	0.29
Interior Construction and Conveyance	\$3,099,730	\$2,361,154	0.76
Plumbing System	\$1,060,462	\$750,631	0.71
Site	\$1,653,223	\$796,102	0.48
Special Construction	\$254,061	\$141,145	0.56
Structure	\$1,857,883	\$24,724	0.01
Overall - Total	\$15,074,122	\$8,092,222	0.54

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ivy Stockwell ES Site	370,260	0.48	1974	\$1,653,223	\$796,102
Ivy Stockwell ES Mod 02	1,440	0.48	2000	\$265,622	\$126,739
Ivy Stockwell ES Main	44,499	0.49	1974	\$12,872,328	\$6,906,414
Ivy Stockwell ES Mod 11	1,560	0.93	1997	\$282,950	\$262,967
Overall - Total	417,759	0.49		\$15,074,122	\$8,092,222

● **Campuses Impacted by this Grant Application** ●

Thompson R2-J - Multiple School Partial Reroof - Loveland HS - 1963

District:	Thompson R-2J
School Name:	Loveland HS
Address:	920 West 29th Street
City:	Loveland
Gross Area (SF):	212,616
Number of Buildings:	2
Replacement Value:	\$62,028,934
Condition Budget:	\$44,884,011
Total FCI:	0.72
Adequacy Index:	0.09



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$10,147,397	\$11,151,764	1.10
Equipment and Furnishings	\$2,317,735	\$2,342,515	1.01
Exterior Enclosure	\$7,343,520	\$4,649,420	0.63
Fire Protection	\$215,480	\$3,155,445	14.64
HVAC System	\$12,406,011	\$11,285,673	0.91
Interior Construction and Conveyance	\$10,540,741	\$7,623,716	0.72
Plumbing System	\$4,192,926	\$2,538,286	0.61
Site	\$7,735,629	\$5,035,596	0.65
Special Construction	\$56,516	\$0	0.00
Structure	\$7,072,978	\$0	0.00
Overall - Total	\$62,028,934	\$47,782,415	0.77

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Loveland HS Mod 1	1,765	0.31	2010	\$159,546	\$48,782
Loveland HS Main	210,851	0.74	1963	\$54,133,759	\$42,698,037
Loveland HS Site	1,089,000	0.65	1963	\$7,735,629	\$5,035,596
Overall - Total	1,301,616	0.72		\$62,028,934	\$47,782,415

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Thompson R2-J

County: Larimer

Project Title: Multiple School Partial Reroof

Current Grant Request:	\$659,999.85	CDE Minimum Match %:	67%
Current Applicant Match:	\$1,339,999.70	Actual Match % Provided:	67%
Current Project Request:	\$1,999,999.55	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$1,999,999.55	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$28.38	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$1.85	Affected Pupils:	2,225
Hard Costs Per Sq Ft:	\$26.53	Cost Per Pupil:	\$899
Previous BEST Grant(s):	11	Gross Sq Ft Per Pupil:	176
Previous BEST Total \$:	\$13,899,328.27		

Financial Data (School District Applicants)

District FTE Count:	14,296	Bonded Debt Approved:	\$149,000,000
Assessed Valuation:	\$3,287,632,513	Year(s) Bond Approved:	18
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	\$288,000,000
PPAV:	\$230,333	Year(s) Bond Failed:	16
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$188,845,000
Median Household Income:	\$91,064	Total Bond Capacity:	\$658,567,796
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	40.70%	Bond Capacity Remaining:	\$468,681,503
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$1,160.83		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Thompson R2-J (1560) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School Partial Reroof (1560-SG00001) - - New - Application Number (23)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Cottonwood Plains Elementary School - 1560-1920 ▼

* Facility Name & Code

Ivy Stockwell Elementary School - 1560-4332 ▼

* Facility Name & Code

Loveland High School - 1560-5316 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

* D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")

N/A

*

Facility Condition

* E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.

All three schools were constructed by Thompson School District in accordance with the building code and educational standards of the time.

* F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.

Thompson School District had not passed a bond election in many years. Finally in 2018 they passed a bond to address their most pressing needs. The following is a list of projects that illustrates the district's investments and focus within the last three to five years in the three schools:

COTTONWOOD PLAINS ELEMENTARY:

Original build in 1992

-East classroom addition- 2002

Recent Capital Improvements:

- ADA compliance

- HVAC repairs
- HVAC Controls
- Parking Lot replacement
- Interior finish upgrades (e.g. carpet, etc.)
- Secure vestibule
- Security upgrades
- Landscaping
- Roof repairs
- Section reroof

Ivy Stockwell Elementary

Original build in 1975

- Addition 1997
- West classroom addition 2020

Recent Capital Improvements:

- Fire system replacement
- Security upgrades
- Asbestos abatement
- Asphalt improvements
- Drainage issue resolution
- Water heater replacement
- Roofing repairs
- Gym floor replacement

LOVELAND HIGH SCHOOL:

Original build in 1963

- Classroom addition- 1966
- Classroom, auditorium, administration and locker room addition- 1990
- Addition 1998

Recent Capital Improvements

- HVAC controls upgrades
- Flooring
- Asbestos abatement
- New boilers, hot water heaters and transformers

- New unit ventilators
- Security Upgrades
- ADA upgrades
- Theatrical lighting upgrades
- Asphalt improvements
- Athletic field replacement
- Track replacement
- Irrigation system upgrades
- Non potable water pump upgrades
- Lighting upgrades
- Door hardware updates

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Thompson School District R2-J includes planning for capital projects as part of the annual budgeting exercise. Consideration for expenditure of these finite funds involves thoughtful review of the many needs and requests in an effort to balance needed attention for a particular facility or project with the overall mission and needs of the District. This is not a process that is begun anew each year but rather an ongoing source of information regarding age, condition, technology and risk that allows a view into not only what has been recently addressed in this area but also to better anticipate what is likely to require investment over the coming 1-5 years.

When evaluating requests, the requirement of maintaining a safe and comfortable environment that is conducive to learning is top priority. Extending the useful life of assets and protecting what is already owned is also of great importance, whether that be repairing/replacing building roofs, making heating and cooling systems more modern and efficient, or making athletic/activity surfaces and facilities as safe as possible for participants.

For fiscal 2023-24 Thompson School District R2-J budgeted approximately \$1.8 million for capital projects. This included investment in areas such as technology replacements and enhancements, various maintenance and ROI projects, safety and security additions and improvements, athletics, risk management, nutrition services, and transportation. In addition to these items, further funds were budgeted for regular and ongoing maintenance and repairs in buildings, grounds and electrical and mechanical systems. These expenditures more than exceed the recommended 1.5% of per-pupil base funding to be allocated to capital renewal projects throughout the District.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Thompson R2-J (1560) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School Partial Reroof (1560-SG00001) - - New - Application Number (23)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Thompson School District is the 16th largest school district in Colorado, encompassing 362 square miles and serving approximately 15,000 students. The district's territory includes all of Loveland and Berthoud, as well as sections of Fort Collins, Windsor, Johnstown and unincorporated land in Larimer, Weld and Boulder counties.

TSD serves students in Pre-K through 12th grade with fifteen school-based early childhood programs, a dedicated early childhood building, three Pre-K-8 schools, sixteen elementary schools, four middle schools, five high schools, a career technical education-alternative high school building, a transition program for students 18-21 who are receiving special education services, as well as two charter schools that are managed independently.

Thompson School District schools are well maintained but are feeling the strains of aging facilities. After 13 years without, Thompson voters approved a bond with a focus on deferred maintenance and security improvements in 2018. This funding was slated to address immediate facility needs (0-2 years), however, the District identified \$300M+ needed in the next 10 years. Given how far the District was behind (need far outweighing resources) the bond has only scratched the surface and could not address all of the needs in the district.

Regarding Maintenance, the District utilizes a work order-based software system to track both preventative and responsive needs in buildings. This allows maintenance staff to address immediate facility needs reported by building staff and plan for scheduled preventative maintenance to keep our systems in good shape. Preventative maintenance schedules vary from monthly to annual inspections, depending on the system needs.

School Programs:

Cottonwood Plains:

-Learning Center/ Intensive Learning Center

-Dual Language Immersion

Ivy Stockwell:

-Learning Center

-STEM

Loveland High:

- Learning Center
- Intensive Learning Center
- Affective Needs Learning Center
- Deaf and Hard of Hearing
- International Baccalaureate (IB)

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

In general, roof sections at the various schools have roof systems that are at the end of their useful lives and should be replaced as soon as possible. Deficiencies on these roofs are becoming apparent like shrinking membrane, which causes flashings to pull away from walls and will eventually split. Once this phenomenon begins it is irreversible and could lead to catastrophic failure. Repairing roofs of this vintage, in this condition, is temporary at best and the ongoing maintenance nuisance strains TSD's maintenance team, which are already stretched thin.

COTTONWOOD PLAINS ELEMENTARY (CPES):

The low slope standing seam metal roofs date back to original construction in 1992. Low slope standing seam metal roof systems have a serviceable life that ranges from 25 to 30 years. The roofs at CPES, that have been identified for replacement, have passed their useful life and need to be replaced. The school

has experienced ongoing active leaks and recent efforts to repair the leaks have been futile. Recently, school staff have reported poor air quality and concern for the presence of bio-growth has become common.

IVY STOCKWELL ELEMENTARY (ISES):

The single ply membrane roofs identified for replacement range from 17 to 27 years old. The EPDM on the south wing of the school dates to original construction in 1997. EPDM roof systems have a serviceable life that ranges from 20 to 25 years. Efforts to triage this roof have been temporary at best and leaks continue to plague this area. The TPO roof on the gym was installed in 2007. TPO roof systems have a serviceable life that ranges from 15 to 20 years. This is within its replacement window and the maintenance team reported a significant uptick in work orders due to leaks in the past year.

The asphalt shingles on the mansards are estimated to have been in place for over 25 years. The shingles were installed over another layer of asphalt shingles which were installed over the original cedar shingles that date back to original construction in 1975. It appears that the original cedar shingles were installed directly over plywood sheathing without waterproofing material. The visible shingles have been prone to blowoff over the past several years. Modern IBC provisions dictate that no more than 2 layers of roofing shall be in place. The mansards intersect with the flat roofs discussed above, so it's advisable to replace the two systems simultaneously to ensure proper integration.

LOVELAND HIGH SCHOOL (LHS):

The single ply membrane roofs identified for replacement are estimated to be over 25 years old. PVC and Hypalon membrane roof systems have a serviceable life that ranges from 20 to 25 years. However, these membrane types are not suited for the Front Range as high UV accelerates the degradation of the material which makes it susceptible to hail damage. Recently, a CSDSIP representative commented that these roof sections are like a coffee filter and require replacement as soon as possible. These roofs are beyond repair, are quite fragile and subject to catastrophic failure. Leaks are ongoing, but little can be done except to place buckets.

The sloped standing seam metal roofs identified for replacement date back to original construction in 1998. Typically, standing seam metal roofs have a serviceable life of over 25 years, but these roofs are leaking at the intersections of the metal panels and flat roofs. Leaks have become endemic and repair efforts have become increasingly futile due to the roof detailing innate in the roof system.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Grimditch Design & Consulting (GDC) was engaged in 2023 to assess roofs at six schools:

- Berthoud High School
- Cottonwood Plains Elementary School (CPES)
- Ivy Stockwell Elementary School (ISES)
- Loveland High School (LHS)
- Peakview Academy at Conrad Ball
- Turner Middle School

GDC prepared an audit of the roof that included the following:

- Archive research
- Visual inspection of each roof section

- Surface photos, drone photos and drone video
- Roof sampling to determine the existing roof assemblies as well as the presence of wet insulation
- IBC code family compliance research
- Structural analysis
- State Facility Assessment

Although all six schools that were studied have roofs that past due for replacement, CPES, ISES and LHS were deemed to be the most critical. Due to the severity of the roof issues, the school opted to direct GDC to explore the possibility of designing and competitively bidding these projects for 2024 replacement. GDC will incorporate the information gathered in the audit to create Contract Documents to competitively bid the projects to qualified roofing contractors for 2024 construction.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

In general, the IBC code family, State of Colorado and the Colorado Department of Education guidelines will be adhered to in the design of the new roofing system.

Regulatory requirements include, but are not limited to:

- Design prepared by a licensed Architect or Professional Engineer
- Structural analysis of each roof section by a State of Colorado licensed Structural Engineer
- CDC Capital Construction guidelines
- Building permit obtained from the Division of Fire Prevention and Control (DFPC)
- Installation of ladders where roof to roof transitions exceed 30" as mandated by the International Mechanical Code (IMC)
- IBC, IEEC and International Existing Building Code (IEBC) requirements for roofs
- Compliance with minimum roof slope provisions
- Guardrails at HVAC units within ten feet of roof edges
- Guardrails at roof access points within ten feet of roof edges

The contractor(s) shall supply a 3½ year Workmanship and a 20 year Manufacturer Warranty at the conclusion of the projects.

COTTONWOOD PLAINS ELEMENTARY SOLUTION:

Total Roof Area: approximately 30,700sf

- 1) Remove & discard the existing metal roofing roof system to the structural deck.
- 2) Remove & discard abandoned roof top units.
- 3) Raise rooftop equipment, skylights, etc. as needed to accommodate the new roof system.
- 4) Remove/replace damaged/deteriorated existing insulation and/or structural deck.
- 5) Remove & discard the existing sheet metal & roof associated accessories and discard.

- 6) Provide the material & labor to install a new fully adhered 60mil EPDM roof system, including new insulation to meet Code requirements.
- 7) Provide the material & labor to install new sheet metal throughout.
- 8) Provide and install new roof access ladders, as required.
- 9) Provide and install new guardrails, as required.

IVY STOCKWELL ELEMENTARY SOLUTION:

Total Flat Roof Area: approximately 11,075sf

- 1) Remove & discard the existing roof system to the structural deck.
- 2) Remove & discard abandoned roof top units.
- 3) Raise rooftop equipment, skylights, etc. as needed to accommodate the new roof system.
- 4) Remove/replace damaged/deteriorated existing insulation and/or structural deck.
- 5) Remove & discard the existing sheet metal & roof associated accessories and discard.
- 6) Provide the material & labor to install a new fully adhered 60mil EPDM roof system, including new insulation to meet Code requirements.
- 7) Provide the material & labor to install new sheet metal throughout.
- 8) Provide and install new roof access ladders, as required.
- 9) Provide and install new guardrails, as required.

Total Mansard Area: approximately 2,100sf

- 1) Remove and discard 3 layers of shingles down to the sheathing.
- 2) Install new underlayment.
- 3) Install new Berridge FW-12 façade panels.

LOVELAND HIGH SCHOOL SOLUTION:

Total Flat Roof Area: approximately 24,500sf

- 1) Remove & discard the existing roof system to the structural deck or existing insulation.
- 2) Remove & discard abandoned roof top units.
- 3) Raise rooftop equipment, skylights, etc. as needed to accommodate the new roof system.
- 4) Remove/replace damaged/deteriorated existing insulation and/or structural deck.
- 5) Remove & discard the existing sheet metal & roof associated accessories and discard.
- 6) Provide the material & labor to install a new fully adhered EPDM roof system, including additional insulation to meet Code requirements.
- 7) Provide the material & labor to install new sheet metal throughout.
- 8) Provide and install new roof access ladders throughout, as required.
- 9) Provide and install new roof access ladders, as required.
- 10) Provide and install new guardrails, as required.

Total Sloped Roof Area: approximately 2,100sf

- 1) Remove and discard metal roofing.
- 2) Install new self-adhering ice and water barrier underlayment.
- 3) Install new Berridge Cee-Lock standing seam metal roofing.
- 4) Install new fully adhered EPDM at the slope to flat transitions.
- 5) Remove and discard metal façade panels.
- 6) Install new Berridge FW-12 façade panels over new underlayment.

The School District prefers EPDM roof systems for longevity, moderate expense and ease of maintenance. New insulation will be installed to conform to the International Energy Efficiency Code (IEEC) which will improve energy efficiency. New roof access ladders will be installed to ease the movement for school district personnel, contractors and preventative maintenance teams throughout the schools' roofs. TSD prefers metal roof and wall panels for sloped roofs and mansards, due to longevity, durability and aesthetic.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The roof audit, prepared by GDC, helped inform TSD administrators as to the most appropriate roof replacement option described in the Solution section above.

The proposed solution considered:

- Climate; particularly hail resistance and wind uplift
- IBC provisions along with State and local ordinances
- Budget
- Available BEST Grant match
- Longevity of materials
- Ease of maintenance
- Access surrounding the school
- Fluctuations in labor and material costs
- Project phasing
- Existing roof assemblies
- Clear design intent
- Competitive bidding to competent contractors
- Favorable Workmanship and Manufacturer warranties

During the due-diligence phase, it was determined that at some roof sections, the existing insulation can be reused due to its type, condition and existing structural deck type. Supplemental insulation will be installed to comply with the IEEC. Reusing insulation reduces construction cost and keeps perfectly good material out of the landfill. As with any project there is a chance that the roofer will discover limited amounts of wet insulation. So, as part of the bid documents, a unit price for removing and replacing 100 square feet (1 roofing square) of insulation will be required. Additionally, some roof decks pond water, so in those areas, new tapered insulation will be necessary.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roofing systems identified in the scope of work are within or have exceeded their replacement age, are difficult to service and should be replaced during the summer of 2024. When roof leaks occur it is a nuisance for staff and students who must relocate to other areas of the school. This disruption is detrimental to the learning environment. Additionally, concerns around indoor air quality and bio-growth have heightened as witnessed by increased work orders from the school's staff. The maintenance team must respond to each crisis which distracts them from ongoing preventive maintenance operations. Additional safety issues arise from the placement of buckets and trash cans to collect leaks. In some cases, ceiling tiles and sheetrock have become water saturated and collapsed which can endanger the schools' occupants.

If the BEST Grant is awarded, it will allow the Thompson School District to stretch the last of the 2018 bond dollars to achieve the scope needed for these critical repairs. Without the grant, tough decisions will have to be made in order to determine the best path forward, likely being the reduction of scope. The projects cannot be delayed--continued leaks can cause damage to the schools' structure, interior, equipment and valuable educational materials, increasing costs and posing health and safety concerns.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Thompson School District maintains a ten-year facilities maintenance plan that is updated annually to include all projected capital renewal and maintenance costs. This document, and related figures, inform annual budgeting for maintenance as well as capital reserve for capital renewal and new capital projects.

Upon completion of this project, the contractor will conduct a roof inspection & repair clinic for pertinent school district staff. In addition, the contractor will warrant the project for 3½ years and will be responsible for any roof-related issues that arise during that time period. Towards the end of the workmanship warranty period, GDC, School District personnel and the contractor will inspect the roof to identify deficiencies for the contractor to remedy.

In addition to the Workmanship Warranty, the manufacturer will warrant the project for a period of twenty years. During the Manufacturer Warranty period, major roof repairs will be performed by a competent roofing contractor who is pre-qualified by the manufacturer. For minor repairs, TSD has an experienced maintenance team that is well versed in the applicable roof systems and repair methods. The maintenance team will methodically inspect the roof at least

two times a year to identify deficiencies and, if possible, remedy the following:

- Punctures in the membrane
- Debris around drains, scuppers, and other areas of the roof
- Roof blisters
- Membrane deterioration
- Structure deflection
- Obstructed drainpipes, downspouts and vents
- Ponding water
- Holes or cracks in seams, flashings, etc
- Sheetmetal and mechanical damage

For major repairs, TSD will engage a manufacturer approved contractor.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The School District has no plan to change the use or dispose of these facilities.

III. Detailed Project Cost Summary

Thompson R2-J (1560) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Multiple School Partial Reroof (1560-SG00001) - - New - Application Number (23)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

67.00 %

* B. Actual match on this request - Enter Actual Match Percentage

67

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,999,999.55
D. Applicant Match to this Project	\$	1,339,999.70
E. Applicant Grant Request	\$	659,999.85
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	1,999,999.55

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2018	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

05/27/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

09/06/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

Grimditch Design & Consulting prepared documents to solicit budget estimates from the following contractors:

- 1) Arapahoe Roofing
- 2) Grabau Roofing
- 3) Superior Roofing

The average of the three budget estimates is the cost basis used for the Detailed Project Budget.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by Grimditch Design & Consulting, Inc. (GDC) in conjunction with TSD's Project Manager and maintenance team.

GDC's Principal (Brent Grimditch) is a licensed Colorado Architect who has specialized in roofing, waterproofing and building envelope in the State of Colorado since 1998. Brent, and his Associates, Greg Farris and Tamara Hybertson, have designed and managed multiple projects for several School Districts throughout Colorado. GDC has supported over 30 successful BEST Grants and continues to build on its BEST Grant project experience that has developed over the past 12 years.

GDC will conduct periodic inspections of the project while it is under construction to assure quality assurance and control. Additionally, GDC will facilitate weekly meetings with the owner and the contractor as well as produce observation reports.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

TSD solicited multiple bids from consultants and selected GDC as a professional service for select roof consulting projects.

The school district will pre-qualify contractors to bid on the projects for summer 2024 work. TSD will select the most qualified contractor to complete the work on behalf of the school district.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

Outside of BEST grant funding, this project will utilize bond funding secured with the 2018 Bond. The award of BEST Grant funding for this project will increase the TSD's capacity to remedy these facility deficiencies.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Specific utility costs are not relevant to this project, but the additional insulation that is integral to the new roof systems will make the buildings more efficient.

● **Campuses Impacted by this Grant Application** ●

Ridgway R-2 - Secondary School Roof Replacement - Ridgway MS/HS – 2006

District:	Ridgway R-2
School Name:	Ridgway MS/HS
Address:	1200 Green Street
City:	Ridgway
Gross Area (SF):	61,800
Number of Buildings:	2
Replacement Value:	\$23,058,957
Condition Budget:	\$5,902,479
Total FCI:	0.26
Adequacy Index:	0.19



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,370,595	\$1,484,093	0.44
Equipment and Furnishings	\$1,358,109	\$219,536	0.16
Exterior Enclosure	\$2,656,502	\$0	0.00
Fire Protection	\$790,610	\$49,434	0.06
HVAC System	\$1,741,588	\$1,861,308	1.07
Interior Construction and Conveyance	\$4,030,517	\$1,706,331	0.42
Plumbing System	\$1,468,267	\$219,790	0.15
Site	\$3,873,076	\$399,100	0.10
Structure	\$3,769,692	\$0	0.00
Overall - Total	\$23,058,957	\$5,939,592	0.26

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ridgway MS/HS HS Vo-Ag	2,300	0.18	2006	\$611,459	\$147,945
Ridgway MS/HS Main	59,500	0.29	2006	\$18,574,422	\$5,392,547
Ridgway MS/HS Site	1,003,187	0.10	2006	\$3,873,076	\$399,100
Overall - Total	1,064,987	0.26		\$23,058,957	\$5,939,592

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Ridgway R-2

County: Ouray

Project Title: Secondary School Roof Replacement

Current Grant Request:	\$433,950.74	CDE Minimum Match %:	62%
Current Applicant Match:	\$805,908.52	Actual Match % Provided:	65%
Current Project Request:	\$1,239,859.26	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$1,239,859.26	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$27.55	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$3.42	Affected Pupils:	181
Hard Costs Per Sq Ft:	\$24.13	Cost Per Pupil:	\$6,850
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	341
Previous BEST Total \$:	\$7,666,231.78		

Financial Data (School District Applicants)

District FTE Count:	301	Bonded Debt Approved:	\$12,000,000
Assessed Valuation:	\$192,543,040	Year(s) Bond Approved:	21
Statewide Median: \$143,052,675		Bonded Debt Failed:	
PPAV:	\$639,076	Year(s) Bond Failed:	
Statewide PPAV: \$229,467		Outstanding Bonded Debt:	\$13,540,000
Median Household Income:	\$81,528	Total Bond Capacity:	\$38,472,346
Statewide Avg: \$70,838		Statewide Median: \$28,824,395	
Free Reduced Lunch %:	24.60%	Bond Capacity Remaining:	\$24,968,608
Statewide District Avg: 51.87%		Statewide Median: \$17,408,578	
Total Mills \$/Capita:	\$2,311.43		
Statewide Avg: \$1,121			

I. Facility Profile

Ridgway R-2 (2590) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ridgway Secondary Roof Replacement (2590-SG00001) - - New - Application Number (14)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Ridgway High School - 2590-7346

* Facility Name & Code

Ridgway Middle School - 2590-7344

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

In 2003, our voters supported a \$7.75M bond to construct a new secondary school for grades 6-12 because of student growth.

Previously, all K-12 students were in the 1972 school that currently serves grades PK-5.

The current classroom side of the Ridgway Secondary School opened in the fall of 2006. Because of budget challenges to construct the entire school - construction costs escalated by 30%- the secondary school construction had to be split into two phases.

Several years later, an addition was constructed with a \$1.5M voter-approved bond and \$700,000 of fundraising. The addition includes the gym and music room and opened in the fall of 2009.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Over time, most of the lighting has been converted to LED.

RSD rebuilt the pump station that supplies the ditch water for watering all the RSS grounds in 2019.

Converted two bathrooms to be gender neutral in 2020.

In the past three years:

Replaced food service equipment: stoves 2023, ovens 2022, dishwasher in 2021

Made patch repairs to the RSS roof and replaced ceiling tiles along the academic side of the building

Enclosed with fencing the loading area to the kitchen to enlarge storage and create a safer back entrance to the kitchen for deliveries

Procured portable air purifiers along with Merv 13 air filters

The biggest project occurred when a newly installed, rooftop HVAC unit above the gymnasium failed and caused a substantial flood and significant damage to the gym floor. While the floor improvements have increased the utility of the gym, the continued leaks in the gym ceiling endanger the new floor. The leaks were not expected and unprecedented when the gym floor was replaced.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Our capital funding is through our general fund and averages \$115,000 per year, or approximately \$375/student district wide. Maintenance of a new roof will be budgeted appropriately as part of the district's annual operating budget and capital reserve. These budget amounts may increase as needed depending on the projects required each year.

The major renovation of Rigway Elementary School was just completed with BEST funding and is in closeout. We are setting up the capital reserve plan in our budget planning to be in compliance with the requirements. A long range capital repair, replace, maintain plan is being developed and will be ready this spring of 2024.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Ridgway R-2 (2590) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ridgway Secondary Roof Replacement (2590-SG00001) - - New - Application Number (14)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

Cost/SF too high

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Located in Ouray County, the Town of Ridgway is considered the 'Gateway to the San Juans'. The area was once home to the Utes in the Uncompahgre River Valley. By the late 1890's the town formed as a railroad town, serving the nearby mining towns of Telluride and Ouray. Ridgway has continued to adapt to local industries such as tourism and ranching. Our community has continued to grow since 1900. Currently the population is approximately 2,800, and projections anticipate steady growth through 2050.

Our district currently serves 334 students from Ouray, San Miguel and Montrose Counties. The Ridgway School District community is defined by the professionalism and heartfelt commitment of the staff and teachers. Our teachers are highly-prepared, share a love of teaching and have a diversity of backgrounds and professional experiences. We have a student-teacher ratio of 11:1, allowing for a level of individualized instruction and personal attention characteristic of a small, rural school. All of our schools have recently received the John Irwin Award for demonstrating exceptional academic achievement over time. The district has also been 'Accredited with Distinction' from 2012-2016, in 2019 and most recently, post-pandemic in 2022. Only 6% of Colorado school districts received this distinction in 2022. We believe our efforts to keep school in-person during the 2020-21 & 2021-22 school years contributed to our academic success.

The community is proud of our extensive, experiential, outdoor education programs and our emphasis on educating the whole child with attention to social emotional learning as well as maintaining high academic standards. The District served as many as 380 students from Ouray, San Miguel and Montrose Counties. Student numbers continue to fluctuate with the rise and fall of the economy, the rising costs of affordable housing in Ouray county and most recently, the coronavirus pandemic.

Ridgway Secondary School (RSS) is the combination of Ridgway Middle School and Ridgway High School. The school serves 181 students in grades 6-12. At RSS, one way we inspire the youth of the 21st Century is to engage students in a multitude of activities, both inside the classroom and outside the classroom. Through our Outdoor Experiential Learning Program our students experience a variety of instruction such as backpacking trips, cultural experiences, ice-climbing, camping and community service projects.

Our director of facilities is experienced in school maintenance and runs a staff of 2 custodians. When needed for more skilled projects, subcontractors with those skill sets are engaged. With the recent completion of the elementary school project, our facilities director is working on implementing a work order system as well as a district-wide maintenance plan so our district is proactive and is planning for future facility maintenance needs.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The roof at RSS has been leaking for several years, but only recently in the gym area. This is a Priority One issue at RSS and needs to be addressed.

The roof was identified as deficient during our master planning process in 2020 by a team of architects and engineers. At the end of 2022, a roofing consultant provided an assessment for the failing roof in support of the last year's (unfunded) BEST Grant. The complete roof design was completed by a roofing consultant in 2023 in support of this BEST Grant Application.

There are two main roof membrane areas: a fully adhered EPDM rubber section over the original building installed in 2004/2005 and a TPO membrane section over the 2009 gym/music room addition. The EPDM roof is a Firestone 45 mil black unreinforced EPDM and is approximately 28,000 square feet. The TPO roof covers an area of approximately 17,000 square feet. Following is a description of the current roof leakage in each section and the condition of the roof membrane and associated details.

EPDM ROOF MEMBRANE AREA

This area of roof on the north/northeast portion of the building is larger than the TPO roof area. The Director of Maintenance has witnessed this roof membrane shrinking, which has caused seams to come apart in many areas and also caused tears in the membrane in several places. These tears are leading to many leaks within the building that are difficult to find to repair. During the most recent roof assessment at least 44 leaks were observed in the EPDM roof. The maintenance team has done the best they can to address these cracks, but they will continue to cause additional seam failure areas throughout the roof. In addition, screws are backing up through the membrane in many places, resulting in difficult repairs.

There has also been continuing roof leakage around mechanical units, HVAC units and roofing intersections throughout the EPDM roof area. Almost all overflow scuppers on this roof have edges of the EPDM coming loose and rubber connections at corners and other detailed areas are loose.

Maintenance staff is constantly battling roof leaks and replacement of damaged ceiling tiles. In the academic wing there is a constant trickle to stream of water in one section of the building. This reactive maintenance activity takes many hours away from preventative maintenance our staff could be doing.

This EPDM roof is 19 years old. Ridgway has a harsh climate and the roofing consultant recommends replacement to fix the roof membrane problems and associated roofing and sheet metal details. The warranty for the EPDM roof expired in 2015.

Impressively, the fully adhered 45 mil EPDM has massively exceeded its serviceable and expected lifespan and should be replaced as soon as possible. The elasticity of the membrane is all but gone. Tears, rips, and system failures will only increase until replaced.

TPO ROOF MEMBRANE AREA

The TPO roof membrane is 15 years old. There have been numerous roof leaks reported around mechanical units and large HVAC units at the TPO roof membrane area. Walk pads are coming loose and some are missing. There are open areas of roofing and sheet metal at various intersections allowing water inside the building.

The sloped TPO roof has ice and snow sliding off this area onto the lower roof, damaging the stripping onto the sheet metal connection. There have been additional areas of roof leakage along the intersection of the EPDM / TPO membrane connection. At least 6 large leaky areas were observed in the TPO roof. Heat inducted seam welds have developed fine cracks that are allowing water to penetrate the TPO membrane. The roofing consultant recommends it's time for the TPO membrane to be replaced with a fully adhered EPDM rubber membrane.

The roofing consultant recommends replacement of all existing roofing to bring the entire building under one type of membrane and one warranty. Repairs/leaks with the TPO membrane would be ongoing until replacement otherwise.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

RSD engaged in a comprehensive facilities master plan process in 2020. This included facility assessments by a team of design architects and engineers that initially identified the RSS roof as deficient.

In 2022, RSD engaged a roofing consultant, Cave Consulting, to review the roof concerns at RSS in support of a previous unsuccessful BEST Grant Application.

In 2023, RSD competitively procured a roofing consultant, Division 7 Design, to provide an assessment and full roof replacement design documents. The construction documents were recently bid in January of 2024, five responses were received, and Douglass Colony was selected to replace the roof.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above.

Describe the scope of work proposed to be completed with this BEST grant.

The proposed solution is a new 60 mil EPDM fully adhered roofing system for the approximately 45,000 SF roof to replace the existing EPDM and TPO systems with a comprehensive roofing system and 30 year warranty.

Division 7 Design has been retained to provide construction administration and visually inspect the installation regularly during construction to ensure adherence to the design documents and specifications.

Construction will begin with removal and disposal of existing roof membrane, perimeter base flashing, pipe and curb flashing. Non-compliant crickets will be reworked to provide adequate and correct drainage.

Insulation will remain in place as much as possible, but the roofing consultant and contractors believe there will be repairs needed and insulation to increase R-value to code.

Hydraulic flood testing will be performed on all roof drains to ensure proper operation prior to roof replacement. Any needed drain repairs and replacement will be completed by a State licensed mechanical/plumbing contractor.

The roof will have a minimum 30-year manufacturer's total roofing system warranty.

In addition there will be some needed work for the gas line, HVAC, and electrical disconnect to be removed and reinstalled. This work is included in the budget. Also, there are some minimal dollars budgeted for sod and irrigation repairs as collateral damage to a full roof replacement project.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In 2023, RSD competitively procured a roofing consultant, Division 7 Design, to provide an assessment and full roof replacement design documents. The construction documents were recently bid, five responses were received, and Douglass Colony was selected to replace the roof this summer.

RSD engaged Dynamic Program Management as their Owner's Representative to guide RSD through the process and manage the Roofing Consultant and Contractor. Dynamic Program Management coordinated the selection of Division 7 Design.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The current roof at RSS is already failing and causing water damage throughout the building. The roof must be replaced as soon as possible to ensure the health and safety of students and staff, to keep the building fully operational, and to address the issue as fiscally responsible as possible.

From a health and safety aspect, water infiltration can lead to poor indoor air quality, mold growth, and other health issues. From an operational standpoint, water infiltration requires active maintenance, taking staff away from addressing other needs.

In order to address all of RSD's urgent facility needs with the remaining 2021 Bond funds, RSD needs additional BEST grant dollars. In the event that RSD does not receive the BEST grant, we will be forced to not address other desperately needed facility improvements at this time. Our Roofing Consultant recommends replacing the entire roof at once. With leaks in both the EPDM and TPO, it is very difficult to choose one replacement, and one comprehensive roof will last longer and provide a consistent warranty. The current poor condition of this not yet 20-year-old roof is partially due to overly constrained budgets-and thus compromises-during original construction. Going forward, we want to ensure all projects undertaken are high quality and last for decades to come.

When we asked our community for support, we committed to leveraging the local bond dollars by applying for grants. As pricing for our bond program was completed in early 2021, we have seen an increase in construction cost escalation that is unprecedented and we need to stretch our dollars as best possible to fulfill our commitment to our community and complete the scope promised.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warrantees for major building systems or new construction proposed.

RSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff and community for as long as possible. The new roof will first be under a two-year workmanship warranty from the roofing contractor and will then be maintained according to our regular schedules to ensure the 30-year manufacturer's warranty stays valid. The installer will also provide training and operation and maintenance information to our maintenance department for the new roofing system. This school year per the roofing consultants recommendation trees that were too close to the building have been removed and the School District is committed to being more diligent about keeping the height of nearby trees below the height of the roof to avoid the transport of leaves onto the roof. The new roof will have a minimum 30-year warranty.

Per CDE's recommendations, as part of our elementary school project, we will implement a facilities maintenance plan for both of our school facilities. This plan will provide documentation and direction on the facility maintenance strategy. Our staff will be trained on the plan and implement the necessary actions to maintain our facilities. Our plan will be a guiding document to appropriately budget each year the maintenance to be performed. It will provide a strategy on how to catch up in the event maintenance needs to be deferred. Every three years the plan will be updated, and we will work to continually improve the plan as we become familiar with our new facility so that we can keep it in the best condition as it ages over time. The past five years of actual costs for capital

projects in our district averaged \$115,000 per year. Maintenance of a new roof will be budgeted appropriately as part of the district's annual operating budget. We plan to budget \$200/student per year for maintenance districtwide.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

NA

III. Detailed Project Cost Summary

Ridgway R-2 (2590) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Ridgway Secondary Roof Replacement (2590-SG00001) - - New - Application Number (14)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

62.00 %

* B. Actual match on this request - Enter Actual Match Percentage

65

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,239,859.26
D. Applicant Match to this Project	\$	805,908.52
E. Applicant Grant Request	\$	433,950.74
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	1,239,859.26

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2021	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

06/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/01/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

After being unsuccessful last year with this grant application, the district decided to move forward in procuring a roofing consultant to provide full construction documents and hard bid the roofing project.

We received 5 bids on January 24, 2024 for the roofing scope of work. All bidders provided bid bonds. The lowest qualified bid from Douglas Colony is utilized in our grant estimate.

The overall budget, including soft costs, was prepared by the Owner's rep, Dynamic Program Management who has managed many BEST grant projects of similar scope including specifically in Ridgway.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The District has engaged Dynamic Program Management, an experienced Owner's Representative, to provide project management services for the 2021 bond.

In addition, Division 7, will provide construction administration to manage the selected roofing contractor. They will review submittals, requests for information, change orders and workmanship in the field.

District facilities staff will provide direction and decisions to the team. The project team will report to an executive committee composed of the superintendent, school principal, Board of Education member, and facilities director.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

RSD has adhered to the BEST Grant guidelines for competitive procurement and all team members are on board for this project.

If any additional vendors or consultants are needed for the project, we will procure in an open competitive process with an advertised RFQP, a selection committee, scoring matrix and score cards to select the best fit for our project.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

We have asked our voters for support and they responded by passing a bond in 2021. Because of our community support, our application has increased our match percentage for the roof project from 62% to 65%.

Last year we applied for this roofing BEST grant and it was not funded. Cost/SF was cited as a reason. Last year's grant was based on a high-level roofing assessment and a cost model with many unknowns covered in escalation and contingency. After not receiving the BEST grant we still moved ahead, at the district's expense, in obtaining full construction documents for the re-roof project to reduce the amount of unknowns in the scope of work. As noted, the project was hard bid to get the most competitive price. By spending the dollars on a complete design and paying for that directly, we have reduced our BEST project amount since last year by over \$1M showing our due diligence and attempt to reduce the request of the BEST program.

The School District obtained a grant from the Colorado Division of Homeland Security to improve the existing entry vestibule for security at the Elementary School. We have applied ESSER funds to capital improvement projects. We have also applied again this year for the security grant to reduce capital costs at the secondary school and elementary school. This proposed project takes advantage of those improvements to reduce the requested funds.

While our School District has been successful with other grant applications such as GOCO in the past, we knew a BEST grant would be the only hope to secure significant funding for our project to address the roof. If successful, we will continue to leverage bond and BEST funds for other grant programs to stretch our dollars further.

District IT is pursuing an ERate Grant to fund a permanent internet connection to the RSS. The internet at RSS is currently beamed across Town from RES with a system that is dependent on line of sight. The current system is inconsistent and provides lower bandwidth than needed at RSS. The estimated cost is \$250k.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

NA

• Campuses Impacted by this Grant Application •

Revere School District - K-12 Gym Roof Replacement - Revere PK-12 – 1927

District:	Revere School District
School Name:	Revere PK-12
Address:	300 Morgan Ave
City:	Ovid
Gross Area (SF):	56,759
Number of Buildings:	1
Replacement Value:	\$28,187,649
Condition Budget:	\$6,374,872
Total FCI:	0.23
Adequacy Index:	0.05



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,192,743	\$1,999,159	0.63
Equipment and Furnishings	\$895,647	\$0	0.00
Exterior Enclosure	\$6,027,931	\$580,187	0.10
Fire Protection	\$777,485	\$0	0.00
HVAC System	\$4,796,970	\$188,225	0.04
Interior Construction and Conveyance	\$4,986,689	\$2,367,382	0.47
Plumbing System	\$970,388	\$96,410	0.10
Site	\$3,988,034	\$1,101,894	0.28
Structure	\$2,551,762	\$41,618	0.02
Overall - Total	\$28,187,649	\$6,374,875	0.23

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Revere PK-12 Site	479,160	0.28	1908	\$3,988,034	\$1,101,894
Revere PK-12 Main	56,759	0.22	1927	\$24,199,615	\$5,272,981
Overall - Total	535,919	0.23		\$28,187,649	\$6,374,875

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Revere School District

County: Sedgwick

Project Title: K-12 Gym Roof Replacement

Current Grant Request:	\$838,129.00	CDE Minimum Match %:	31%
Current Applicant Match:	\$431,763.42	Actual Match % Provided:	34%
Current Project Request:	\$1,269,892.42	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	Yes
Total of All Phases:	\$1,269,892.42	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$52.91	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$3.26	Affected Pupils:	145
Hard Costs Per Sq Ft:	\$49.65	Cost Per Pupil:	\$8,758
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	355
Previous BEST Total \$:	\$10,172,704.00		

Financial Data (School District Applicants)

District FTE Count:	131	Bonded Debt Approved:	
Assessed Valuation:	\$27,394,549	Year(s) Bond Approved:	
Statewide Median:	\$143,052,675	Bonded Debt Failed:	
PPAV:	\$209,407	Year(s) Bond Failed:	
Statewide PPAV:	\$229,467	Outstanding Bonded Debt:	\$3,027,889
Median Household Income:	\$40,583	Total Bond Capacity:	\$5,486,466
Statewide Avg:	\$70,838	Statewide Median:	\$28,824,395
Free Reduced Lunch %:	48.90%	Bond Capacity Remaining:	\$2,451,021
Statewide District Avg:	51.87%	Statewide Median:	\$17,408,578
Total Mills \$/Capita:	\$1,513.97		
Statewide Avg:	\$1,121		

I. Facility Profile

Revere School District (2865) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Gym Roof Replacement (2865-SG00001) - - New - Application Number (46)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Revere School District - 2865

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> Gym
		Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The original school was constructed in 1928 and met the needs of the population and building standards of the time. The gym was constructed as a standalone metal building in 1974 to meet the needs of the Revere School District's (RSD) growing student population.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

RSD is grateful for the improvements the BEST Grant allowed us to make in 2012. Because of that critical investment, overall, the facility continues to be in serviceable condition. The 2012 renovation and addition included:

- Restoration of the historic school
- Classroom wing additions
- Safety and security provisions
- Fire suppression
- Gym interior refresh
- New roof on the historic school
- Geothermal
- Remodel to the locker rooms

Recent Capital Improvements include:

- Weight room addition
- Mechanical roof addition to the gym
- Updated HVAC
- Rubber mulch for the Elementary playground
- New fire panel along with upgrades to the alarm system

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

For fiscal 2023-24 RSD budgeted approximately \$40,000 (\$296/pupil) for Capital Outlay. This amount is for the entire School District and not for a specific area or project. This expenditure more than exceeds the recommended 1.5% of per-pupil base funding to be allocated to capital renewal projects throughout the School District.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Revere School District (2865) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Gym Roof Replacement (2865-SG00001) - - New - Application Number (46)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The building that hosts all Revere District students is considered one of Colorado's most treasured gems. The 1928 Revere Junior-Senior High School was the brainchild of famed Colorado architect, Temple Buell. It showcases a unique blend of Art Deco architecture with a rural landscape-based design. The iconic building is a National Registered Historic Property and a Colorado State Registered Historic Properties.

The total District enrollment is approximately 145 students. Revere School serves the Ovid and Sedgwick areas. The two communities are 7 miles apart. Revere School District consists of:

- PK-6 School
- Elementary School
- 7-12 Secondary School
- Revere Jr.-Sr. High.

RSD has a Grade 7-12 Principal to assist the Superintendent, as needed. We have 21 certified employees and 13 classified employees on staff. We have a 7:1 Student to Teacher ratio for PK-12, and a 1:1 ratio for technology devices for students K-12.

Students can participate in several extracurricular activities including athletics, numerous clubs and organizations, field trips, and we consistently exceed State graduation and attendance rates.

Students can select from a varied and balanced curriculum. Among our many exemplary programs is our agriculture classes and a countywide FFA chapter.

Our treasured historic building had fallen into significant disrepair over decades of neglected maintenance due to lack of funds. A BEST Grant funded renovation and rehabilitation to the historic school as well as additions that doubled the size on the school occurred in 2012.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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

- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

As part of the 2012 work, the historic school was reroofed with a TPO membrane system. The roof is performing well and has no major issues. However, preventative maintenance items were identified. Items include:

- Masonry repair
- Protection of the historic parapet
- Repair peeling patches on the TPO membrane

The gym roof was not included in the 2012 scope of work and dates to original 1974 construction. Originally, the gym was a standalone metal building where the corrugated metal roof is fastened directly to purlins that are attached to the roof structure. In 2012, the gym building was incorporated in the new addition, so it is no longer a detached building.

Over the years, the metal roof has been repeatedly coated with a liquid applied coating. Acrylic coating is a sensible application for this type of roof but is not a long term solution. Roof leaks are becoming more frequent and liquid applied coating is becoming less effective. The gym structure was recently analyzed by a structural engineer (JVA Consulting Engineers) and based on current snow loads, it was determined that no weight above and beyond what exists. This revelation necessarily informs the solution for the new roof.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Grimditch Design & Consulting (GDC) was engaged in 2023 to assess RSD's roof. GDC prepared an audit of the roof that included the following:

- Archive research
- Visual inspection of each roof section
- Surface photos

- Drone photos
- Drone video
- IBC code family compliance research
- Structural analysis
- State Facility Assessment

Due to the severity of the ongoing roof issues on the gym roof, RSD has directed GDC to explore the possibility of designing and competitively bidding the roof replacement project for fall 2024. GDC will incorporate the information gathered in the audit to create Contract Documents to competitively bid the project to qualified roofing contractors.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

A recent structural study revealed that no additional weight shall be added to the gym roof's structure. Based on the structural analysis, the following is the best possible solution:

- 1) Remove & discard the existing metal roof/deck, sheet metal & roof associated accessories.
- 2) Work above will necessitate R&R insulation blanket & vapor barrier under the mtl roof.
- 3) Include the removal and reinstallation of all conduit, plumbing, fire suppression, etc that may hinder the removal of the existing roof.
- 4) Install a new 22-gauge striated Zee-Lock standing seam metal roof.
- 5) Install new sheet metal throughout including new gutters and downspouts.

Repair scope on the rest of the school's roof includes:

- 1) Preventative maintenance repairs throughout the rest of the school's roof.
- 2) Provide and install new roof access ladders throughout.
- 3) Provide and install new guardrails, as required.
- 4) Include a per linear foot unit price to provide the labor and material to repair loose brick on all parapets of the historic school.
- 5) On decorative elements, brush clean the brick and mortar with water and gentle detergent. Seal the back side and horizontal surfaces with a transparent silicone sealant. Approx 500lf.
- 6) Provide labor and material to strip in on all parapets of the historic school. Approx 625lf.

The IBC code family, State of Colorado guidelines and The Colorado Department of Education guidelines will be adhered to in the design of the new roofing system. Regulatory requirements include, but are not limited to:

- Design prepared by a licensed Architect or Professional Engineer
- Structural analysis of each roof section by a State of Colorado licensed Structural Engineer
- CDC Capital Construction guidelines

- Building permit obtained from the City of Greeley who has a Memo of Understanding with the Division of Fire Prevention and Control (DFPC)
- Installation of ladders where roof to roof transitions exceed 30" as mandated by the International Mechanical Code (IMC)
- IBC, IEBC and International Existing Building Code (IEBC) requirements for roofs
- Compliance with minimum roof slope provisions
- Guardrails at HVAC units within ten feet of roof edges
- Guardrails at roof access points within ten feet of roof edges

The contractor shall supply a 3½ year Workmanship and a 20 year Manufacturer warranty at the conclusion of the project.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The roof audit, prepared by GDC, helped inform RSD's administrators as to the most appropriate roof replacement option described in the Solution section above.

The proposed solution considered:

- Structural capacity
- Climate; particularly wind and hail resistance
- IBC provisions along with State and local ordinances
- Budget
- Available BEST Grant match
- Longevity of materials
- Ease of maintenance
- Access surrounding the school
- Fluctuations in labor and material costs
- Project phasing
- Existing roof assemblies
- Clear design intent
- Competitive bidding to competent contractors
- Favorable Workmanship and Manufacturer Warranties

Three options were considered for the solution:

- 1) EPDM overlay
- 2) Standing seam metal overlay
- 3) Complete removal and replacement of the existing metal roof

Since the gym building is 50 year old metal building, GDC engaged JVA Consulting Engineers to analyze the capacity of the existing structure. Based on current snow loads, it was determined that no weight above and beyond what exists thus, option 3 is the best solution. Unfortunately, of the 3, this option will be the costliest.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roofing system identified in the scope of work has passed its useful life, is difficult to service and should be replaced in the fall of 2024. When roof leaks occur it is a nuisance for staff and students who must relocate to other areas of the school, or outside. This disruption is detrimental to the learning environment. Additionally, concerns around indoor air quality have heightened as witnessed by increased work orders from the school's staff. The maintenance team must respond to each crisis which distracts them from ongoing preventive maintenance operations. Additional safety issues arise from the placement of buckets and trash cans to collect leak water.

If the BEST Grant is awarded, the project will likely occur during the fall of 2024. If the BEST Grant isn't successful, then funds will be reallocated from other critical projects to triage the gym roof. Additionally, continued leaks may cause damage to the new gym floor, structure, interior, equipment and valuable educational materials.

The school will apply again for a BEST Grant during the 2025/26 cycle. Until then, the health and safety of the building's occupants will be in jeopardy.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

RSD maintains a ten-year facilities maintenance plan that is updated annually to include all projected capital renewal and maintenance costs. This document, and related figures, inform annual budgeting for maintenance as well as the amount transferred into capital reserve for capital renewal and new capital projects.

Upon completion of the project, the contractor will conduct a roof inspection & repair clinic for pertinent school district staff. In addition, the contractor will warrant the project for 3½ years and will be responsible for any roof-related issues that arise during that time period. Towards the end of the workmanship warranty period, GDC, School District personnel and the contractor will inspect the roof to identify deficiencies for the contractor to remedy.

In addition to the Workmanship Warranty, the manufacturer will warrant the project for a period of twenty years. During the Manufacturer Warranty period, major roof repairs will be performed by a competent roofing contractor who is pre-qualified by the manufacturer. For minor repairs, RSD has an experienced maintenance team that is well versed in the applicable roof systems and repair methods. The maintenance team will methodically inspect the roof at least two times a year to identify deficiencies and, if possible, remedy the following:

- Sheetmetal and mechanical damage
- Punctures in the membrane
- Debris accumulation at gutters/downspouts, drains, scuppers, and other roof areas
- Roof blisters
- Membrane deterioration
- Structure deflection
- Obstructed drainpipes, downspouts and vents
- Ponding water
- Holes or cracks in seams, flashings, etc

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
- No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

NA

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
- No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
- No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The School District has no plan to change the use or dispose of this facility.

III. Detailed Project Cost Summary

Revere School District (2865) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - K-12 Gym Roof Replacement (2865-SG00001) - - New - Application Number (46)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

31.00 %

* B. Actual match on this request - Enter Actual Match Percentage

34

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,269,892.42
D. Applicant Match to this Project	\$	431,763.42
E. Applicant Grant Request	\$	838,129.00
F. Previous Grant Awards to this Project	\$	
G. Previous Matches to this Project	\$	
H. Total All Phases	\$	1,269,892.42

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

09/08/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

10/31/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

Grimditch Design & Consulting prepared documents to solicit budget estimates from the following contractors:

- 1) Arapahoe Roofing (non-responsive)
- 2) Capitol Roofing (non-responsive)
- 3) Grabau Roofing (used in Detailed Project Budget)
- 4) Superior Roofing

The average of the three budget estimates is the cost basis used for the Detailed Project Budget.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by Grimditch Design & Consulting, Inc. (GDC) in conjunction with the School District's Superintendent and maintenance team.

GDC's Principal (Brent Grimditch) is a licensed Colorado Architect and has specialized in roofing, waterproofing and building envelope in the State of Colorado since 1998. Brent, and his Associates, Greg Farris and Tamara Hybertson, have designed and managed multiple projects for several School Districts throughout Colorado. GDC has supported over 30 successful BEST Grants and continues to build on its BEST Grant project experience that has developed over the past 12 years.

GDC will conduct periodic inspections of the project while it is under construction to assure quality assurance and control. Additionally, GDC will facilitate weekly meetings with the owner and the contractor as well as produce observation reports.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

RSD solicited for RFQ/Ps (Request for Qualifications & Proposals) from consultants in December 2023. GDC was selected to partner with the School District to assist with the BEST Grant application, designing and bidding the project as well as provide project management to see the project to completion.

The school district will work with GDC to pre-qualify contractors to propose on the project for fall 2024 work. RSD will select the most qualified contractor, providing the best value, to complete the work.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

RSD has partnerships The Stratesky Foundation and The Marquardt Foundation, two local community groups, that regularly provide financial support for school improvements. Both entities have supported projects within the last 2 years such as, adding rubber mulch to our Elementary playground to address safety concerns. Investment in a new fire panel along with upgrades to the alarm system throughout the building was supported by these generous organizations. Finally, the foundations have supported general facility improvements.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Specific utility costs are not relevant to this project, but the School District did see savings on the historic school where the roof system was replaced as part of the 2012 work. The new roof system included new rigid insulation that we attribute to the cost savings we've realized.

● **Campuses Impacted by this Grant Application** ●

University Schools - ES and HS Roof Replacement - University Schools ES/HS – 2002

District:	Greeley 6
School Name:	University Schools ES/HS
Address:	6525 W 18th St
City:	Greeley
Gross Area (SF):	145,820
Number of Buildings:	2
Replacement Value:	\$45,807,996
Condition Budget:	\$11,401,211
Total FCI:	0.25
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$8,182,439	\$2,655,495	0.32
Equipment and Furnishings	\$1,554,275	\$607,664	0.39
Exterior Enclosure	\$5,155,508	\$2,321,634	0.45
Fire Protection	\$2,174,634	\$15,616	0.01
HVAC System	\$4,441,606	\$875,261	0.20
Interior Construction and Conveyance	\$6,962,171	\$3,796,935	0.55
Plumbing System	\$3,067,946	\$91,145	0.03
Site	\$5,631,897	\$1,037,463	0.18
Structure	\$8,637,521	\$0	0.00
Overall - Total	\$45,807,996	\$11,401,213	0.25

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
University Schools ES/HS Site	834,600	0.18	2002	\$5,631,897	\$1,037,463
University Schools ES/HS Main	135,095	0.27	2002	\$35,692,865	\$9,559,771
University Schools ES/HS Auditorium	10,725	0.18	2002	\$4,483,234	\$803,979
Overall - Total	980,420	0.25		\$45,807,996	\$11,401,213

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: University Schools

County: Weld

Project Title: ES and HS Roof Replacement

Current Grant Request:	\$1,546,258.32	CDE Minimum Match %:	28%
Current Applicant Match:	\$727,650.97	Actual Match % Provided:	32%
Current Project Request:	\$2,273,909.29	Is a Waiver Letter Required?	No
Previous Grant Awards:		Contingent on a 2024 Bond?	No
Previous Matches:		Historical Register?	No
Total of All Phases:	\$2,273,909.29	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$21.83	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$1.29	Affected Pupils:	1,253
Hard Costs Per Sq Ft:	\$20.54	Cost Per Pupil:	\$1,815
Previous BEST Grant(s):	0	Gross Sq Ft Per Pupil:	108
Previous BEST Total \$:	\$0.00		

Financial Data (School District Applicants)

District FTE Count:	Bonded Debt Approved:
Assessed Valuation: Statewide Median: \$143,052,675	Year(s) Bond Approved:
PPAV: Statewide PPAV: \$229,467	Bonded Debt Failed:
Median Household Income: Statewide Avg: \$70,838	Year(s) Bond Failed:
Free Reduced Lunch %: Statewide District Avg: 51.87%	Outstanding Bonded Debt:
Total Mills \$/Capita: Statewide Avg: \$1,121	Total Bond Capacity: Statewide Median: \$28,824,395
	Bond Capacity Remaining: Statewide Median: \$17,408,578

I. Facility Profile

University Schools (2850 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and HS Roof Replacement (2850 C-SG00001) - - New - Application Number (35)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

University Schools - 2850 C ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input checked="" type="checkbox"/> Multi-purpose room
<input checked="" type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

The name of the non-profit corporation is University Lab School Building Corporation and is formed under The Colorado Revised Nonprofit Corporation Act, Articles 121 to 137 of Title 7, C.R.S, as amended. The number of Directors who shall conduct and manage the affairs of the Corporation shall be not less than 3 nor more than 9.

The exclusive purpose of the Corporation is holding title, as nominee or otherwise, to real and/or personal property for, and to make same available for use by, the University Laboratory School (d/b/a University Schools). A public charter school approved by Weld County School District No. 6 and to otherwise provide facilities, equipment and other physical plant and related support to the charter school.

The Corporation issued bonds over the last 20+ years for the construction of the main building, auditorium and middle school building. University Schools, through legal documentation, leases the facilities from the Corporation. Once the bonds are paid in full in 2045, title to the facilities transfers to University Schools.

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

Building facilities are turned over to Weld County School District 6, the authorizer of the Charter School.

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

At the time of original construction in 2002, the new school building was constructed in accordance with the building codes and educational standards of the time.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

During the COVID-19 pandemic, the school constructed an addition to the main building to help prevent the spread of the disease. This work was completed for the start of the 2022-2023 school year.

The new addition included:

- Five classrooms
- School-based vocational education store
- Office space.

The additional classrooms/office spaces are being utilized to reduce the number of students and staff in any one area in order to maintain social distancing requirements. Social distancing furniture for all rooms was purchased.

US completed the following in the 2022-2023 fiscal year:

- New vault/file room was constructed in the school's Business Office
- Upgrades to the scoreboards on the football field and in the Middle School's gym
- The school upgraded its land line telephone system
- Promethean boards in high school classrooms
- Camera and access controls for the new addition, auditorium, and press box
- Auditorium stage lights and upgrades to microphones
- The athletic department upgraded the pole vault pits

Work in the 2021-2022 fiscal year included:

- Upgrades to the school's auditorium facility including, overhead lighting, sound system, projector and dimmer rack
- Upgraded PA system
- Social distancing furniture was purchased for the classrooms
- Replacement technology, including Chromebooks, to assist with one-on-one instruction coming out of the COVID-19 pandemic
- Artificial turf on a grass/weed area adjacent to the Elementary playground
- Concrete work was completed for more outside seating for Middle School students
- Fence constructed around the athletic track

Work in the 2020-2021 fiscal year included:

- One-on-one technology for students and staff, webcams, and curriculum purchased to assist with remote learning, learning loss and/or social distancing during the pandemic
- 86 RTU's were replaced on the main building
- Ventilation units were installed on the HVAC units
- An outdoor classroom consisting of tents/pole was constructed to help prevent the spread of COVID-19 Concrete was poured on the south side of the multipurpose room to assist with outside PE activities Outdoor furniture was purchased for students to be outside in the fresh air
- The Elementary playground was reworked with new ground cover and equipment
- The bleachers in the main building gym were replaced
- Upgrades to the surveillance system
- Computer server refresh

All projects were completed with either General Fund, Capital Fund, Bond funds allocated to the school by the local school district, or Federal ESSER funding, or a combination thereof. Currently, the school is replacing the football field grass turf with artificial turf and laying grass on both sides of the press box to prevent water drainage down steep hills.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

General Fund reserves in excess of 15% of budgeted expenditures are transferred to the school's Capital Fund, with a minimum transfer of \$25,000. Transfer language is voted on by the Board of Governors and stated in the annual resolution in May of each year for the following fiscal year.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

University Schools (2850 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and HS Roof Replacement (2850 C-SG00001) - - New - Application Number (35)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Other: Please explain.

* B. Has this project previously been applied for and not awarded?

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

University School is in its 132nd year! Prior to the formation of the charter school, the University of Northern Colorado's (UNC) Laboratory School was a Normal School as early as the late 1890's. This school evolved over the years and was later the product of a high school facility for children of faculty members, named University High in 1970. After a 100 plus year association, UNC no longer wanted to operate the private laboratory school. At that time, University School (US) opened as a public charter school on the UNC campus on September 13, 1998. US operated at a UNC facility for several years until bond financing became available to build the building which exists today.

University Schools has three major buildings on one campus:

- 1) Elementary/High School
- 2) Middle School
- 3) A standalone Auditorium

University School is a K-12 and enrolls over 1,700 students. The main building and auditorium were constructed and opened in the fall of 2002. The school continues to be an integral component of UNC's teacher education mission. University Schools' faculty and staff innovate and model effective student-centered teaching and learning.

As a charter school, University Schools is a school of choice, and students at the school come from Greeley and the surrounding area. Forty-five percent of the students qualify for free and reduced lunches. The primary minority population is Hispanic which makes up approximately forty-four percent of the student body. The total minority population of the school is forty-nine percent. University Schools is committed to a diverse student population.

The high school program of study includes courses in:

- English
- Math
- Social studies
- Science
- World languages
- Fine arts
- Health and physical education
- Computer technology
- Culinary Arts

- Fashion Design
- Business Education
- Family Consumer Science

Advanced Placement courses include:

- Calculus
- Chemistry
- Computer Science
- English Literature
- Human Geography
- Physics
- Psychology
- Spanish
- Studio Art
- Statistics
- U.S. History
- World History

University High School and Middle School are configured with a block schedule composed of four 90-minute periods, which meet every other day. Collegiate and Career Pathway programs provide opportunities for students to structure graduation requirements around their career interests. Each K-12 student is assigned a faculty advisor who assists in developing a support system for personal and academic growth. All students develop a portfolio highlighting their academic achievements.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The majority of the EPDM membrane roofing system at University School (US) is at the end of its useful life and should be replaced as soon as possible. The roofs date back to the 2002 original construction, which was covered by a 10 year warranty. EPDM roof systems have a serviceable life that ranges from 20 to 25 years. The roofs at US that have been identified to be replaced are towards the end of their replacement window.

Deficiencies on these roofs are becoming apparent like shrinking membrane, which causes flashings to pull away from walls and will eventually split. Once this phenomenon begins it is irreversible and could lead to catastrophic failure. Repairing membrane of this vintage in this condition is temporary at best and the ongoing maintenance nuisance strains the school's resources which are already stretched thin. Caulking throughout is dried out and splitting, in some cases. None of these deficiencies occurred prior to, or were not covered, by the 10 year warranty.

A large photovoltaic (PV) array was installed on the roof about 10 years ago. The array covers about 75% of the roof area and will need to be removed prior to reroofing.

Additionally, there are metal clad mansards around the perimeter of the school that also date back to original construction. The finish on the standing seam metal panels is peeling throughout and beginning to rust in some locations. Trim metal has become detached at various locations. The mansards intersect with the flat roofs discussed above, so it's prudent to replace the two systems simultaneously to ensure proper integration.

The roof on the 2022 addition on the southeast corner of the building will not be included in the scope of work.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

Grimditch Design & Consulting (GDC) was engaged in 2023 to assess US' roofs. GDC prepared an audit of the roof that included the following:

- Archive research
- Visual inspection of each roof section
- Surface photos, drone photos and drone video
- Roof sampling to determine the existing roof assemblies as well as the presence of wet insulation
- IBC code family compliance research
- Structural analysis
- State Facility Assessment

Due to the severity of the roof issues, the school opted to direct GDC to explore the possibility of designing and competitively bidding these projects for

2024 replacement. GDC incorporated the information gathered in the audit to create Contract Documents and competitively bid the project to qualified roofing contractors. Contractor bids were received on January 31, 2024 and reflected in the Detailed Project Budget.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

In general, the IBC code family, State of Colorado and the Colorado Department of Education guidelines will be adhered to in the design of the new roofing system.

Regulatory requirements include, but are not limited to:

- Design prepared by a licensed Architect or Professional Engineer
- Structural analysis of each roof section by a State of Colorado licensed Structural Engineer
- CDC Capital Construction guidelines
- Building permit obtained from the City of Greeley who has a Memo of Understanding with the Division of Fire Prevention and Control (DFPC)
- Installation of ladders where roof to roof transitions exceed 30" as mandated by the International Mechanical Code (IMC)
- IBC, IEEC and International Existing Building Code (IEBC) requirements for roofs
- Compliance with minimum roof slope provisions
- Guardrails at HVAC units within ten feet of roof edges
- Guardrails at roof access points within ten feet of roof edges

The contractor shall supply a 3 ½ year Workmanship and a 20 year Manufacturer warranty at the conclusion of the project.

SOLUTION:

Total Flat Roof Area: approximately 89,900sf

- 1) Remove and existing PV panels and associated equipment for new work.
- 2) Remove & discard abandoned roof top units.
- 3) Raise rooftop equipment, skylights, etc. as needed to accommodate the new roof system.
- 4) Remove & discard the existing roof system to the existing insulation.
- 5) Remove/replace damaged/deteriorated existing insulation and/or structural deck.
- 6) Remove & discard the existing sheet metal & roof associated accessories and discard.
- 7) Provide the material & labor to install a new fully adhered 60mil EPDM roof system, including additional insulation to meet Code requirements.
- 8) Provide the material & labor to install new sheet metal throughout.
- 9) Remove & replace damaged skylight.
- 10) Provide and install new roof access ladders throughout.

Total Mansard Roof Area: approximately 11,900sf

- 1) Remove and discard metal roofing.

- 2) Install new self-adhering ice and water barrier underlayment.
- 3) Install new Berridge Cee-Lock standing seam metal roofing.
- 4) Install new fully adhered EPDM at the slope to flat transitions.
- 5) Install new Berridge FW-12 façade panels over new underlayment.
- 6) Install new gutters and downspouts.
- 7) Install snow guards in selected areas.

University Schools prefers EPDM roof systems for longevity, moderate expense and ease of maintenance. New insulation will be installed to conform to the International Energy Efficiency Code (IEEC) which will improve energy efficiency. New roof access ladders will be installed to ease the movement for school district personnel, contractors and preventative maintenance teams throughout the school's roofs. For sloped mansards, US prefers standing seam metal due to longevity, durability and aesthetic.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

The roof audit, prepared by GDC, helped inform US administrators as to the most appropriate roof replacement option described in the Solution section above.

The proposed solution considered:

- Climate; particularly hail resistance
- IBC provisions along with State and local ordinances
- Budget
- Available BEST Grant match
- Longevity of materials
- Ease of maintenance
- Access surrounding the school
- Fluctuations in labor and material costs
- Project phasing
- Existing roof assemblies
- Clear design intent
- Competitive bidding to competent contractors
- Favorable Workmanship and Manufacturer warranties

During the due-diligence phase, it was determined that the existing insulation can be reused due to its type, condition and existing structural deck type. Reusing insulation reduces the construction cost and keeps perfectly good material out of the landfill. As with any project there is a chance that the roofer will discover limited amounts of wet insulation. So, as part of the bid documents, a unit price for removing and replacing 100 square feet (1 roofing square) of insulation will be required. Additionally, some roof decks pond water, so in those areas, new tapered insulation will be necessary.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The roofing systems identified in the scope of work are within the replacement age, are difficult to service and should be replaced during the summer of 2024. Loose trim metal occurs on the mansards which, should become detached, can be a danger to staff and students. When roof leaks occur it is a nuisance for staff and students who must relocate to other areas of the school. This disruption is detrimental to the learning environment.

Additionally, concerns around indoor air quality have heightened as witnessed by increased work orders from the school's staff. The maintenance team must respond to each crisis which distracts them from ongoing preventive maintenance operations. Additional safety issues arise from the placement of buckets and trash cans to collect leak water. In some cases, ceiling tiles and sheetrock have become water saturated and collapsed which can endanger the school's occupants.

If the BEST Grant is awarded, the project will occur during the summer of 2024. If the BEST Grant isn't successful, then funds will be reallocated from other critical projects to triage the roofs. Continued leaks can cause damage to the schools' structure, interior, equipment and valuable educational materials, which could significantly increase the cost of deferring the project. US will apply again for a BEST Grant during the 2025/26 cycle. Until then, the health and safety of the buildings' occupants may be in jeopardy.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\).](#)

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

University Schools maintains a ten-year facilities maintenance plan that is updated annually to include all projected capital renewal and maintenance costs. This document, and related figures, inform annual budgeting for maintenance as well as the amount transferred into capital reserve for capital renewal and new capital projects.

Upon completion of the project, the contractor will conduct a roof inspection & repair clinic for pertinent school district staff. In addition, the contractor will warrant the project for 3½ years and will be responsible for any roof-related issues that arise during that time period. Towards the end of the workmanship warranty period, GDC, US personnel and the contractor will inspect the roof to identify deficiencies for the contractor to remedy.

In addition to the Workmanship Warranty, the manufacturer will warrant the project for a period of twenty years. During the Manufacturer Warranty period, major roof repairs will be performed by a competent roofing contractor who is pre-qualified by the manufacturer. For minor repairs, University Schools has an experienced maintenance team that is well versed in the applicable roof systems and repair methods. The maintenance team will methodically inspect the roof at least two times a year to identify deficiencies and, if possible, remedy the following:

- Punctures in the membrane
- Debris around drains, scuppers, and other areas of the roof
- Roof blisters
- Membrane deterioration
- Structure deflection
- Obstructed drainpipes, downspouts and vents
- Ponding water
- Holes or cracks in seams, flashings, etc
- Sheetmetal and mechanical damage

For major repairs, US will engage a manufacturer approved contractor.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The School District has no plan to change the use or dispose of this facility.

III. Detailed Project Cost Summary

University Schools (2850 C) Charter School - District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - ES and HS Roof Replacement (2850 C-SG00001) - - New - Application Number (35)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

28.00 %

* B. Actual match on this request - Enter Actual Match Percentage

32

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	2,273,909.29
D. Applicant Match to this Project	\$	727,650.97
E. Applicant Grant Request	\$	1,546,258.32
F. Previous Grant Awards to this Project	\$	0.00
G. Previous Matches to this Project	\$	0.00
H. Total All Phases	\$	2,273,909.29

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input checked="" type="checkbox"/> 2019	Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve		<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)			

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

03/18/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/09/2024 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

GDC prepared a Request for Proposal (RFP) to solicit proposals. The following contractors submitted bids for the project:

- 1) Colorado Moisture Control
- 2) Front Range Roofing Systems
- 3) Grabau Roofing
- 4) Superior Roofing

Of the four bids received, the best apparent value for the school is the bid submitted by Grabau Roofing. Grabau Roofing's base bid was used as the cost basis in the Detailed Project Budget. Additionally, pricing for removing and reinstalling the PV array was provided by Tesla, who owns the array.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The project will be overseen by Grimditch Design & Consulting, Inc. (GDC) in conjunction with the Director of Schools and US' maintenance team.

GDC's Principal (Brent Grimditch) is a licensed Colorado Architect who has specialized in roofing, waterproofing and building envelope in the State of Colorado since 1998. Brent, and his Associates, Greg Farris and Tamara Hybertson, have designed and managed multiple projects for several School Districts throughout Colorado. GDC has supported over 30 successful BEST Grants and continues to build on its BEST Grant project experience that has developed over the past 12 years.

GDC will conduct periodic inspections of the project while it is under construction to assure quality assurance and control. Additionally, GDC will facilitate weekly meetings with the owner and the contractor as well as produce observation reports.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

US solicited for RFQ/Ps (Request for Qualifications & Proposals) from consultants in November 2023. Responses were received and reviewed. Ultimately, GDC was selected to partner with the US to assist with the BEST Grant application, designing and bidding the project as well as provide project management to see the project to completion.

The school district worked with GDC to pre-qualify ten contractors to provide proposals for the project. Four proposals were received and, currently, we are reviewing responses to select the most qualified contractor, and best value, to complete the work on behalf of US.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The charter school requested participation in Weld County School District 6's bond to upgrade facilities in 2019. That bond was approved by the voters, and funding started in 2020. All projects have been completed with the exception of the roof. The allocation for the resurface of the roof was \$1.3 million. However, we are excited to explore BEST funds to be able to provide a total roof replacement.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Specific utility costs are not relevant to this project, but US has seen savings at sites that have been reroofed. New roof systems included new rigid insulation that we attribute to the cost savings we've realized.

● Campuses Impacted by this Grant Application ●

Plateau RE-5 - Supplemental FY23 PK-12 Addition/Renovation - Peetz Pre-K-12 – 1945

District:	Plateau RE-5
School Name:	Peetz Pre-K-12
Address:	311 Coleman Ave
City:	Peetz
Gross Area (SF):	72,485
Number of Buildings:	1
Replacement Value:	\$24,340,272
Condition Budget:	\$17,320,189
Total FCI:	0.71
Adequacy Index:	0.26



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,359,467	\$2,649,978	0.79
Equipment and Furnishings	\$1,369,081	\$1,091,744	0.80
Exterior Enclosure	\$2,242,187	\$757,706	0.34
Fire Protection	\$15,879	\$286,487	18.04
HVAC System	\$5,189,349	\$5,592,517	1.08
Interior Construction and Conveyance	\$4,115,836	\$3,458,636	0.84
Plumbing System	\$1,199,836	\$1,054,169	0.88
Site	\$3,657,658	\$2,639,167	0.72
Structure	\$3,190,982	\$66,655	0.02
Overall - Total	\$24,340,272	\$17,597,059	0.72

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Peetz Pre-K-12 Main	72,485	0.71	1945	\$20,682,615	\$14,957,892
Peetz Pre-K-12 Site	893,500	0.72	1945	\$3,657,658	\$2,639,167
Overall - Total	965,985	0.71		\$24,340,272	\$17,597,059

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Plateau RE-5

County: Logan

Project Title: Supplemental FY23 PK-12 Addition/Renovation

Current Grant Request:	\$3,853,414.02	CDE Minimum Match %:	42%
Current Applicant Match:	\$100,021.93	Actual Match % Provided:	2.53%
Current Project Request:	\$3,953,435.95	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:	\$23,196,997.02	Contingent on a 2024 Bond?	No
Previous Matches:	\$11,843,783.98	Historical Register?	No
Total of All Phases:	\$38,994,216.95	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$529.99	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$83.41	Affected Pupils:	201
Hard Costs Per Sq Ft:	\$444.64	Cost Per Pupil:	\$194,001
Previous BEST Grant(s):	1	Gross Sq Ft Per Pupil:	366
Previous BEST Total \$:	\$23,196,639.00		

Financial Data (School District Applicants)

District FTE Count:	183	Bonded Debt Approved:	\$11,850,000
Assessed Valuation:	\$57,826,506	Year(s) Bond Approved:	22
<small>Statewide Median: \$143,052,675</small>			
PPAV:	\$325,032	Bonded Debt Failed:	\$11,870,000
<small>Statewide PPAV: \$229,467</small>			
Median Household Income:	\$71,875	Year(s) Bond Failed:	21
<small>Statewide Avg: \$70,838</small>			
Free Reduced Lunch %:	25.10%	Outstanding Bonded Debt:	\$11,850,000
<small>Statewide District Avg: 51.87%</small>			
Total Mills \$/Capita:	\$5,053.66	Total Bond Capacity:	\$11,896,160
<small>Statewide Avg: \$1,121</small>		<small>Statewide Median: \$28,824,395</small>	
		Bond Capacity Remaining:	(\$284,699)
		<small>Statewide Median: \$17,408,578</small>	

I. Facility Profile

Plateau RE-5 (1870) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY23 PK-12 Addition-Renovation (1870-SG00001) - - New - Application Number (5)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Plateau RE-5 - 1870

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input checked="" type="checkbox"/> Pre-School
<input checked="" type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input checked="" type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The existing Peetz School building located at 311 Coleman Ave. was constructed in 1945, after the previous three-story brick school building was destroyed in a catastrophic fire event. Though there have been several additions and renovations, the 1945 single-story, stucco building serves the PK-12 students to this day. It is believed that construction of Peetz School was funded through community taxes. The original 1945 building, and subsequent additions were built to the contemporary codes and design standards of the day. However, this existing building no longer supports a safe and healthy learning environment.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

Since Peetz PK-12 School was originally constructed in 1945, there have been several additions to keep the school operational for students. A new gym and stage were added to the building in 1957 followed by a small classroom addition in 1989. The most significant improvement to the facility was a large addition and renovation which was completed 24 years ago in 1997 which included a second gym, locker rooms, and the Ag shop. There were also renovations to the HVAC systems, lighting and building exterior. A preschool addition and cafeteria expansion was added in 2004.

In the Spring of 2022, Peetz PK-12 School was awarded a BEST Grant and subsequently the community of Peetz passed a bond to maximize our debt limit and fund the required match for the major renovations and addition to the existing school. Construction of these improvements are currently underway.

In the three years prior, the only improvements made to the school were the installation of two new boilers to replace failing equipment. These new boilers will be reused as part of the major renovation and addition project.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

Peetz School maintains the commitment to contribute \$60,000 per year into the Capital Reserve Fund which equates to approximately \$300 per student. Peetz has maintained the current school since 1945 and is committed to ongoing care and repair of our facilities.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Plateau RE-5 (1870) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY23 PK-12 Addition-Renovation (1870-SG00001) - - New - Application Number (5)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input checked="" type="checkbox"/> Technology
<input checked="" type="checkbox"/> Asbestos Abatement	<input checked="" type="checkbox"/> Handicapped Accessibility ADA	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Water Systems
<input checked="" type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input checked="" type="checkbox"/> School Replacement	<input checked="" type="checkbox"/> Window Replacement
<input checked="" type="checkbox"/> Electrical Upgrade	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Security	<input type="checkbox"/> New School
<input checked="" type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Business Education

Agriculture, Food, Natural Resources (AFNR)

Family and Consumer Sciences (FACS)

Our CTE programs are very popular, 100% of our students will utilize at least one of these three programs in their secondary academic planning.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

The perfect storm of unanticipated building conditions, unforeseen discoveries on site, building structural issues, unfavorable soil conditions, and escalation of construction costs have presented our team with a monumental challenge. All these surprises showed up early in design, which prompted our team to spend the last eleven months re-evaluating needs and choices, pricing, and re-pricing every solution, removing any scope not deemed 'critical' or 'life safety code required'. Ultimately, we have come up with a solution that will allow us to obtain a certificate of occupancy but will not provide a complete school. It is not a solution that would meet CDE guidelines for a new submission. It is important to us that we complete the major health and safety scopes, but without a supplemental grant, our project will be unfinished. Our current solution will leave the school with spaces unsuitable for learning, lacking finishes and equipment required for education, and missing weather protection desperately needed in an area with high wind and driving rain conditions.

Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The Peetz Plateau School District is a small rural district in the northeast corner of the state on the border of Nebraska. As is typical of most rural communities in the high plains of eastern Colorado, the economy is heavily agrarian, and many of our residents have deep ties to the community dating back several generations. Like the Cheers theme, ours is a community "where everybody knows your name." Our school, a constant in the Town of Peetz since 1903, is one of the best schools in the state. The school district incorporates 380 square miles in the northeast corner of Logan County. As of the 2020 Census, the Town of Peetz maintained a population of 237 residents and the Peetz Plateau District Boundary was estimated to have 525 residents. The School District has 201 PK-12 students as of October 2023.

The Peetz Plateau School District has maintained strong academic performance for several years. The school district has earned an accreditation performance rating by the Colorado Department of Education for the past several consecutive years and earned an Accredited with Distinction status in 2022. We were also awarded the Governor's Distinguished Improvement award in 2023. These accolades, based primarily on state assessments, have been earned while the district maintains a 100% graduation rate with 79% of students enrolling in post-secondary education. Peetz students have access to sports, FFA, FBLA, NHS, student council, Destination Imagination, robotics, Knowledge Bowl, technology classes in addition to the traditional core instruction of literacy, math, science, and social studies.

Peetz School District operates a single site to oversee all operations including the PK-12 school facility, a bus barn, and a maintenance building. The site also contains a combined baseball and football field, a practice field, and track.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The existing Peetz PK-12 school building, constructed in 1945, has undergone six different additions and major remodels, creating a hodgepodge of spaces with structural, utility, and skin systems that are difficult to maintain and repair. The aging facility posed health and safety concerns for the students, most of which are no longer able to be adequately addressed with repairs and maintenance alone. This facility has been carefully preserved for 78 years, yet there are significant issues that can no longer be maintained, and we need to replace them.

SUMMARY OF EXISTING BUILDING DEFICIENCIES

The existing building layout poses an inherent security and egress risk with its various additions and confusing layout. There is no fire sprinkler system, and many building areas are constructed with exposed wood framing, very old electrical wiring, and a lack of fire separation. Classrooms lack basic infrastructure such as electrical outlets, proper ventilation, code required exits. Our CTE program is very popular and is the host to a variety of health and safety risks. The overall site needs to be secured.

Given the rural location of Peetz and lack of local emergency services, all these safety deficiencies pose additional risk. The response time for first responders is a minimum of 13-15 minutes in an emergency, so there is an urgent need for us to minimize the existing safety and security risks in our facility. When we applied for the BEST grant in the 2022 grant cycle, ours was one of only two major projects awarded that year, largely due to the serious nature of life safety, health, and security risks in our existing facility.

DEFICIENCIES IN INFORMATION

During the master planning process our team did the best we could with limited information. Drawings for some of the six building additions are sparse; for the portion of the existing building constructed in 1945 drawings are non-existent. Structural walls that were assumed to be reused and remain as-is are lacking code required reinforcing. Mechanical units assumed to remain were found to be just sitting on the roof covering, without required structural support. Other mechanical units and duct work assumed to remain did not meet code or energy requirements and parts aren't available for upgrades. An unexpected cavity above the Auxiliary Gymnasium requires fire protection. Unprotected penetrations, even gaping openings in existing fire walls assumed to remain, were concealed from view, and require repair.

Unexpected site conditions that did not and could not have shown up on a survey of existing conditions included undetected utility lines, a buried oil tank, and a buried water vault. Water lines supplying existing hydrants were either capped or constructed of nontraditional materials. Underground sanitary lines were found to be inadequate, requiring a more complicated but long-lasting solution.

ECONOMIC DEFICIENCIES

Due to exceptional, unprecedented, and ongoing construction inflation, the Peetz School project is unable to complete the critical improvements identified in the BEST Application. This is despite significant efforts by the project team to reduce scope and value engineer the project to meet the established budget. Prior to submitting the BEST Application, the project team included a 10% cost escalation factor allowance in the original budget, yet market conditions continued to deteriorate over the course of the development process resulting in an unsurmountable gap between the original core scope and budget.

The development of the Peetz School Expansion BEST Application commenced in early 2021 and was finalized with preliminary scope and subcontractor pricing in the fall of 2021 for submission. Once awarded, the project then passed a bond in November 2022, and started design in December 2022; design and budget development continued between December 2022 until the GMP pricing in June of 2023. While inflationary conditions were known, they were at unprecedented levels expected to ease. What occurred instead was ongoing inflationary pressure throughout the development of the project, so as scope was reduced throughout design, the offsetting budget savings continued to be absorbed as material and labor escalation raced higher.

For reference, according to US Bureau of Labor Statistics, new school construction costs increased by 19% nationally between November 2021 (time of Peetz Best Application budget development), and June 2023 (time of Peetz GMP Construction Contract pricing).

Despite focused efforts to account for escalation, and de-scope, it became apparent that the actual market escalation far exceeded all estimations, leaving an insurmountable gap in project and the need to request supplemental support to complete the core scope required to provide a complete and fully functional school.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

MASTER PLAN INFORMATION GATHERING

In 2021 we formalized this information by working with The Neenan Company to develop a Master Plan to best address the district's needs. The first phase of master planning included detailed programming and validation by design professionals. This included interviews with school staff, evaluation of student population, staff needs, & curriculum requirements. The team reviewed the deficiencies identified in CDE's 2017 Assessment Report, which have only increased since that date, reinforcing the need for major improvements.

MASTER PLAN FACILITY ASSESSMENT

The facility assessment performed during the master planning phase included an on-site, room by room walk by architectural and construction professionals and capturing drone footage of the entire school property, providing both accurate info on features and existing grading. The fire chief of the local volunteer fire department joined the master planning work sessions and site walks to make clear the concerns they had with the building conditions and significant safety risk they see in the school.

EARLY DESIGN INVESTIGATION

To overcome the lack of existing building drawings, the team performed a 3D scan of the interior of all existing building spaces planned to remain and be renovated. While the drone footage obtained earlier in the process provided necessary and helpful information about site conditions and exterior building conditions, it can only show things that are visible. The 3D scan provided more accurate information about these existing spaces than was available during the master planning process.

FORENSIC STRUCTURAL INVESTIGATION

To evaluate the structural impacts of renovation on existing load bearing masonry walls, given the lack of existing building drawings, the team solicited a Ground Penetrating Radar (GPR) scan. This investigation revealed that the existing walls were not constructed with the code-required reinforcing. The existing slab on grade in the gymnasium was also scanned to coordinate replacement of the existing, failing wood floor system with existing conditions.

EARLY CONSTRUCTION INVESTIGATION

Construction of the Peetz PK-12 Addition and Renovations began in May 2023. As the team began preparing the site for construction, the surprises started showing up. Adjacent to the abandoned superintendent's house, a buried oil tank was discovered. The local propane co-op provided support for mitigation and removal. Farther to the north, a buried manhole was discovered. This led to an underground vault and a water line that had not appeared in any survey or in any existing drawings. Town residents thought it was originally used to irrigate the fields prior to the irrigation well being installed. The town worked with the team to disconnect the water line before the vault was removed. While excavating for one of the stormwater retention ponds, another abandoned water line was discovered. To prevent damage from freezing temperatures, this line was removed back to the water main in Louisa Street. At this point most of the utilities have been installed and most of the sitework is underway, limiting future surprises.

VALUE ENGINEERING

The team began by re-evaluating every aspect of the building and simplifying the design as much as possible. This included reduction in overall wall heights, reduction in window area and quantity of openings, removal of the mechanical roof screening structure, removal of outdoor canopies and shade structures. The exterior building materials were reconfigured resulting in a reduced quantity of masonry veneer, replaced with a more cost-effective combination of stucco and metal panels. Interior finishes were reselected to be more cost-effective. Mechanical system was re-designed to be less expensive, though still meets all code requirements. This also included re-using two of the existing boilers & one of the hot water heaters. Quantities of casework & windows were reduced.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Through the master planning process and meetings with school staff, the community, and building professionals, the school district determined that the best outcome for the school is to preserve the functional existing gymnasiums and ag shop (with appropriate system renovations), build a new classroom

addition and demolish the aging classroom portions of the building.

The district reviewed options ranging from full renovation of the existing building to a full replacement of the facility. The school also reviewed options for alternate locations on the site and the possibility of purchasing additional school property. Ultimately, the current location makes the most sense for the school and is the most cost efficient.

REPLACE WHAT'S BROKEN, KEEP WHAT WORKS

The staff and community of Peetz have always been in alignment, the two gymnasiums, locker rooms, and the ag shop spaces all work well for the school. They are the newest portions of the building, and with some HVAC and finish upgrades, these spaces will be more than sufficient for their intended use. The classrooms and administrative areas are urgent issues. Replacing these spaces takes care of most of the safety, security, health, education, and maintenance issues in the school. The replacement of classroom and administrative spaces is the most cost-effective solution that provides the district with a safe, healthy, state-of-the-art facility.

PROJECT SCOPE NARRATIVE

The proposed project consists of a 36,000 SF addition of new classrooms, administration, commons, music room, CTE wing, library, kitchen, cafeteria, and support spaces; renovation of 38,000 SF of existing gyms, locker rooms, ag shop, and west commons; and demolition of the existing classrooms and structure.

The structure is a structural steel frame on slab will be a slab on grade. The roof is a 60-mil, mechanically fastened TPO roofing system over R-30 rigid insulation over structural steel beams, joists, and deck. The exterior wall system is constructed of structural steel studs with batt and continuous insulation, covered with a combination of stucco, corrugated metal panel, and masonry veneer. Interior walls are steel studs and gypsum board with sound batt insulation where required for acoustics. High durability areas such as main hallways and restrooms have ceramic tile veneer.

Due to local water supply limitations, the fire sprinkler system includes an underground holding tank and a pump house with a fire pump. The addition and the renovated spaces will all be covered with a fire sprinkler system at the completion of this project.

Renovations in the gymnasium includes replacement of wood flooring, re-paint walls and ceilings, mitigate moisture issues of the existing slab, remove concrete bleachers, and replace them with accessible bleachers, and replace manually operated basketball hoops with motorized backboards. The weight room includes a new ADA lift to access this space, new lighting, paint, and exhaust. Renovation in the Ag shop include the addition of code required safety shower and eyewash and handwash sink.

The site work includes utility work to relocate the main water line under Coleman Avenue to the west of the school, creating new staff and visitor parking lots on the south side of the building, a separate bus drop-off, and new playgrounds and equipment. Site work also includes construction of stormwater retention ponds (the existing school never had a stormwater management solution).

SCHOOL SIZE

At a total of 74,000 SF and an average enrollment of 200 students, the 450 square feet per student number seems high. But the project proves to align with other approved PK-12 projects within the last 5 years with less than 300 students. It was discussed during the master planning process that the only way to

significantly reduce the square foot per student was to reduce the gym space and ag/tech space. These were the two newest portions of the current building, and the district recognized them as an asset that would be irresponsible to give up. The proposed new total facility size is roughly 1,500 square feet larger than the current building. This is specifically due to replacing the currently under-sized special education, preschool, and kindergarten spaces. New classroom sizes are based on CDE Public School Facility Construction Guidelines 1 CCR 303(1) for traditional PK through HS models. The additional education space is partially offset by an ability to provide a much more efficient hallway system in the new addition. The total cost/SF, cost/student, and SF/student are in line with other approved PK-12 projects with less than 300 students, even with the supplemental grant.

SOLUTION WITHOUT A SUPPLEMENTAL GRANT

Our team has spent countless hours over the last eleven months simplifying the scope, removing anything that is not critical or required for life safety. Our solution will allow us to obtain a certificate of occupancy, but not an environment suitable for education. At this point, we are 98% through the buyout of the project which greatly reduces future variability.

The scope that would be added back into the project with the supplemental grant includes various weather protections, finishes, equipment, mechanical and site work. Our strategy in developing this list of scope was to identify things that could be easily added back into the project with minimal impact to adjacent spaces and limiting re-work as much as possible.

WEATHER PROTECTION

- Roof replacement above both gymnasiums, Ag Shop, and west commons. The existing roof is over 25 years old and beyond its useful life. At one point it was recovered with a second layer of metal panels, which only made tracing the leaks more challenging. The roof replacement would provide critical weather protection for the newly renovated spaces beneath. The roof replacement includes a new standing seam metal roof with a 20-year weathertightness warranty.
- Structural canopy to provide weather protection at the entry primarily used by students arriving at the school by bus and adjacent to the parent drop-off. In this rural location, more than half of the students ride the bus to get to the school.
- Just outside of the library, between the elementary and high school wings, there is a concrete patio intended to be used as an outdoor classroom. A simple fabric shade structure will provide much needed shade in this outdoor learning space.

FINISHES & EQUIPMENT

- Finishes in existing restrooms, locker rooms, concessions. The existing restrooms and locker rooms, constructed over 25 years ago, are desperate for repairs and upgrades. These spaces do not currently meet ADA requirements, and there are frequent backups due to failing fixtures. New fixtures, partitions and wall paint will ensure these existing spaces last well into the future.
- To maximize functionality of the cafeteria, it is intended to open to the hallway to serve as a common space outside of lunchtime. However, to help facilitate the five lunch hours for kids in preschool through high school, the space also needs to be closed off from the hallway. The overhead door that offers this space to function in this duality would be added back into scope with the supplemental grant.
- A handful of doors in the existing spaces being renovated are in poor condition and have non-ADA compliant hardware. Replacement of these doors and hardware will ensure durability well into the future.
- Installation of carpet in the hallways will provide a much better acoustic experience for students and staff, both in the hallways and adjacent classrooms.

HVAC

- The existing wood dust collection system in the Ag Shop is a severe safety hazard. The unit sits entirely within the Ag Shop and has recently been disconnected because it kept catching on fire. Given the importance of a strong CTE program in our community, our ag shop is one of our most frequently used spaces. Replacing the failing dust collection system with a new, code-compliant system will provide our students and staff with the necessary safety and protection they deserve.
- The existing Ag shop does not have a general exhaust system. While this space is not used for painting or vehicle repair, an exhaust system will remove toxic fumes and provide a safe and healthy environment for Ag Shop occupants.

SITE WORK

- Installing landscaping in the parking lot islands will help mitigate dust in our windy climate.
- Fencing around the elementary playground will help keep kids out of the adjacent public streets.
- The existing gymnasium and ag shop roofs drain through downspouts onto the sidewalk that parallels the north side of the gymnasium. In the winter, this becomes a dangerous mess of snow and ice. Metal underground chases at each of the downspout locations will allow pedestrians to move safely along this sidewalk.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

Our team has worked diligently over the last year to overcome the multitude of obstacles we have encountered. We have been attending weekly team meetings with our owner's representative, architect, and construction team members to determine the scope and strategy of this supplemental request. We have had countless discussions about how critical it is that we are accountable for this request, responsible stewards of the state and the community's support. Our team has created detailed design drawings, in some cases completed construction documents, to verify completeness of each scope included in this request. We have engaged with the subcontractors already contracted to work on the project, now familiar with the challenges of building in this remote rural location, to obtain grounded pricing for each scope item. We have spent countless hours with these same subcontractors investigating the existing building to further ground costs. We continue to check our project compared to other BEST grant projects, ensuring we are still within a competitive range even with the award of a supplemental grant. We do not make this request lightly and appreciate the state's consideration to help us complete this project.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

When we presented our project initially, we compared our school to the car in Johnny Cash's "One Piece at a Time". It was a hodgepodge with a core constructed in the middle of World War Two. We wanted to keep what worked and make the school last for decades to come. With our current budget, we will be continuing to finish this school one piece at a time; it really won't be complete once we receive the Certificate of Occupancy.

It's important to us that we didn't leave a major health or safety item for the supplemental grant but what's left is not a solution that BEST would approve. We will have a partially complete school without protection from our extremely harsh winds, basic finishes, and still needing a new roof over our existing space. Roof leaks will continue to be a concern in the renovated spaces, requiring continuous attention from maintenance staff and a continued outpouring of money to address leaks and prevent growth of mold.

Our district is still recovering from decisions made prior to 2021. Due to circumstances out of the control of our current administration, we still need to pay \$500,000 for an unusable mechanical system that was leased in 2012. A supplemental BEST grant is the only way we can complete our school without dragging the work out over many years.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Peetz School District prioritizes and commits to regular maintenance of facilities to extend their value to students, staff, and community for as long as possible. The District currently employs two full-time staff responsible for custodial and maintenance work at the Peetz PK-12 school. In addition, the Peetz School District employs an IT Director who will maintain the low voltage systems in all buildings. Peetz School often contracts maintenance work as the need arises for more extensive repairs to the facility.

Peetz School is adopting proactive measures to ensure funding to maintain an improved PK-12 facility. At minimum, the district commits to ensuring funds exceeding minimums required by the Capital Construction Assistance Board are transferred to on an annual basis to a Capital Renewal Reserve account.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should

include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Plateau RE-5 (1870) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY23 PK-12 Addition-Renovation (1870-SG00001) - - New - Application Number (5)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

42.00 %

* B. Actual match on this request - Enter Actual Match Percentage

2.53

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	3,953,435.95
D. Applicant Match to this Project	\$	100,021.93
E. Applicant Grant Request	\$	3,853,414.02
F. Previous Grant Awards to this Project	\$	23,196,997.02
G. Previous Matches to this Project	\$	11,843,783.98
H. Total All Phases	\$	38,994,216.95

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

07/22/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

Each item in the supplemental grant scope has been identified with a written scope narrative and drawings. Each item has been priced individually by subcontractors. A schedule and staffing supervision plan has been included to ensure the work is done in a timely manner and with the same quality as the rest of the project. The delay in the timing of the work has also been accounted for in the pricing for the work that will occur in the summer of 2025.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

Cumming Group was retained for previously awarded BEST grant through a competitive process. For continuity, that team will manage the additional scope.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

We have competitively selected all major vendors, including owner's representative and design builder, using the CDE recommended process. We changed from our original owner's representative to a new one as a result of that process. During the project, we have followed a competitive process and solicited multiple bids for all trade partners and subcontractors.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.**

We were recently awarded a grant for preschool equipment which was secured through ECCLPS, a local supporting agency. We were also awarded a grant for kitchen equipment through Colorado Department of Education.

Our local Peetz Cooperative donated \$10,000 to fund technology and athletics.

ESSER funds have recently been used to meet other technology and transportation needs of the district.

We also applied for a Code Red grant for security upgrades through a US Government grant program, unfortunately we did not receive this grant.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

The Peetz PK-12 School Improvement project is anticipated to bring significant cost savings to electric and propane use and is anticipated to reduce water use in the school. As part of the current project, we have conducted extensive energy modeling and studied several options for utility efficiencies. With the installation of new HVAC equipment and better insulation throughout the new building addition, we are confident that annual utility costs will go down.

Peetz School District current utility costs for the 2023:

Electricity: \$59,135

Propane: \$43,400

Internet: \$15,520

Trash: \$10,000

Water: \$6,578



District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction 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 * C from grant application cost summary) \$ 1,660,266.30
- B. School District's certified FY2023/24 Assessed Value \$ 57,826,506
- C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%): \$ 11,565,301
- D. Current outstanding bonded indebtedness: \$ 11,615,000
- E. Total available bonded indebtedness (Line C-D). \$ -49,699
- F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):
(This should equal line E, unless additional matching funds are voluntarily offered) \$ \$100,000
(from general fund)

School District: Peetz Plateau School District RE_5
Project: Supplemental Grant
Date: 1/31/2024

Signed by Superintendent:

Printed Name: Jeff Durbin

Signed by School Board Officer:

Printed Name: Shauna Reker

Title: School Board President

● Campuses Impacted by this Grant Application ●

Fort Morgan Re-3 - Supplemental FY24 DW Health and Safety Upgrades - Columbine ES – 1961

District:	Fort Morgan RE-3
School Name:	Columbine ES
Address:	815 West Street
City:	Fort Morgan
Gross Area (SF):	45,316
Number of Buildings:	1
Replacement Value:	\$14,481,705
Condition Budget:	\$3,878,217
Total FCI:	0.27
Adequacy Index:	0.11



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,244,993	\$1,126,696	0.50
Equipment and Furnishings	\$392,251	\$66,920	0.17
Exterior Enclosure	\$1,995,143	\$0	0.00
Fire Protection	\$14,609	\$634,599	43.44
HVAC System	\$3,128,830	\$131,456	0.04
Interior Construction and Conveyance	\$2,284,331	\$1,622,609	0.71
Plumbing System	\$813,171	\$19,431	0.02
Site	\$1,795,060	\$885,034	0.49
Structure	\$1,813,317	\$10,455	0.01
Overall - Total	\$14,481,705	\$4,497,200	0.31

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Columbine ES Main	45,316	0.24	1961	\$12,686,645	\$3,612,166
Columbine ES Site	302,800	0.49	1961	\$1,795,060	\$885,034
Overall - Total	348,116	0.27		\$14,481,705	\$4,497,200

● **Campuses Impacted by this Grant Application** ●

Fort Morgan Re-3 - Supplemental FY24 DW Health and Safety Upgrades - Baker ES – 1997

District:	Fort Morgan RE-3
School Name:	Baker ES
Address:	300 Lake Street
City:	Fort Morgan
Gross Area (SF):	66,480
Number of Buildings:	1
Replacement Value:	\$24,755,046
Condition Budget:	\$16,081,572
Total FCI:	0.65
Adequacy Index:	0.08



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,439,558	\$3,601,952	1.05
Equipment and Furnishings	\$491,659	\$435,578	0.89
Exterior Enclosure	\$1,654,492	\$487,605	0.29
Fire Protection	\$926,242	\$15,616	0.02
HVAC System	\$5,518,688	\$5,343,378	0.97
Interior Construction and Conveyance	\$3,616,947	\$2,594,091	0.72
Plumbing System	\$1,045,360	\$820,858	0.79
Site	\$2,837,191	\$2,782,499	0.98
Structure	\$5,224,910	\$0	0.00
Overall - Total	\$24,755,046	\$16,081,577	0.65

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Baker ES Main	66,480	0.61	1997	\$21,917,855	\$13,299,078
Baker ES Site	260,800	0.98	1997	\$2,837,191	\$2,782,499
Overall - Total	327,280	0.65		\$24,755,046	\$16,081,577

● **Campuses Impacted by this Grant Application** ●

Fort Morgan Re-3 - Supplemental FY24 DW Health and Safety Upgrades - Lincoln HS – 2006

District:	Fort Morgan RE-3
School Name:	Lincoln HS
Address:	230 Walnut Street
City:	Fort Morgan
Gross Area (SF):	9,350
Number of Buildings:	1
Replacement Value:	\$2,926,804
Condition Budget:	\$1,008,439
Total FCI:	0.34
Adequacy Index:	0.21



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$523,417	\$335,029	0.64
Equipment and Furnishings	\$57,605	\$0	0.00
Exterior Enclosure	\$413,358	\$0	0.00
Fire Protection	\$42,410	\$0	0.00
HVAC System	\$575,429	\$273,674	0.48
Interior Construction and Conveyance	\$479,400	\$314,048	0.66
Plumbing System	\$138,101	\$8,226	0.06
Site	\$318,876	\$77,464	0.24
Structure	\$378,209	\$0	0.00
Overall - Total	\$2,926,804	\$1,008,441	0.34

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Lincoln HS Main	9,350	0.36	2006	\$2,607,928	\$930,977
Lincoln HS Site	43,500	0.24	2006	\$318,876	\$77,464
Overall - Total	52,850	0.34		\$2,926,804	\$1,008,441

● Campuses Impacted by this Grant Application ●

Fort Morgan Re-3 - Supplemental FY24 DW Health and Safety Upgrades - Sherman ECC – 1955

District:	Fort Morgan RE-3
School Name:	Sherman ECC
Address:	300 Sherman Street
City:	Fort Morgan
Gross Area (SF):	45,565
Number of Buildings:	1
Replacement Value:	\$14,831,451
Condition Budget:	\$5,355,351
Total FCI:	0.36
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,420,099	\$1,684,576	0.70
Equipment and Furnishings	\$349,418	\$436,772	1.25
Exterior Enclosure	\$2,520,782	\$0	0.00
Fire Protection	\$14,621	\$639,766	43.76
HVAC System	\$2,243,800	\$592,524	0.26
Interior Construction and Conveyance	\$2,532,642	\$1,310,846	0.52
Plumbing System	\$808,870	\$9,715	0.01
Site	\$1,888,123	\$1,305,299	0.69
Structure	\$2,053,098	\$0	0.00
Overall - Total	\$14,831,451	\$5,979,498	0.40

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Sherman ECC Main	45,565	0.31	1955	\$12,943,328	\$4,674,199
Sherman ECC Site	305,100	0.69	1955	\$1,888,123	\$1,305,299
Overall - Total	350,665	0.36		\$14,831,451	\$5,979,498

• Campuses Impacted by this Grant Application •

Fort Morgan Re-3 - Supplemental FY24 DW Health and Safety Upgrades - Pioneer ES – 1991

District:	Fort Morgan RE-3
School Name:	Pioneer ES
Address:	415 South Spruce Street
City:	Fort Morgan
Gross Area (SF):	49,400
Number of Buildings:	2
Replacement Value:	\$16,417,742
Condition Budget:	\$9,531,669
Total FCI:	0.58
Adequacy Index:	0.06



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,481,012	\$1,801,252	0.73
Equipment and Furnishings	\$292,659	\$279,767	0.96
Exterior Enclosure	\$2,050,908	\$93,930	0.05
Fire Protection	\$25,780	\$651,786	25.28
HVAC System	\$3,831,539	\$3,999,378	1.04
Interior Construction and Conveyance	\$2,636,101	\$1,461,732	0.55
Plumbing System	\$820,021	\$307,718	0.38
Site	\$2,291,879	\$1,294,333	0.56
Special Construction	\$185,290	\$185,290	1.00
Structure	\$1,802,553	\$76,045	0.04
Overall - Total	\$16,417,742	\$10,151,231	0.62

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Pioneer ES East Mod	3,200	0.93	1998	\$397,122	\$370,357
Pioneer ES Site	479,160	0.56	1991	\$2,291,879	\$1,294,333
Pioneer ES Main	46,200	0.57	1991	\$13,728,741	\$8,486,541
Overall - Total	528,560	0.58		\$16,417,742	\$10,151,231

● Campuses Impacted by this Grant Application ●

Fort Morgan Re-3 - Supplemental FY24 DW Health and Safety Upgrades - Fort Morgan HS – 1965

District:	Fort Morgan RE-3
School Name:	Ft Morgan HS
Address:	709 East Riverview Avenue
City:	Fort Morgan
Gross Area (SF):	217,030
Number of Buildings:	1
Replacement Value:	\$74,227,514
Condition Budget:	\$34,384,026
Total FCI:	0.46
Adequacy Index:	0.20



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$10,347,495	\$9,642,369	0.93
Equipment and Furnishings	\$4,140,237	\$640,496	0.15
Exterior Enclosure	\$6,264,384	\$3,544,549	0.57
Fire Protection	\$22,631	\$3,275,058	144.72
HVAC System	\$21,181,248	\$5,061,507	0.24
Interior Construction and Conveyance	\$9,700,617	\$8,681,515	0.89
Plumbing System	\$4,340,503	\$2,714,501	0.63
Site	\$6,247,050	\$4,075,179	0.65
Structure	\$11,983,350	\$26,709	0.00
Overall - Total	\$74,227,514	\$37,661,883	0.51

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Ft Morgan HS Main	217,030	0.45	1965	\$67,980,464	\$33,586,704
Ft Morgan HS Site	2,267,100	0.65	1965	\$6,247,050	\$4,075,179
Overall - Total	2,484,130	0.46		\$74,227,514	\$37,661,883

● Campuses Impacted by this Grant Application ●

Fort Morgan Re-3 - Supplemental FY24 DW Health and Safety Upgrades - Green Acres ES - 1955

District:	Fort Morgan RE-3
School Name:	Green Acres ES
Address:	930 Sherman Street
City:	Fort Morgan
Gross Area (SF):	44,450
Number of Buildings:	1
Replacement Value:	\$14,326,668
Condition Budget:	\$6,272,751
Total FCI:	0.44
Adequacy Index:	0.19



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,340,158	\$1,759,961	0.75
Equipment and Furnishings	\$267,136	\$77,585	0.29
Exterior Enclosure	\$2,144,650	\$270,088	0.13
Fire Protection	\$14,569	\$624,493	42.86
HVAC System	\$2,218,227	\$1,402,563	0.63
Interior Construction and Conveyance	\$2,590,298	\$1,962,902	0.76
Plumbing System	\$801,045	\$22,883	0.03
Site	\$1,812,528	\$750,698	0.41
Structure	\$2,138,058	\$10,455	0.00
Overall - Total	\$14,326,668	\$6,881,628	0.48

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Green Acres ES Main	44,450	0.44	1955	\$12,514,141	\$6,130,930
Green Acres ES Site	348,480	0.41	1955	\$1,812,528	\$750,698
Overall - Total	392,930	0.44		\$14,326,668	\$6,881,628

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Fort Morgan Re-3

County: Morgan

Project Title: Supplemental FY24 DW Health and Safety Upgrades

Current Grant Request:	\$704,347.74	CDE Minimum Match %:	46%
Current Applicant Match:	\$599,999.92	Actual Match % Provided:	46%
Current Project Request:	\$1,304,347.66	Is a Waiver Letter Required?	No
Previous Grant Awards:	\$2,783,758.02	Contingent on a 2024 Bond?	No
Previous Matches:	\$2,100,027.98	Historical Register?	No
Total of All Phases:	\$6,188,133.66	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$18.38	Does this Qualify for HPCP?	No
Soft Costs Per Sq Ft:	\$2.78	Affected Pupils:	3,427
Hard Costs Per Sq Ft:	\$15.60	Cost Per Pupil:	\$1,806
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	98
Previous BEST Total \$:	\$5,047,434.62		

Financial Data (School District Applicants)

District FTE Count:	3,231	Bonded Debt Approved:	\$12,950,000
Assessed Valuation:	\$347,639,190	Year(s) Bond Approved:	21
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$107,519	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$27,345,000
Median Household Income:	\$69,179	Total Bond Capacity:	\$69,478,495
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	64.90%	Bond Capacity Remaining:	\$42,182,838
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$729.53		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Fort Morgan Re-3 (2405) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 DW Health and Safety Upgrades (2405-SG00002) - - New - Application Number (17)

I. Facility Profile

* Please provide information to complete the Facility Profile

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

* Facility Name & Code

Baker Elementary School - 2405-1009 ▼

* Facility Name & Code

Lincoln High School - 2405-5180 ▼

* Facility Name & Code

Sherman Early Childhood Center - 2405-7856 ▼

* Facility Name & Code

Pioneer Elementary School - 2405-6954 ▼

* Facility Name & Code

Columbine Elementary School - 2405-1850 ▼

* Facility Name & Code

Fort Morgan High School - 2405-3078 ▼

* Facility Name & Code

Green Acres Elementary School - 2405-3620 ▼

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

Districtwide

Junior High

Pre-School

<input checked="" type="checkbox"/> Administration	<input type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input checked="" type="checkbox"/> Elementary	<input checked="" type="checkbox"/> Media Center	<input checked="" type="checkbox"/> Classroom
<input checked="" type="checkbox"/> Library	<input checked="" type="checkbox"/> Auditorium	<input checked="" type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input checked="" type="checkbox"/> <input type="text" value="gymnasium"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

<input checked="" type="checkbox"/> School District
<input type="checkbox"/> Charter School
<input type="checkbox"/> BOCES
<input type="checkbox"/> Colorado School for the Deaf and Blind
<input type="checkbox"/> 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

<input type="text" value="N/A"/>

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

Fort Morgan High School : The High School was built in 1964. In 1987 the athletic facilities addition was completed, adding significant space. From 1999 through the early 2000s, the school underwent substantial renovations and expansions. In 2020 a new secure entry was added to provide a safe controlled
--

entry point for students, staff, and outside visitors. This addition included modern facility attributes and is excluded from this project scope.

Baker Elementary School : Baker was built in 1996 and had a three-classroom addition built in 2005.

Columbine Elementary School : Columbine was built around 1961, and has seen many changes over the years. In 1990, an addition was added to the South of the facility, adding several classrooms, computer and multimedia spaces and offices. In the early 2000s, a small four-classroom addition was added on the North end of the building.

Green Acres Elementary School : Green Acres was built in 1954 and is the sister school to Columbine, mirroring the design. Sometime between its construction and the 1990s, a seven-classroom addition was added to the East side of the building. A large addition was completed around 2000 matching the one added to Columbine several years earlier. Finally, in 2005, a small two-classroom addition was added at the South end of the building.

Pioneer Elementary School : Pioneer was built in 1990 and has not had any additions. It had a minor mechanical renovation project in 2001 that added cooling to the HVAC systems of much of the building, but not important areas like the cafeteria and gym.

Sherman Early Childhood Center : Built in 1957 as an elementary school, Sherman has seen significant changes over the years. In 1999, a large addition of nine classrooms, office space and a library was added. Presently, the school serves pre-k and kindergarten students. In 2019 a day-care addition was completed that also provides much needed services for the community.

Lincoln Alternative High School: Lincoln is a small pre-engineered metal building that was built in the late 1990s. Lincoln Alternative High School provides specialized learning opportunities to its students.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

High School: In 20, a BEST Grant included a new secure entry, ADA accessibility, and front office for controlled check-in.

In July of 23, the district began an ESPC that included LED upgrades with dimming capability, and new fixtures in gyms and the auditorium. Also included: low-flow plumbing retrofits, control updates, and as air-cooled chiller replacement which was undersized, inefficient, and beginning to fail-causing significant issues.

District-Wide: The ESPC project also included LED upgrades, low-flow plumbing retrofits, and controls updates. The BAS equipment was aging and is not well supported by the manufacturer. Maintenance staff could not monitor or control equipment so issues couldn't be identified/diagnosed early, and significant time was spent manually checking equipment. The district worked closely with the design team to select a BAS that was already utilized in other buildings and is now district-wide. Savings resulting from this project are allocated to the district's equipment payment. Once paid off, the savings will reduce the district's operational expenses. No BEST funds were necessary for this project.

Other Facilities: The newest district facility is the Middle School, which was built in 16 with the assistance of BEST. Green technology and long-term solutions were one of our highest priorities during this build.

In spring of 23, the district began development of the Legion Field renovation that was funded by the community in 21. This includes several projects affecting many sports offered by the district. Legion Field includes the football field, varsity and jv baseball fields, as well as track and field. Several projects are underway with more coming soon.

Completed Work - Soccer:

- New turf field
- LED lighting
- Team benches
- Bleachers

In Development:

- New ADA restrooms, concessions, and entrance
- Renovate visitor restrooms with ADA
- Track and field updates and resurface
- Site drainage
- JV baseball dugouts
- Football visitor bleachers with ADA
- Other

23 BEST Grant: This project aimed to upgrade critical HVAC equipment focusing on health and safety in all of the district's schools except the middle school. In late 23 the design and construction team received pricing from area contractors. This pricing data revealed a budget issue that resulted in this supplemental request.

Due to pricing increases, contractor availability, and unforeseen issues the district is unable to complete all of the scope at this time. After extensive bid reviews, value engineering, and rebidding work, the district is still unable to complete all of the work that was originally planned. The district is in a difficult situation and has evaluated the improvements prioritizing which are most needed. Due to the budget shortfall and uncertainty of this funding request, the district is unable to proceed with the work at Sherman Early Childhood Center unless this grant application is approved. If awarded, the work at Sherman will proceed as planned.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX).

requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

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 around \$550,000 annually for capital replacement projects in routine District maintenance. The second source is an annual allocation from the General Fund to Capital Reserve in the amount of \$519,000.

Although the Colorado legislature 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 General Fund to Reserve Fund in the amount of \$519,000 per year. The District has made the full contribution to the Capital Reserve Fund each year since the mandatory transfer requirement was repealed. This combined annual funding of approximately \$1,069,000 allows the District to keep its facilities in safe and good working order.

To best prepare for the upcoming year's capital projects and facility needs, the Superintendent and CFO collaborate with the maintenance director and maintenance personnel, administrators, and principals on how to best prioritize and commit towards anticipated capital outlay projects.

Throughout Covid, the District has been intentional about the spending of ESSER dollars and best utilizing them to provide adequate facilities and educational programming for staff and students. In preparation for this BEST Grant application, the District developed a plan for the remaining ESSER funds including ESSER III obligating over \$2.1M to these necessary capital improvements in the HVAC systems of each school. This excluded the District office. Without this critical government funding and the support from the CDE, these necessary updates to address safety and comfort for students and staff would not be possible.

Since the 2019-2020 school year, the district has set aside funds above the 1.5% requirement for Capital Renewal Reserve at the Middle School because of its BEST grant funding. Since 2019, the district was required to have budgeted \$385,000 but in total the district has actually budgeted over \$474,000 (roughly \$118,000/yr) for this building.

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Fort Morgan Re-3 (2405) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 DW Health and Safety Upgrades (2405-SG00002) - - New - Application Number (17)

II. Integrated Program Plan Data

*

Project Type

A. Project Type - Select all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input checked="" type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input type="checkbox"/> Renovation	<input type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

This request stems from price increases due to severe price escalation, lack of contractor availability, and costs to address unforeseen deficiencies in the HS chilled water system.

Price Escalation: During initial budgeting, pricing from equipment reps and contractors was obtained. It was expected that increases would slow over the next year, but they remained historically high. The average cost for the equipment was nearly 20% higher than originally budgeted. In addition, prevailing wage rates increased 12%. The project team identified cost savings with alternate manufacturers but still were higher than budgeted.

Lack of Contractor Availability: The project team reached out to over a half dozen area contractors and while many attended the pre-bid walk, several expressed concerns over availability during the summer construction period. Only one contractor submitted proposals for all the facilities and unfortunately they were the most expensive. Through several rounds of contractor solicitation and prequal, the construction team has a plan utilizing multiple teams by building. Even after identifying additional contractors the labor budget is still significantly higher than anticipated.

High School Chilled Water Issues: During design, a deficiency was noted with the chilled water system. The original scope intended to utilize the existing chilled water piping adding chilled water coils in the athletic addition AHUs and in the cafeteria AHU to accommodate the ventilation and cooling needs. Typically engineers will design central plants and associated piping large enough to account for future renovations. Unfortunately, the design team discovered that additional capacity had been consumed by other, undocumented changes in the gyms in 21. This problem was not identified until a comprehensive load analysis was conducted.

Making these significant modifications without consideration of the impacts to the capacity issues resulted in chilled water flow and sizing issues. One chiller is planned for replacement as part of a separate ESPC and is sized to accommodate the needed plant capacity. The more difficult and costly issue is that the lines throughout the building are now critically undersized to meet the building's existing cooling load, let alone adding even more cooling equipment.

The design team investigated the cost impact of upsizing the chilled water piping throughout the building, along with the necessary pumping modifications, and determined that this solution is cost prohibitive. The team also evaluated other options to address the cooling and ventilation needs of the cafeteria and athletic addition. The most cost-effective solution will be to install DX equipment instead of an AHU with chilled water coils. Unfortunately, while this solution has a lower cost than upgrading all the piping, adding an additional DX equipment in lieu of chilled water units is still beyond the original budget and will require additional funds to complete.

Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

Morgan County Schools is a rural district in eastern Colorado. Fort Morgan has grown into one of CO's few majority-minority cities, with 49% of its residents identifying as White, 43% Hispanic, and 6% Black. Additionally, 19% of the residents are foreign-born (2nd highest % in CO), and 39% of households speak

languages other than English (the highest in Colorado).

The state assessment data paints a picture of a district impacted by COVID. The district is currently accredited with a priority improvement plan. Morgan County Schools is not currently meeting academic achievement. The District is approaching academic growth and also approaching postsecondary and workforce readiness. The District is meeting the 95% accountability participation rate. Regarding disaggregated groups, Morgan County Schools struggles to meet academic growth in ELA at the elementary level. While the District is approaching ELP and meeting on track to EL proficiency, the data indicates it is not meeting academic achievement. Fort Morgan students were scoring closer to meeting grade level expectations pre-pandemic.

The District needs to improve Math scores. This data is reflected in the District's CMAS growth. Morgan County Schools is approaching growth but not meeting achievement at the elementary level. At the high school, the District is not meeting achievement in math; however, it is approaching growth. The District's local data, including NWEA and DIBELS, also indicate a need for fulfilling instructional gaps due to Covid.

Regarding Postsecondary and Workforce Readiness, the District has noted a decrease in students at Fort Morgan High School in grades 6-12 enrolled in a 2-year, 4-year, or career and tech ed course. This percentage moved down from 64% to 63% over a year.

Past recent projects have included building a new Middle School with BEST funds, a safety renovation/addition at the high school using BEST funds, an ESPC project addressing LED lighting upgrades, plumbing retrofits, and HVAC equipment, and indoor air quality and HVAC improvements across many district facilities as part of the 2023 BEST grant that this application is meant to supplement.

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

Reasons for this Request

The Morgan County School District is attempting to address district-wide indoor air quality across all Elementary Schools, High Schools, and the Sherman Early Childhood Center. Unfortunately, due to several factors, the budget originally developed in the fall of 2021 is no longer adequate to accomplish all of the project goals. Described in greater detail in section 2.A above, a combination of material price escalation, lack of contractor interest and availability, and unforeseen design issues and complications from reusing existing infrastructure led to the need for this supplemental request. The development team has worked diligently to reduce the overall cost increase which was originally more than \$2M down to a more manageable \$1.3M without sacrificing the overall objectives of the project.

Deficiencies to Be Corrected with Available Project Budget:

The primary concerns throughout all facilities are related to the health and safety of students and staff. In virtually all buildings, the greatest deficiency is the mechanical systems' inability to provide healthy, code-required levels of ventilation air. Some spaces entirely lack any source of healthy fresh air. In many cases, the existing equipment is beyond its useful life and operates well below the desired and necessary performance standards of modern educational facilities.

A lack of cooling in critical spaces in several buildings has made them difficult to occupy comfortably year-round. Often, ventilation to these spaces is severely reduced or entirely shut off in warmer weather to minimize unwanted hot outside air from entering the facility. This helps improve comfort during those times but at the expense of code-required, healthy levels of fresh air. This is the case in the gymnasiums at Pioneer and Baker Elementary and the cafeteria/commons area at Fort Morgan High School. These spaces are served by air handlers that lack any cooling capabilities. When this equipment was installed, it may not have been required to serve the needs of these spaces, but that is no longer the case. In addition to operating during warmer months to serve the students and staff, these spaces are now frequently used year-round to serve extracurricular activities and support various community activities.

All kitchens throughout the district, except the newly constructed Middle School, have either failed or failing make-up air equipment or no make-up air equipment at all, resulting in poor air quality and thermal conditions. Air for cooking hoods and exhaust fan operation is pulled from adjacent spaces. This arrangement is inappropriate for kitchen operations since the air borrowed from the surrounding spaces may be contaminated and rarely possesses the air quality needed to maintain a hygienic and safe environment in a cooking space. Furthermore, this creates issues with building pressurization, which will change when the kitchen exhaust fans are enabled and disabled. It is likely that whenever food preparation is underway, most buildings in the district are drawing in unconditioned, unfiltered air via unintended infiltration through exhaust fans or building relief dampers that are designed to discharge unsanitary or contaminated air rendering these systems useless.

Other ventilation and essential cooling equipment around the district is past its useful life or in dire need of intervention to correct or prevent deficiencies in the ventilation systems. Cooling towers at Columbine and Green Acres Elementaries and Lincoln Alternative High School all serve to reject heat for the water-source heat pump central loops in these schools and provide the entire cooling capabilities at these buildings. All three cooling towers need refurbishment

or replacement to allow for their continued operation. Built-up air handlers at several schools need significant attention or complete replacement in order to ensure that required ventilation air can be provided. Baker and Pioneer Elementary as well as Fort Morgan High School all have air handlers that require significant costly repairs to bring them back to their intended capacities, including substantial refurbishment and, in some cases, replacement of condensing units that serve direct expansion cooling coils. Penthouse air handlers and rooftop units at Fort Morgan High School, Baker Elementary, and Pioneer Elementary all need replacement and in some cases reconfiguration of their ductwork is necessary in order to properly ventilate the spaces they serve.

Unfortunately, building operator access is often overlooked in facility construction or improvement projects. Maintenance access to equipment is especially problematic at Fort Morgan High School where three air handlers serving its auditorium, stage, and drama areas are located in cramped mechanical spaces. The mezzanines that house these units were literally constructed around them when the building was first built. As a result, they are incredibly difficult to access and nearly impossible to maintain and repair given the lack of clearance around them (sometimes mere inches). Building operators have heroically maintained this equipment as best they can, but they have reached the point where they need costly repairs that will still not resolve the underlying maintainability challenges.

Deficiencies to Remain if Supplemental Grant is Not Awarded:

If this supplemental grant request is unsuccessful, the several critical deficiencies at Sherman Early Childhood Center will go unaddressed. Sherman has two air-cooled chillers, one of which is well beyond its useful service life, resulting in additional load and fatigue on the one remaining, albeit newer, chiller. This leaves the school vulnerable should either chiller fail. The two chilled and two hot water pumps at this building are also well past their expected life and require continuous maintenance from building operators to keep the building's heating and cooling system working. If any one of these four pumps fail, the school would be unable to maintain healthy temperatures in all but the most mild of weather conditions. Sherman is one of the few buildings in the district that has a make-up air unit, but it is also beyond its useful life and in need of immediate replacement to ensure the district's sole kitchen that serves its youngest students can continue operating in a safe and healthy manner. Finally, Sherman's two packaged rooftop units that provide conditioning and ventilation air to the building's administrative offices and library are also well beyond their useful lives and in need of replacement in order to keep these critical spaces and functions of the school operating safely.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The district's diligence dates back to late 2021, when the district engaged a consultant to develop a project to address indoor air quality and equipment deficiencies districtwide utilizing remaining ESSER funds. This project ultimately did not proceed due to concerns about design, funding, and accountability.

Instead of pursuing this option further, the district sought assistance from a design build partner to develop a district-wide facility plan, attached with this application, making recommendations on all facility related needs impacting indoor air quality, energy efficiency, and long-term sustainability.

After selecting a partner to complete this analysis in the Fall of 2022, the project team and key stakeholders conducted a charette to determine the goals and objectives of the report and the eventual project. Based on the previous attempt to develop a project utilizing available ESSER funds, the district knew that the project was well beyond the reach of just those limited funds. To validate that assumption, a thorough estimate was developed confirming that the \$2.1M in ESSER III funds would not be sufficient to accomplish all the district's goals and agreed that a BEST Grant was the best option to utilize the available funding and accomplish all of the needed upgrades.

Taking a clean slate approach to analyzing facility improvement opportunities, the team conducted multiple site visits and reviewed original blueprints and

recently developed design documents to thoroughly understand the existing systems and proposed changes. The team generated 3D models of some of the buildings to analyze current operations and identify deficiencies. The team gathered two years of utility data, and calibrated each model, raising the confidence level in their understanding of the district's facilities.

A project list was developed to address all identified deficiencies. The district reviewed the engineers' findings and ultimately agreed to split the work into two separate projects: a BEST grant project focused on student health and safety and an energy performance contract focused on energy efficiency and cost savings. Additional information about the energy project can be found in Section F - Capital Improvements above.

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

Solutions to be Implemented with Available Project Budget:

After an extensive design and pre-construction process, including multiple rounds of prioritization of the various scope items from the original project plan, a refined scope of work that meets all of the original project goals for all of our buildings except Sherman Early Childhood Center has been finalized and will be implemented utilizing the currently available project budget plus additional district contributions. This scope of work consists of the following items which directly address the deficiencies identified earlier in this application:

Cooling will be added to the gymnasium equipment at Baker and Pioneer Elementaries and the cafeteria/commons air handler at Fort Morgan High School by installing condensing units on the rooftops near the respective air handlers and direct expansion coils in these existing air handlers. By adding proper cooling to these units, they can maintain adequate space conditioning while providing the necessary ventilation rates, something the current systems are lacking.

New or replacement make-up air units will be installed for most of the district's kitchens addressing severe ventilation issues in these crucial spaces. Problematic air handlers that have remaining useful life spans will be refurbished at Fort Morgan High School, Pioneer Elementary, and Baker Elementary restoring proper functionality, including their ventilation capabilities that are currently hindered for a variety of reasons.

Older air handlers that are beyond their useful lives and impossible to properly maintain due to space constraints will be replaced with modern and easier-to-maintain air handlers at Fort Morgan High School. The cafeteria of Pioneer Elementary will receive a dedicated packaged rooftop HVAC unit to remove it from the air handling system that currently serves this space because it is chronically under-ventilated and uncomfortable due to improper zoning in the original design. Aging rooftop HVAC units will be refurbished or replaced at Baker Elementary, Columbine Elementary, Green Acres Elementary, and Fort Morgan High School. The replacement equipment will be sized to serve required heating and cooling loads and provide needed ventilation air as well as be easy to maintain for facility staff. Corroded cooling towers at Columbine Elementary School, Green Acres Elementary, and Lincoln Alternative High School will be refurbished or replaced as needed given their respective ages and conditions.

Value Engineering Efforts:

To arrive at these scopes of work in spite of the very challenging issues that led the project to being significantly over budget, the design team went through

a rigorous value engineering process. Among the cost reduction strategies was switching to approved alternative manufacturers for most of the major equipment and reducing labor costs by relaxing the project schedule for work to occur outside of a rushed summer break delivery. In addition to these general strategies, specific scope refinements were identified that helped reduce costs, including the following:

Instead of installing new chilled/hot water AHUs to serve the High School Aux Gym, new gas/DX RTUs will be installed which accomplish the same goal and save significant cost from expanding the chilled water system. These units will be slightly more maintenance intensive, but the reduction in up-front costs outweighs those potential savings.

Instead of a single, consolidated, ground-mounted RTU with significant external ductwork to serve the High School auditorium and adjacent spaces, new built-up air handlers will replace the 3 existing AHUs in the existing mechanical mezzanine spaces or on adjacent roofs, saving significant costs. This will mean more difficult maintenance but by reusing ductwork and minimizing the cost of extending hot and chilled water lines, this was a necessary trade-off.

Instead of installing a cooling coil in the existing High School cafeteria air handler, further exacerbating the chilled water line capacity issue, a direct expansion (DX) coil will be installed with an associated condensing unit located on the roof above. This drastically limits the impact of the chilled water issues saving significant project costs.

The makeup air units at Columbine, Green Acres, Pioneer and Baker were originally selected as expensive DOAS (dedicated outdoor air system) units. To save cost on the equipment, electrical connections, and installation, the switch was made to simpler, and more industry-standard equipment.

The cooling equipment at Green Acres and Columbine was originally selected with closed-loop fluid coolers. This equipment is great on maintenance but requires a new pump, glycol feeder, and piping modifications to operate. The existing equipment will be replaced with open-loop cooling towers due to the significant cost savings on the equipment and installation.

Solutions to be Implemented with Supplemental Grant Funding:

If this supplemental grant is awarded, the deficiencies identified at Sherman Early Childhood Center will also be addressed. The solutions for these issues include the following: The old, failing chiller as well as the chilled and hot water pumps at this building will be replaced to restore needed capacity and redundancy in the building's heating and cooling systems. Providing this new equipment will significantly reduce the risk of repeating the discomfort experienced this past summer when many classrooms quickly reached 80 degrees during the school day when one of the chillers was offline. The failing packaged rooftop units that serve the building's administrative area and library will also be replaced. The old kitchen make-up air unit that is beyond its useful life will be replaced to maintain safe and healthy kitchen operations for years to come.

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

At the time of this application, the design for the BEST grant project is nearly complete and multiple competitive bids have been received. This pricing ultimately led to the need for this supplemental request.

Due to the shortfalls in accountability that neighboring districts have experienced with retrofit projects and its own challenges of hiring a consulting firm to address deficiencies, Morgan County Schools decided on procuring a design-build partner to develop this project in its entirety.

After completing the conceptual-level charette and vetting process described in Section E, the design team began designing the project in earnest after the 2023 BEST grant award was announced. They utilized all applicable codes and standards required by the Colorado Division of Fire Prevention and Control's (DFPC) school construction program and the Colorado Department of Regulatory Agencies' (DORA) applicable fuel gas, plumbing, and electrical codes. These are the state entities that will be permitting and inspecting the project. Through an iterative process and life-cycle-cost analysis, design decisions were made including equipment location, approach, etc. Throughout the design process the engineers maintained communication with equipment vendors about cost impacts. The design team and district staff had continual discussions about potential cost impact but the "do-it-right" approach which left the design team pursuing projects as planned knowing that, if necessary, certain items could be value-engineered.

At the completion of the initial design phase, the pre-construction team engaged area subcontractors to provide proposals. The team received decent interest for most of the scope, but unfortunately not on the more complicated (and therefore higher labor) portions of the project. Multiple, closely correlated bids were received on some scope items while others received only a single bid. In discussions with the contractors, the significant labor hours and the compressed construction schedule of needing to complete most of the work during the schools' summer breaks limited the interest of potential contractors.

After totaling the project costs, including subcontractor labor and equipment, engineering costs, construction management, etc, it was apparent that the project was significantly over budget. The team took a deep dive and identified several areas that were significantly over budget. To drive costs down, the pre-construction team worked with the bidding contractors to refine pricing, identifying and eliminating unnecessary risks and requiring transparency in the equipment costs and assumed labor hours to compare with the estimates. While continuing to work with current bidders, the team also reached out to additional contractors to gain additional proposals.

In parallel with these pre-construction efforts, the design team went back to the drawing board identifying the best and most efficient value-engineering options that would not impact the project intent and quality. Several opportunities were identified and redesigned to get updated pricing from interested bidders. While the value engineering efforts did yield significant savings, roughly \$1M, the exorbitant equipment costs, unforeseen design challenges, and lack of contractor interest and availability ultimately lead to the need for this request. Additional info on these several issues is provided in Section A Project Type, Supplemental Grant Info above.

Attached to this application are the District Facilities Plan and, the latest draft of bid documents for most buildings and an updated schematic level design for the High School.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

The equipment and goals addressed in this project have been selected primarily due to the high priority and their alignment with the district mission to provide a safe and healthy learning environment for the students and staff in the Fort Morgan community. Replacing or repairing the impacted equipment is necessary due to anticipated imminent failures and the urgency in improving the health and safety conditions in these facilities. Equipment is being replaced, renovated, or added where it previously didn't exist in order to improve conditions that fail to meet modern standards of health and safety.

All antiquated equipment being replaced is at or beyond its expected service life, meaning that the catastrophic failure of this equipment if not replaced is imminent. In some facilities, rather than just replacing the equipment with like-for-like equipment, significant improvements will be made with improved design and equipment changes that increase performance and maintainability. Finally, the safety and access deficiencies being addressed represent daily risks to the facility staff that could result in a tragic accident at any time.

For now, the skilled maintenance staff has been able to keep the older equipment operable, but the growing scarcity of parts and older refrigerants puts a strain on budgets and stresses an already overburdened team. Should a catastrophic failure occur, or a needed part or specific refrigerant become unavailable, even temporarily, entire buildings or major portions of them could become uninhabitable during harsh weather and unhealthy for the rest of the year. As a result, schools will be forced to find space for displaced students resulting in overcrowding in the operable portions of buildings, which will further exacerbate the ventilation problems in troublesome areas.

This supplemental request is paramount to the continued success of the district. All of the work identified in the 2023 BEST grant application is of the utmost importance and needs to be addressed without further delay. The district has conducted a prioritization exercise and identified potential scope reductions that would be inevitable if unfunded. Without this supplemental award, the district will be forced to eliminate the needed improvements at the Sherman Early Childhood center, leaving the staff at this building and the youngest, most vulnerable student population in the district at risk of suffering when a catastrophic equipment failure occurs.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? Please review the Public School Capital Construction Guidelines (DOC).

- Yes
- No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

Morgan Schools is committed to maintaining the newly installed equipment and will work with the selected installation firm to develop a robust and detailed annual maintenance guide and budget. This plan will better define yearly maintenance costs and identify major maintenance intervals and timelines. Once the new equipment is installed, the district will have roughly 15-20 years with predictable expenditures for preventative maintenance, allowing the district to grow its capital outlay funds to sufficiently fund future capital project expenses. Funds for both the maintenance of the newly installed equipment as well as future capital costs will be reflected in the district's annual operating budget in the future.

The majority of the mechanical equipment replacements and refurbishment scopes included in this project are to replace or renovate existing equipment

that the district has already been diligently maintaining. We expect to see a modest decrease in maintenance expenditures associated with those scope items because all of that equipment is at or past its expected service life and is becoming problematic and a burden to maintain. In a typical year the district spends roughly \$100k on facilities maintenance. A conservative estimate of reducing that figure by around 10% because of all these equipment replacements and refurbishments would result in annual maintenance cost savings of roughly \$10k for the next 15 years.

On the other hand, this project proposes adding a handful of new pieces of mechanical equipment where none like it existed before, such as the make-up air units (MAUs) on multiple kitchens, new condensing units and DX coils to add cooling to air handlers that did not have cooling, and a new, dedicated rooftop unit for the cafeteria at Pioneer. Assuming an average yearly maintenance cost of \$2,000 for each new piece of packaged equipment (the RTU and MAUs) and \$1,000 per year for each of the new condensing units results in an expenditure increase for maintaining new equipment that is directly offset by the expected reduction in maintenance costs for replacing all of the old, failing equipment. Of course, these new maintenance costs won't be felt immediately while the equipment is under 5-year manufacturer warranties and relatively young in its service life. So in the short term, we expect this project to result in a slight net decrease in maintenance costs while over the long term, total average maintenance costs should normalize again around the same level that we have been paying recently.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

- Yes
 No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

- Yes
 No

* M. Has additional investigation beyond the AHERA report been completed?

- Yes
 No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

N/A

III. Detailed Project Cost Summary

Fort Morgan Re-3 (2405) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 DW Health and Safety Upgrades (2405-SG00002) - - New - Application Number (17)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

46.00 %

* B. Actual match on this request - Enter Actual Match Percentage

46

Results indicate if a waiver is required.

Waiver Not Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	1,304,347.66
D. Applicant Match to this Project	\$	599,999.92
E. Applicant Grant Request	\$	704,347.74
F. Previous Grant Awards to this Project	\$	2,783,758.02
G. Previous Matches to this Project	\$	2,100,027.98
H. Total All Phases	\$	6,188,133.66

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input checked="" type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

09/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

12/31/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

In preparation for the 23 BEST grant application, Morgan contracted a design-build firm to develop the initial project budget. That same company was procured for design-build services and has fully developed the project including project manuals, specifications, and bid drawings. These project documents were used to solicit competitive bids from area contractors developing the final project budget as presented in this application. Due to budget constraints identified during bidding, the final pricing was iterative and is described below.

At the completion of the design phase, the construction team engaged multiple area contractors to provide pricing. This initial pricing demonstrated significant material escalation from specific manufacturers, a lack of quality contractor availability, and overall budget concerns.

To remedy this issue the design and construction team worked in parallel to find ways to reduce project costs while not sacrificing quality. Described above in Section G Planning/Diligence. Significant value engineering efforts including identifying alternative equipment manufactures, contractor bid reviews/revisions, and identification of additional subs led to significant cost savings totalling more than \$1M and has made this project's top goals obtainable for the district requiring no sacrifice in the project's goals if this supplemental request is approved.

The proposed project budget is nearing guaranteed maximum status with only a few minor details left to fine tune. The major project details are ironed out meaning that the project budget should only be adjusted if there are further unanticipated cost increases between now and when the Sherman improvements are contracted as well as unforeseen conditions during construction which may be unavoidable in renovation work and will be handled with available contingency. The project is near shovel-ready, pending approval within the next few months for all of the scope except the improvements at Sherman. If this supplemental request is approved, the district will be able to move into construction on the Sherman improvements immediately upon receiving the supplemental grant contract from CDE. To account for the possible cost increases due to unforeseen material escalation between now and the contracting of the Sherman improvements, the district will budget 0.5% for material escalation, which is equivalent to roughly 5% of the budget planned for Sherman. In renovation projects of any kind, it is always advised to carry contingency to account for unknowns and additional costs that may be incurred necessary to deliver the project. The district is including 3.6% for construction contingency, and 0.5% for owner's contingency. These budgets align with industry best practice. The district is comfortable proceeding with the work as planned and appreciates the opportunity for this supplemental grant request to avoid cutting the needed improvements at our only early childhood facility.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

After being awarded a successful BEST grant in 2023, Morgan County Schools procured a design build contractor to handle the project responsibilities. Millig Design Build was chosen due to their recent projects in neighboring communities including a similar BEST grant funded HVAC project at Akron Schools just East of Fort Morgan.

Millig Design Build is a turnkey engineering and construction firm that specializes in facility retrofits and improvements with a heavy focus on the K12 market in rural America. Millig's project team has completed more than 100 projects totaling more than \$240M in improvements across 8 states over the last 10 years. Many team members have played key roles in the development and implementation of seven BEST grant-funded projects totaling over \$60M in work over the past six years.

To date, Millig design team has completed creation of all necessary bid documents and has selected the subcontractors required to deliver the project. The Millig construction team will manage all facets of the project moving forward including permitting, scheduling, on-site management, equipment procurement, etc. Concurrent with the construction activities, the commissioning team will begin developing the necessary testing procedures. Once the equipment is installed, the team will conduct site visits completing all pre-functional tests before startup commences. Once the system is started up, full commissioning will begin.

As a turn-key service provider, Millig will be responsible for all aspects of the project, including ongoing performance. Millig will remain engaged with the district for one year post-project completion to assist with any warranty issues, complete training for building staff and maintenance personnel, continually monitor the systems, and complete seasonal commissioning. Millig develops reports to demonstrate the effectiveness of the installed systems, whether that is through M&V reporting and/or comfort surveys sent out to building occupants.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

Design Build Partner

As described in Section W Project Management above, the district has already conducted procurement of a design builder. At the onset of the 2023 BEST grant project, Millig Design Build was selected in accordance with the CDE procurement recommendations utilizing a qualifications based selection.

Subcontractor Selection

As a turn-key design build firm, Millig is responsible for the construction related activities necessary to implement the project. Millig's in-house capabilities include the design that has been completed to date, construction managers and site superintendents necessary to manage all construction related activities, and commission staff to verify performance, accuracy, and functionality of the installed systems. Millig does not directly employ skilled laborers such as pipe fitters, sheet metal workers, plumbers, electricians, etc. This work is provided by subcontractors that are managed by the Millig team.

At the time of this application, the contractor pre-qualification and selection has been conducted. This project is shovel-ready with completed bid documents and contractors selected based on both qualification and cost effectiveness. The construction team also worked with the selected contractors to shop around alternate equipment manufactures to save additional costs. No additional procurement is necessary at this time. Upon a successful supplemental grant award,

the Millig team will finalize project pricing, including any updated material quotes as necessary, and issue subcontracts to order all necessary material to begin work as soon as possible.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs?** *Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this project, directly or indirectly.*

The district has exhausted all options to identify additional funding sources for the proposed improvements above the original match and the additional match provided per this supplemental grant request. In lieu of the new federal funding programs made available through the Inflation Reduction Act (IRA), and the Infrastructure Investment and Jobs Act (IIJA), the district was hoping to find other avenues to fund the proposed projects but has not found an option that allows for funding for these types of projects at this time.

In early 2022, the District engaged a consultant to develop a project to address indoor air quality and student health and safety improvements. Several of the projects proposed in the 2023 approved BEST grant project as well as this supplemental grant today were included in that potential project. However, that previous project investigation was not as thorough or comprehensive and included much less scope than was needed to fully address the various HVAC deficiencies.

The district provided the consultant with a budget number that was within reach at that time utilizing available ESSER funds. Upon receiving bids from area contractors based on the early design development plans, the project was significantly more expensive than budgeted, and the bids received were highly variable, reducing the district's confidence in the plan as presented. The district was not pleased with this potential outcome and looked for other options. The district reached out to Brian Christensen at Akron Schools, who discussed the merit of turn-key project delivery leading the district to issue an RFQ in anticipation of this application.

To comprehensively address the facility needs, the district engaged Millig Design Build to assist with the necessary planning and schematic development necessary for the 2023 BEST grant. Due to the myriad issues identified above, the district is forced to seek additional funding through a supplemental grant. The district is fortunate to be able to allocate additional funds from the general fund budget for the required match of this supplemental grant request.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

N/A

● Campuses Impacted by this Grant Application ●

Weldon Valley RE-20(J) - Supplemental FY24 PK-12 Addition/Renovation - Weldon Valley K-12 – 1951

District:	Weldon Valley RE-20(J)
School Name:	Weldon Valley K-12
Address:	911 North Avenue
City:	Weldona
Gross Area (SF):	77,835
Number of Buildings:	3
Replacement Value:	\$21,408,325
Condition Budget:	\$9,384,915
Total FCI:	0.44
Adequacy Index:	0.07



Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,796,451	\$2,463,462	0.65
Equipment and Furnishings	\$999,232	\$133,179	0.13
Exterior Enclosure	\$2,997,229	\$1,081,206	0.36
Fire Protection	\$16,030	\$1,037,419	64.72
HVAC System	\$1,753,242	\$1,773,901	1.01
Interior Construction and Conveyance	\$3,688,099	\$2,650,108	0.72
Plumbing System	\$1,285,890	\$167,823	0.13
Site	\$2,323,086	\$1,009,920	0.43
Special Construction	\$92,645	\$0	0.00
Structure	\$4,456,420	\$112,277	0.03
Overall - Total	\$21,408,325	\$10,429,295	0.49

Building/Site	GSF	FCI	Year Constructed	Replacement Value	Requirement Cost
Weldon Valley K-12 Site	831,350	0.43	1951	\$2,323,086	\$1,009,920
Weldon Valley K-12 Main	68,735	0.44	1951	\$17,598,729	\$8,598,684
Weldon Valley K-12 Vo-Ag/Bus Garage	7,000	0.58	1970	\$1,218,760	\$805,115
Weldon Valley K-12 Preschool Mod	2,100	0.06	1998	\$267,750	\$15,576
Overall - Total	909,185	0.44		\$21,408,325	\$10,429,295

BEST FY2024-25 GRANT APPLICATION DATA

Applicant Name: Weldon Valley RE-20(J)

County: Morgan

Project Title: Supplemental FY24 PK-12 Addition/Renovation

Current Grant Request:	\$541,143.95	CDE Minimum Match %:	33%
Current Applicant Match:	\$83,542.00	Actual Match % Provided:	13.37343989%
Current Project Request:	\$624,685.95	Is a Waiver Letter Required?	Statutory
Previous Grant Awards:	\$11,170,372.00	Contingent on a 2024 Bond?	No
Previous Matches:	\$6,188,848.00	Historical Register?	No
Total of All Phases:	\$17,983,905.95	Adverse Historical Effect?	No
Cost Per Sq Ft:	\$649.14	Does this Qualify for HPCP?	Yes
Soft Costs Per Sq Ft:	\$73.02	Affected Pupils:	209
Hard Costs Per Sq Ft:	\$588.51	Cost Per Pupil:	\$86,047
Previous BEST Grant(s):	2	Gross Sq Ft Per Pupil:	133
Previous BEST Total \$:	\$12,576,606.30		

Financial Data (School District Applicants)

District FTE Count:	191	Bonded Debt Approved:	\$6,500,000
Assessed Valuation:	\$31,692,710	Year(s) Bond Approved:	22
<small>Statewide Median: \$143,052,675</small>		Bonded Debt Failed:	
PPAV:	\$166,968	Year(s) Bond Failed:	
<small>Statewide PPAV: \$229,467</small>		Outstanding Bonded Debt:	\$6,570,000
Median Household Income:	\$50,536	Total Bond Capacity:	\$6,378,167
<small>Statewide Avg: \$70,838</small>		<small>Statewide Median: \$28,824,395</small>	
Free Reduced Lunch %:	45.50%	Bond Capacity Remaining:	(\$231,458)
<small>Statewide District Avg: 51.87%</small>		<small>Statewide Median: \$17,408,578</small>	
Total Mills \$/Capita:	\$1,054.55		
<small>Statewide Avg: \$1,121</small>			

I. Facility Profile

Weldon Valley RE-20(J) (2505) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 PK-12 Addition-Renovation (2505-SG00001) - - New - Application Number (55)

I. Facility Profile

*** Please provide information to complete the Facility Profile**

* A. Facility Info

Facility Info - If the grant application is for more than one facility use "add row" for additional school name and school code fields.

*** Facility Name & Code**

Weldon Valley RE-20(J) - 2505

Other, not listed

* B. Facility Type

Facility Type - What is included in the affected facility? (check all that apply)

<input checked="" type="checkbox"/> Districtwide	<input type="checkbox"/> Junior High	<input type="checkbox"/> Pre-School
<input type="checkbox"/> Administration	<input checked="" type="checkbox"/> Career and Technical Education	<input type="checkbox"/> Middle School
<input type="checkbox"/> Elementary	<input type="checkbox"/> Media Center	<input type="checkbox"/> Classroom
<input type="checkbox"/> Library	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Kindergarten	<input type="checkbox"/> Multi-purpose room
<input type="checkbox"/> Learning Center	<input checked="" type="checkbox"/> Senior High School	<input type="checkbox"/> Other: please explain

*

Facility Ownership

We are referring to "owned" in this case as not having any debt, loans or liens on the facility. If the facility is currently leased or financed select

either "3rd party" or, if the applicant is leasing or financing from their district, select "School District"

C. Who is the facility owned by?

- School District
- Charter School
- BOCES
- Colorado School for the Deaf and Blind
- 3rd Party - Please explain the ownership structure, including right to own and make improvements

*** D. If the applicant is a Charter School, Institute Charter School, BOCES or Colorado School for the Deaf and Blind, describe what happens to the facility if applicant relocates or ceases to exist. See Provisions for Charter Schools Section. - (If applicant is a school district, put "N/A")**

N/A

*

Facility Condition

*** E. Describe the condition of the public school facility at the time it was purchased or constructed and, if the facility was not new or was not adequate as a public school facility, at that time, provide the rationale for purchasing the facility or constructing it in the manner in which you did.**

The following text remains unchanged from our awarded 2023 application:

Weldon Valley PK-12 school consists of three buildings totaling a combined 77,835 SF. Primarily constructed in brick & concrete masonry, the original building from 1908 is still in use, with additions & renovations in the years 1956, 1965, 1975, 2004, 2008, & 2010. The other 2 buildings include a Vo-Ag/Maintenance shop built in 1980 and a PK built of modular construction in 1999. The district has constructed its own buildings to the codes & design standards of the day. The newer additions & renovations work well; however, the older portions of buildings that have not been renovated have safety & health issues for the students & staff.

Specifically, the Vo-Ag/Maintenance building, built in 1980, was erected as an inexpensive metal building. Fiscally necessary at the time, it has housed students for 42 years, well beyond its useful life.

The Original gymnasium, built in 1957, was built to the population & standards of the time & has had recent HVAC upgrades, but is not of adequate size to accommodate the current school population & programming.

The kitchen, built in 1975, was constructed of single wythe CMU masonry walls with little to no insulating value & minimal electrical infrastructure. While other portions of the school built at this time were addressed in the 2004 upgrades, the kitchen was not updated.

The preschool, built in 1999 of modular construction, is currently functioning well and has a life expectancy of another 20 years. At which time, the school district's master plan is to provide an addition to the main K-12 building to consolidate buildings.

*** F. Describe the general history of capital improvements made to the facility by the district/charter school in order to make it suitable for students. Include a list of all capital projects undertaken in the affected facility within the last three years.**

In the Spring of 2023, Weldon Valley School was awarded a BEST Grant. Along with the successful passage of a bond the previous fall that maximized our debt limit that provided the required match the school selected the project team and began work on the project. Development of these improvements is currently underway.

The following is the text from our awarded 2023 application:

Leveraging Giordono funds and a local bond, Weldon Valley School District began a phased project which enabled a replacement of the junior-senior high classroom wing in 2004 and a replacement of the aging elementary wing in 2007. CDE recommended the final phase of that project, the renovation of the central historic portion of the school building, be rolled into the BEST funding program. That scope of work was completed in 2010. With those projects, the school provided safety and security to the main entry and core classroom spaces of the main building.

While the project took care of the entry and core classroom spaces, other areas of the existing building and campus were left as is, being not-as-high of priority at the time. Since then, the new additions and renovations have been well maintained by the district and are operating wonderfully. The older portions of the main building, and older buildings on campus, however, are requiring an increasing amount of the school district's maintenance time and effort and have become less safe and an unhealthy environment for the students.

In the last 3 years the capital projects have been limited to emergency repairs. The refrigerator/cooler was repaired after the freezer compressor went out in November of '22. This was an \$800 repair. Luckily the issue was caught in time to not cause any food loss. The kitchen disposal was replaced in October for \$1,069. In the summer of 2022, a fiber optic line was brought to the ag shop for necessary phone and safety communication with the main building. This was an \$18,000 upgrade.

Just before this past winter break the heating motors in the ag building went out. The school utilized space heaters in the classroom for the 2 days they searched for replacement motors. This was a \$1000 repair.

The emergency repairs all were located in the older portions of the buildings. We feel this is a good indication of the unreliable nature of the portions of the facility we are including in this grant request.

G. Historical Capital Outlay Budgeting

* Please describe how you historically have budgeted annually to address capital outlay or otherwise contributed toward the capital needs of your facilities. (Capital outlay for this purpose could include any funds used to purchase a fixed building asset or extend its useful life, according to your organization's

accounting practices.) Please specify whether the figure provided in your response represents the specific affected facility, or is a districtwide figure.

Note: Previous recipients of BEST new construction or major renovation grants must also demonstrate ongoing compliance with Capital Renewal Reserve (DOCX) requirements, per 22-43.7-109(4)(d) CRS, in effect for the previously awarded facility. If you are a previous recipient of a new construction or major renovation grant, please describe the maintenance and use of Capital Renewal Reserve funds.

The historic capital outlay remains the same as that of our awarded 2023 application:

The district is committed to maintaining sufficient annual fund transfers to a Capital Reserve fund to account for necessary district wide facility needs. Since receiving a BEST grant in 2010, our district has maintained a \$70,000 annual commitment to the Capital Reserve Fund. This money is earmarked for the long term upkeep and maintenance of the portions of the building that were part of that remodel and the 2004 and 2007 additions of our facility. During our master plan update, we re-established the financial maintenance and replacement plan for the next 50 yrs. Our long term plan and priorities list identifies the expected upcoming roof repair, HVAC maintenance, and carpet replacement.

Average over the last 5 years:

Current total annual budget: \$4,221,927

Annual Operations and Maintenance budget: \$255,000 (6% of annual budget)

Annual contributions to Capital Reserve Fund: \$70,000 (1.7% of annual budget)

*

H. Facility Master Plan Status

* Has a Facility Master Plan been completed?

If you have completed a Facility Master Plan, please submit a copy with your application, unless it was submitted previously.

- A Facility Master Plan has been completed and a copy submitted with this application
- A Facility Master Plan has been completed and a copy was previously submitted
- A Facility Master Plan is underway, but not yet completed
- A Facility Master Plan has not been completed

II. Integrated Program Plan Data

Weldon Valley RE-20(J) (2505) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 PK-12 Addition-Renovation (2505-SG00001) - - New - Application Number (55)

II. Integrated Program Plan Data

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Project Type

A. Project Type - Select all that apply

<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Fire Alarm/Sprinkler	<input type="checkbox"/> Replacement of prohibited American Indian Mascot per CRS 22-1-133	<input type="checkbox"/> Technology
<input type="checkbox"/> Asbestos Abatement	<input type="checkbox"/> Handicapped Accessibility ADA	<input type="checkbox"/> Roof	<input type="checkbox"/> Water Systems
<input type="checkbox"/> Boiler Replacement	<input type="checkbox"/> HVAC	<input type="checkbox"/> School Replacement	<input type="checkbox"/> Window Replacement
<input type="checkbox"/> Electrical Upgrade	<input type="checkbox"/> Lighting	<input type="checkbox"/> Security	<input type="checkbox"/> New School
<input type="checkbox"/> Energy Savings	<input checked="" type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Site Work	<input type="checkbox"/> Land Purchase

Career and Technical Education

If this project is for the new construction or retrofitting of facilities for career and technical education programs, please identify the professional field(s) concerned.

Introduction to AG I
Vet Science A/B
Animal Production A/B
Principles of Agribusiness A/B
Soil Science
Crop Science
Welding Technology

Fabrication & Structure Design
Principles of Ag Power, Structure and Technical Systems- A/B

Supplemental Request to previously approved grant

If this project is a supplemental request for a previously awarded BEST grant, please describe briefly what unforeseen circumstances have necessitated this request. Expansions of scope not required to complete the original project may not be considered in a supplemental grant request.

Early in the design process, the team discovered an unexpected and high-cost requirement for fire protection and water service not anticipated or included in the project budgeting at the time of the grant application. The rural community of Weldona does not have the water infrastructure or supply to meet the requirements of the code, requiring the school district to provide the specified amount and flow of water by code. It was not anticipated that the project would require a fire sprinkler. It was master planned as a code-separated structure, aligning with the method of fire protection of the existing building.

While this was an oversight at the time of application, the application clearly indicates that \$0 was allocated in division 21 for fire suppression, and insufficient funding was allocated in division 33 for utilities to cover extensive underground water tanks for emergency water service. The required fire protection and water service is an additional \$1.1 M of construction cost. The team has worked to reduce scope, reallocate funding, validate overall project estimates, and Owner contributions to absorb and incorporate the cost of the water service requirements within the current funding.

While a significant portion of the cost is manageable, simultaneous unforeseen soils conditions and utilities, coupled with expected cost escalation, necessitates additional assistance to cover the remaining amount. Without additional funding, we will be forced to make program impacting cuts, remove necessary equipment, and lessen the extent of finishes on the project, resulting in an incomplete project for the community.

Other: Please explain.

*** B. Has this project previously been applied for and not awarded?**

Yes

No

If "yes" what was the stated reason for the non-award?

C. General Background Information

* Please provide general background information about your district or school, academics, educational programming, and information about the affected facilities, maintenance programs, past capital construction projects etc. Please avoid detailing current deficiencies in this section.

The following is the text from our awarded 2023 application:

Weldon Valley School District has been the heart of our agriculture community for more than 100 years. You can find our district in Weldona, CO along the South Platte River Valley, about 15 miles from Ft Morgan. Average total enrollment over the last 10 yrs has been 225 students. We are able to provide a class size ranging from 15-24 students/grade. The district employs 44 educators & support staff.

Weldon Valley prides itself on the benefits of being a small school in a small community. Students & staff are attracted to the district for 1-1 relationships, feelings of trust, & small town values of knowing & supporting each other. This has shown academically beneficial with recognitions through the years: Governor's Distinguished Improvement, 2017; Accredited With Distinction in 2013; & individual schools Accredited With Distinction: ES - 2004 & '05, JH - 2006-08, HS - 2006 & '08

The recent projects focusing on classroom spaces, enable the district to provide adequate basic education. We are missing other vital educational opportunities. Vocational programs are limited to what can be done in an outdated & unsafe ag shop. Music programs are limited to a small room due to fully occupied gym space (the stage is in the gym), & PE programs are limited to one space for all 13 grades.

Weldon has been a good steward of state money in the past. We have been a successful & valuable investment of both Giordano and BEST funds. We completed projects from 2004-2010 to address pressing educational & safety needs of the time. Since then, those spaces have been well maintained & are operating wonderfully. The older portions of the campus require more unplanned maintenance & have pressing health & safety requirements:

- Safety concerns in the kitchen
- Safety concerns and poor conditions at the ag shop
- Safety concerns on site
- Inadequacy of the gymnasium space
- Immediate maintenance concerns in older parts of the facility

Project Description

Priorities of the BEST Grant

BEST grants are prioritized in descending order of importance, based on the following criteria per BEST Rule 1 CCR 303-3, 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, and projects that are designed to incorporate technology into the educational environment
 - 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
- 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) Projects that will provide career and technical education capital construction in public school facilities
- 4) Projects that assist public schools to replace prohibited American Indian mascots as required by section 22-1-133
- 5) All other projects

Deficiency

* D. In the deficiency section describe in detail the proposed project's existing conditions, deficiencies or issues that have caused you to pursue a BEST Grant. Specifically, provide a description of any relevant issues in light of the statutory priorities of the BEST grant stated above.

The deficiency of the current project in progress is a financial shortfall for what is code required.

The major reason for this is that there was no scope anticipated or budget allocated for a fire suppression system or municipal water utility upgrade. This requirement was identified within the first month of the design process and validated during schematic design. The remainder of scope and project estimate was validated to ground the financial shortfall. The project is in design development phase as a design/build project with committed mechanical, electrical, plumbing, and fire protection partners to further ground the project's estimate.

This issue of additional scope and financial shortfall is complicated by other unforeseen issues on the project including a higher cost for site work due to a more stringent soils engineer recommendations and increased stormwater grading and utility needs. The site and utility issues are an increase in the expected scope. The fire sprinkler and water service issues alone are over \$1.1M in additional cost. With the soils and utility increases the project is over by \$1.8M. This much cannot be accommodated within the project budget. The project budget could have potentially accommodated a single unforeseen issue, but collectively, these challenges surpass both the project budget and the capacity for scope reductions to address.

The original estimate and CCA Detailed Project Budget included with the 2023 BEST application shows \$0 in division 21 for fire suppression, and \$153,800 in division 33 for utilities. The utilities budget has proven insufficient to cover the \$500K of necessary gas relocation, fiber relocation, sanitary sewer modifications, and stormwater needs, much less another \$700K+ of extensive underground water tanks for emergency water service.

The overall project scope and budget are validated with a thorough project estimate, required fire protection scope and estimate, and a verification of all other project allowances and risks to validate the overall project estimate. These are described in "due diligence" below.

Weldon Valley School district is in the town of Weldon, an unincorporated community within Morgan County. There currently are no fire hydrants within the town. Emergency service is provided by the Wiggins Volunteer Fire Department which has tanker trucks and one fire engine to fight fires within their district. Emergencies at Weldon require the use of tanker trucks because there is no existing supply for standard trucks. The fire dept has the choice of filling the tankers with a 2" water supply valve in Weldon, or with a fire district water pump in nearby Goodrich. The Weldon water valve at the highway, 1700 ft away from school. The flow from the water line takes 30 minutes to fill the 3500-gallon tanker trucks. The fire district water pump is faster, but with the distance back and forth is a similar 30-minute turnaround time. There is a 6" water main running in County Road 9.5 to the east of the school, but it is a plastic line. The water district will not allow fire service or pumps to attach because of concern of collapse of the plastic pipe.

To address the oversight of not including a fire sprinkler system in the budget, the team investigated the reasons behind this omission. Existing facilities and previous additions were built as non-sprinklered fire wall-separated buildings, and the new addition was designed with similar strategy; as an isolated building separated by a fire wall under the maximum allowable square footage. This strategy proved insufficient. In 2021 the state adopted Code requirements that require sprinklers in occupancies over 300. For site water supply requirements in IFC appendix B, it was assumed that the previous projects had been reviewed and approved with an alignment between the state and local fire authorities on the availability of water. The local volunteer fire department uses tanker trucks to fight fires since there is no significant town water supply. But the current state fire reviewers do not allow this difference from the code requirements.

The following is project context from our awarded 2023 application. The scope of the current BEST application is addressing the health and safety deficiencies of the VoAg shop, the kitchen, the undersized gym, and site safety:

-VoAg building separate from the school, requiring outdoor travel to access. There is no fire alarm, no dedicated gas storage, and no eyewash station or safety shower. We are 20 minutes from the nearest hospital. There is no central dust collection system or adequate ventilation. Classroom and shop CO2 readings show up to 2021 ppm when occupied. After 1000 ppm CO2 becomes concerning. In addition, the shop has inadequate lighting, no insulation, and leaks in the roof and walls.

- The school kitchen needs substantial infrastructure upgrades to comply with health department requirements. Due to our rural location there aren't restaurant options for students to eat lunch, making the kitchen critical. The sewer lines under the floor are broken, backed up, and leaking sewage into the foundation. The vent hood is non-compliant with the fire department and needs to be replaced. Other necessary upgrades include replacing the walk-in refrigerator, the water heater, the electrical infrastructure, and the cafeteria doors and failing flooring. Wood and laminate work surfaces and cabinets are not health dept compliant for sanitation.

- The 1957 gym location is a security risk and lacks accessibility. Currently it is in the middle of the building and requires visitors to access the center of the building for events. If there is an event during school hours, students must also occupy this area. With this central location exit doors lead visitors into various hallways of the school, allowing unsupervised access, not to mention the ever-present difficulty of supervising students. Security risks are heightened by our rural location without a dedicated law enforcement office. The bleachers are, in fact, right on the edge of the court causing spectators' feet to be on the court lines and leaving insufficient room for teams on the sidelines. The teams sit on the bleachers. This creates unsafe conditions with players running the sidelines and spectators accessing their seats during the games, running into officials and other players.

- Site safety issues: The school parking lot has safety concerns with unsafe vehicle traffic flow, parent pickup, and bus pickup. Students are required to walk through vehicle drop off areas. The school is currently diverting all traffic to an unpaved, narrow residential alley to exit the site in an attempt to alleviate the traffic congestion. Another safety concern is the inadequate lighting in the parking lot and pedestrian routes, making it difficult to navigate at the beginning and end of the school day. The district has received specific calls from visitors about concerns with lighting and getting from their cars to the building. In addition, the asphalt is cracking and failing. Poor drainage, causing icing, along with the uneven surface and poor lighting make for a dangerous path for pedestrians.

* E. Describe the investigation and diligence that has been undertaken to identify the stated deficiencies.

The deficiency is a lack of budget, therefore our investigation and diligence was to verify the scope is required, validate the total cost of the project, validate the cost of the additional scope, and validate the cost of all other allowances, risks, and contingencies to ground the need for supplemental funds.

1) Verify the scope is required:

In our investigation into the fire suppression requirements, the team hired a design/build fire protection subcontractor Rapid Fire, and consulted with Shaner Life Safety and TERP Consulting, both life safety engineers, on fire protection strategies, reviewing both the fire code requirement and alternatives to address the required water supply issue. The team also met with state fire plans reviewers to validate the proposed fire suppression scopes. The team explored the Weldona water supply (a valve 1,700 feet away from the building), the possibility of utilizing the existing well, and the capabilities and equipment of the volunteer fire department.

2) Validate the total cost of the project:

Substantial effort was invested in developing the design for pricing so the overall project cost could be validated, and any savings could be realized. The drawings are in DD phase. Notably, the kitchen remodel scope was developed beyond DD level, and the price of that scope was thoroughly validated through subcontractor quotes. The design-build MEP partners have been able to provide accurate cost estimates of the overall scope with minimal drawings through their own engineer and contractor partnerships. We refined the estimate with increased subcontractor involvement gaining both detailing input as well as estimates from subs including sitework, structural steel, precast, concrete, masonry, framing, roofing, and doors and windows.

3) Validate the cost of the additional scope:

The team immediately solicited design/build proposals and selected a fire protection partner to determine the scope of work for fire suppression. The cost of a sprinkler system for the new addition was straightforward to design and budget, including a 30,000 gallon tank for the system. This happened during the SD phase of the project design and was effectively coordinated within the overall design. The design and costs of this system were provided by Rapid Fire Protection, Inc. The requirements for site water by IFC appendix B were more difficult to determine, based on the existence of the existing non-sprinklered school building on site. The project team hired TERP Consulting, life safety engineers, to engineer and validate the need for a 75,000 gallon water tank and pump in addition to the 30,000 fire suppression tank for a total 105,000 gallon tank. These costs are shown on the attached project cost and VE exhibit.

4) Validate all other large cost allowances:

To confirm the accuracy of the overall project cost overrun, the team worked to validate all other project allowances, assessed cost risks, and scrutinized contingencies in search of additional savings that could potentially cover the costs associated with fire suppression needs. Notably, the site work and grading requirements for site stormwater was a significant undefined allowance. A site design survey received on 11/14/23 played a crucial role in validating site stormwater elevations, flow, and stormwater detainment requirements. Civil engineering and an earthwork subcontractor provided detailed requirements and costs to meet the stormwater requirements. Landscape was also a significant undefined allowance, and the team developed a detailed design to quantify the area of landscape, ensuring accuracy in cost projections. Additionally, an updated soils report received on 12/05/23 identified the additional unforeseen soil and foundation requirements, revealing a need for 2 feet more over-excavation, thereby adding to the project cost. Simultaneously, the team worked to justify remaining contingencies so future project construction risks didn't end up under-funded

Solution

* F. In the solution section, describe in detail how the solution being proposed efficiently and effectively addresses the specific deficiencies listed above. Describe the scope of work proposed to be completed with this BEST grant.

The solution to accommodate the additional scope and budget of the fire suppression and water service requirements is to reduce the project cost through economical design development, reduce project scope, reallocate contingency and fees to construction cost, and determine what further scope would have to be removed from the project. We want to make sure we solve the school's safety, security, and health issues as intended by the grant with the Kitchen remodel, Gym/ag shop addition, and site safety drop off area, and reduce the originally proposed scope as much as possible to accommodate the additional required scope. With a 27,700 square foot project and 1/3rd of the square footage as a gym, it is difficult to find large areas of savings in the building. Much of the cost of the project is in the site scope and so some of the larger cost savings and deferred scope are from the site.

Reduce the project cost through economical design development:

Wherever possible, through schematic design and into design development, the design-build team has found more economical and efficient ways to achieve

the project scope. Notable examples of cost savings include:

\$250,000 savings in moving the baseball field closer to the addition to reduce effected site area.

\$78,000 savings in detailing and defining the electrical scope in the addition.

\$ 65,500 savings in Kitchen Equipment through reduction and economical product selection.

\$ 22,000 savings in refining and reducing the mechanical scope to the necessary systems.

\$ 45,000 savings in detailing the existing building fire alarm system upgrades.

\$ 30,000 savings in refining the framing and opening details with subcontractor input.

Along with many other design developments and efficiency improvements to stay within the projected project budget.

Reduce project scope:

When design efficiencies couldn't cover the cost of the added fire protection scope, the design team and school decided on scope reduction items to help offset the budget:

\$138,000 cut 550 sq ft of building by removing a hallway and shifting the ag shop

\$ 65,000 cut 384 sq ft of building by reducing the length of the gymnasium by 4'

\$ 40,000 cut 120 sq ft of building by reducing the width of the entry hall

\$ 30,000 reduce translucent wall panels from the gym

\$ 31,800 reduce the number of skylights and solar light tubes to the minimum required

\$ 15,000 change hallway floor material to carpet

\$ 42,000 reduce the amount of interior masonry

\$ 32,000 reduce interior finishes and specialties

\$ 25,000 remove masonry from the north (back) side of the building

Reallocate contingency and fees to construction cost:

In addition to scope reduction, the project team has allocated contingency dollars to assist with the cost overrun, while keeping an appropriate amount for construction risk for the GMP. While these allocations don't directly reduce the cost impact of the fire suppression requirements, they are contributing to the overall cost of the project.

\$ 58,000 allocated from construction contingency to maintain 3.8% for the GMP

\$200,000 allocated from owner contingency.

\$0 the design/builder extended the SD phase of the project by 6 weeks within their contracted design fee at no additional cost to the project.

\$0 the design/builder hired the life safety design consultant at risk within their contracted design fee to develop the solution.

It is worth noting that, while this not a "cost escalation" request, the project has been experiencing material and labor cost escalations since the BEST grant estimate, but has been accommodating those within the project scope, design, subcontractor feedback, and established project escalation and owner contingency. 9% of the cost escalation contingency has already been allocated to the project and 1% is being maintained until the GMP (April of 2024).

The above total of design efficiencies and scope reductions totals nearly \$900K, but it is not enough to cover the unexpected project requirements of \$1.8M. Weldon Valley is requesting the difference, \$967,940, as a supplemental grant.

(03/37/2024 update) Since submitting the supplemental grant application, the school and team have continued to refine details and gain updated quotes on

the project. With this updated information, we have been able to find additional savings in the overall cost of work and reduce the amount of the supplemental grant request. Savings are attributed to: More detailed and competitive quotes on the earliest scopes of work to start construction, kitchen and major site work, that have been developed to a level that allows for procurement of subcontractors; An updated quote from a local concrete company that provided savings in the concrete scope; and Updated quotes from skin, framing, and finishes grounding the cost saving design and scope updates to the drawing set. The revised supplemental grant request is based on an updated 50% DD phase project estimate. Weldon Valley has revised the supplemental grant request to \$624,685.

Scope that won't be completed without additional funding:

In order to keep the project moving forward, the school and project team identified scope items that would need be removed from scope for the GMP, with the hope of obtaining funding for them before the completion of the project. These are items that are possible to be purchased and installed at the end of the construction phase, allowing for the basic health and safety requirements to be completed. The reduction of these items, though, would provide an incomplete project for the district and community:

\$215,000 landscaping around building

\$62,685 construction of new parking at new ag shop

\$30,000 regrading and replacement of existing deteriorating asphalt parking lot

\$100,000 remove gymnasium bleachers and installation

\$31,000 lockers and installation

\$20,000 replacement of the existing announcers booth displaced by the project

\$26,000 of miscellaneous finish materials and furnishings

The following is project context from our awarded 2023 application:

The current solution is the final major phase of our master plan. We have been working our way through a master plan for our school through a series of smaller projects, each phase utilizing our bonding capacity and some grant money. The goal of this methodical plan is addressing our needs, making the most of our existing space, and preparing for future improvements. This current solution was conceived in 2013 to be implemented when the previous bond debt would be paid off. In 2022 the time arrived and we passed a bond to support this project.

The current project is addressing our most pressing needs. We have taken care of the basic educational needs of students: core classes and security of the main school building. Now we are taking care of the remaining safety and health concerns, including:

- Moving VoAg to our main building
- Rebuilding a new, healthy kitchen to serve made-from-scratch meals to our students
- Replacing an undersized and unsecure 1957 gym with one that's accessible
- Addressing site safety issues for pick-up/drop-off, parking, and icy conditions

* G. Describe the planning and diligence that has been undertaken to prepare the proposed solution, noting any architectural, functional, infrastructure, site analysis, technology, or construction standards used, and efforts to ensure the solution is the most efficient and effective use of state and local resources.

In order to validate and provide confidence in the proposed scope reductions and cost allocations, the project team extended the design phase time, enrolled more project team members and gathered more info to ground the proposed options. Building on the foundation of the earlier "deficiency

diligence," which focused on verifying the necessary scope, validating project costs, and establishing the need for supplemental funds, the planning and diligence for the solution further strengthened confidence in the proposed strategies and numbers.

1) Collaboration with Consultants:

Our efforts began with the engagement of experienced consultants. MEP design/build partners as well as earthwork, structural steel, precast, concrete, masonry, framing, roofing subs played a crucial role in conducting thorough analyses of cost estimation, offering their expertise to validate and refine the budget and options.

2) Engagement with Design-Build Team and Client:

Extensive discussions were held with the Design-Build (D/B) team and the client to delve into the options for reducing project costs, explore economical design development possibilities, and evaluate potential scope reductions. The team had a large work session together in early December and after the 1st of the year to review possible cost options and make decisions. To improve the quality of information for cost verification and decision making, the team extended the Schematic Design (SD) phase by six weeks. An ALTA survey provided on 12/18/23 verified property lines, which was crucial for assessing the feasibility of one of the largest cost saving options: relocating the baseball field.

3) Contingency Allocation Strategy:

The rationale behind the allocation of contingency funds was to contribute as much funding as possible to the project while maintaining a reasonable reserve for unforeseen issues during the construction phase. The design/build team felt it was reasonable maintain 3.8% in construction contingency for the GMP. The remainder was allocated back to construction costs. The school agreed to contribute \$200,000 of its original 5% contingency, maintaining some for unforeseen site issues which was necessary on previous additions. This strategy aimed at optimizing available resources and mitigating financial risks associated with potential uncertainties.

4) Deferred Scope Decision-Making Process:

The process of deciding on deferred scope items involved identifying scope items that could be effectively completed at the end of the project schedule. Site work and applied fixtures and finishes were reviewed as potential opportunities. These options were developed and reviewed in the client and design/builder work sessions along with the project deducts.

Urgency

* H. In the urgency section, provide a timeframe for when the deficiency must be resolved before failure. Please explain what would happen if this project is not awarded.

Our request is urgent due to the necessity of removing key components from the scope of work to address unforeseen expenses related to fire sprinkler and water supply requirements. This removal, while allowing for basic safety and health scope improvements to remain, will result in an incomplete project for the community. The deleted scope will create inadequately sized parking areas, unfinished sidewalks, un-landscaped areas, and incomplete fixtures and finishes within the building, significantly impacting the overall completeness and functionality of the project.

The urgency of our request is also an attempt at preventing additional cost. Without obtaining the supplemental funding this year, the school will be compelled to seek a larger amount in the following year.

Considering the timing of the project and the available funding cycles, this is the appropriate time to request supplemental funding without inflating the project cost by extending its duration.

Opting to "wait and see" the final construction costs would force a delay until the 2025 supplemental application, awarded post-project completion. This delay would necessitate an extension of the general contractor's time on site, leading to increased costs for deferred work. Additionally, the ongoing escalation in construction costs would further compound these expenses.

We acknowledge that the project is within the Design Development phase, and the requested amount falls within 3.5% of the overall construction budget, which appears reasonable. However, we feel we have exhausted all scope efficiencies, reductions, and pockets of savings within the project. Dedicating that much contingency before construction commences would be unwise. Also, the project is within the Design Development phase! Much further along in design, detail, and cost verification than many projects applying for grants.

Securing the supplemental now allows for an effective completion of the required scope of the project, and aligns with the project timeline and funding cycles, minimizing potential delays and cost escalations associated with waiting until a later application period. Your support now will significantly contribute to the project's success and financial efficiency.

* I. Are the architectural, functional, technology, and construction standards that are to be applied to the capital construction project consistent with the Public School Facility Construction Guidelines established by the CCAB pursuant to section 22-43.7-107 C.R.S.? [Please review the Public School Capital Construction Guidelines \(DOC\)](#).

Yes

No

If "no", please provide an explanation for the use of any standard that is not consistent with the guidelines

Future Plan for Maintenance of Proposed Project

* J. Describe IN DETAIL the applicants plan for maintaining the proposed capital construction project upon completion of the project described in this grant request. This should include a capital renewal budget and maintenance plan demonstrating how the applicant will maximize the life of the project and how the applicant will budget the appropriate amount of funding to replace the project at the end of its useful life. Note any intended warranties for major building systems or new construction proposed.

The maintenance plan remains the same as that of our awarded 2023 application:

Weldon Valley School District prioritizes and commits to regular maintenance of facilities to extend their value to students, staff, and community for as long as possible. The District currently employs 3 full time and 2 part-time maintenance staff responsible for custodial and maintenance work at the school and believe this will be sufficient to maintain the additional square footage. We understand that increased square footage will increase utility bills. The proposed project has the potential of increasing the annual utility bills by \$25,000. The district will increase its current annual maintenance and operations amount by \$25,000 for a total of \$280,000, including salaries.

We will add the new/improved spaces to our existing maintenance schedule: we will pull timelines from the manufacturers' maintenance manuals and create schedules for the frequency of preventive maintenance, including dates of occurrence and projected cost. We will also train our staff and use operations manuals to address needs.

We currently have 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. Our district will continue the commitment to the Capital Reserve Fund of \$70,000 annually, which is approximately 1.7% of the annual base budget, exceeding the 1.5% minimum required.

Adjacent Structures

* K. Would the condition of adjacent structures or areas surrounding the new project have adverse impacts on the new construction?

Yes

No

If "yes", please give a detailed explanation, including a plan to eliminate the hazard.(Example: An existing roof leak would cause damage to the new ceiling project.)

AHERA

All areas to be renovated or demolished must be investigated for asbestos containing material(ACM) prior to submitting a grant application. If ACM exists, the costs to address the ACM must be included in this grant application. Supplemental requests for abatement costs will not be considered. This investigation should include, but not be limited to, reviewing the district's AHERA plan, contacting the district's asbestos management consultant, and discussing this with the consultants /vendors assisting with the planning for this project. CDPHE may be contacted for additional assistance.

* L. Has the current AHERA plan been reviewed for this facility?

Yes

No

* M. Has additional investigation beyond the AHERA report been completed?

Yes

No

Future Use or Disposition of Existing Public School Facilities

If the application is for financial assistance for **either** the construction of a new public school facility that will replace one or more existing public school facilities, or the reconstruction **or** expansion of an existing public school facility, **and** if the applicant will stop using an existing public school facility for its current use if it receives the grant:

* N. *What is the applicant's plan for the future use or disposition of the existing public school facility and the estimated cost of implementing the plan? If not applicable, type N/A.

The future use or disposition of existing facilities remains the same as that of our awarded 2023 application:

The existing Ag Shop portion of the maintenance building will be used as bus storage and maintenance. Currently buses do not fully fit within the existing maintenance building and there is no maintenance office space or restroom. The ag shop portion of the building will serve as much needed additional space for district maintenance equipment and space to store vehicles indoors. This year 2 catalytic converters were stolen off school vehicles parked outside and one was stolen last year as well. A code study has been completed to understand the code requirements of use of the space as a maintenance facility and will require minimal work. No portion of the current grant request is planned for demolition or improvements to the existing vo/tech-maintenance building. Separate district funds will be used to add exhaust fans and infrared heat in the maintenance bay.

The 20 year plan is to build a new maintenance shop, large enough for a school bus, away from the main entry and main parking lot of the school, and demolish the current building. At that time the location of the current building will be converted into parking for the main school building. A location for a new bus barn is identified in the master plan and is to be a future bond effort.

The remainder of the school building will remain in use for the school district. The existing gymnasium has the stage for the district and will continue to be utilized as the performance hall and PE space.

III. Detailed Project Cost Summary

Weldon Valley RE-20(J) (2505) District - FY 2025 - Building Excellent Schools Today - Rev 0 - BEST Grant Project Application - Supplemental FY24 PK-12 Addition-Renovation (2505-SG00001) - - New - Application Number (55)

III. Detailed Project Cost Summary

Match Percentages

A. CDE Listed Minimum Adjusted Match Percentages and Actual Match

33.00 %

* B. Actual match on this request - Enter Actual Match Percentage

13.37344

Results indicate if a waiver is required.

Waiver Needed

Project Costs

Must match total costs from the applicants detailed project budget and all costs listed in section IV

C. Project Cost	* \$	624,685.95
D. Applicant Match to this Project	\$	83,542.00
E. Applicant Grant Request	\$	541,143.95
F. Previous Grant Awards to this Project	\$	11,170,372.00
G. Previous Matches to this Project	\$	6,188,848.00
H. Total All Phases	\$	17,983,905.95

* Additional Information

Please provide the following additional information from your detailed project budget

I. Where will the match come from?

Note: Matching funds must be secured prior to execution of the grant agreement. Failure to secure matching funds by a deadline prescribed by the board may result in forfeit of an awarded grant.

If the applicant is using a form of financing or utility cost savings contract as a source of match, please describe the terms of the financing, the due diligence performed to arrive at the selected financing option and how the repayment terms fit into the applicant's overall budget.

<input type="checkbox"/> Bond - Include Year Bond Election Held	<input type="checkbox"/> General Fund	<input type="checkbox"/> Gifts/Grants/Donations
<input checked="" type="checkbox"/> Capital Reserve	<input type="checkbox"/> Utility Cost Savings Contract	<input type="checkbox"/> Financing
<input type="checkbox"/> Other (please describe)		

J. Project Area (Affected Square Feet)

Provide the square footage of the affected area of the facility only. For example, the area of work for a small renovation, the completed school for a new school replacement, or the entire existing building for a full-building fire alarm upgrade. Affected area is used to calculate cost/sf of the project.

*

* **K. Gross Square Feet**

Provide the gross square footage of the affected facility or facilities only. For example, the total square footage of an individual building upon completion of a project, or the combined total square footage of all facilities involved in a districtwide or multi-school project. Gross Square Feet is used to calculate the sf/pupil of the facility, a measure of program efficiency.

* **L. Number of pupils in affected school(s)** (From your Oct. 1 Pupil Count)

M. Cost Per Square Foot (Total Project Cost/Affected sq. ft.)

\$ Project Cost/Affected Square Feet


% * **N. Escalation % identified in your project budget**

% * **O. Construction Contingency % identified in your project budget**

% * **P. Owner Contingency % identified in your project budget**


* **Q. Anticipated Start Date**

Note: See ii. Project Expense Reimbursement Disclosure regarding limitations for expenses incurred prior to the date of the executed grant agreement.

07/01/2024 

*** R. Anticipated Completion Date**

Note: BEST Cash grants have a 3 year appropriation. Cash grant funded projects must be complete prior to **June 20, 2027**.

08/15/2025 

*** S. How did you arrive at the estimate for this project and who aided in the process?**

Estimates have been prepared by The Neenan company, the project's contracted design/build MEPF partners, and multiple subcontractors, notably earthwork, utilities, concrete, structural steel, framing, masonry, drywall, roofing, insulation, doors and windows, and kitchen.

*** T. Project Management: Who will be overseeing the project? What are their responsibilities /qualifications, and any other information pertinent to managing the project?**

The school district has secured the services of Artaic, an owner's representative to assist the district in managing a successful project. Artaic is responsible for overseeing the project budget, contracting, construction documents, procurements, commissioning, final inspections, project acceptance, warranty, and CDE BEST Grant requirements.

The Weldon Valley School District Board of Education is maintaining ultimate oversight of the project. To ensure transparency and efficient communication, the board has created a "design committee" which includes two school board members, the school principal, the maintenance director, the district superintendent, 2 members of the community, and the owner's representative for the project. Regular updates to the community and school board will occur through the executive committee or public events scheduled by the executive committee.

The district superintendent of schools is be responsible for the day-to-day oversight of the project in collaboration with the Owner's Representative.

Procurement

*** U. Per the Consultant/Vendor Selection Guidelines, CDE encourages the open competitive selection of vendors. What is your proposed process to procure the primary consultants, vendors, and contractors for this project, if awarded?**

The district followed CDE recommendations for selection of vendors. Following the award of the 2023 grant the district procured the owner's representative through a competitive process. The owner's rep assisted the school district in procuring a design builder, soils engineer, and surveyor. This team will continue to be used for the supplemental grant.

Other funding options

*** V. What state or local resources, or community partnerships outside of the BEST grant has the applicant pursued or secured to address the school's facility needs? Please include any options that resulted in funds to more effectively leverage the applicant's ability to contribute financial assistance to this**

project, directly or indirectly.

The school campus is located in Weldona, Colorado, an unincorporated township located 12 miles from any sizable community. There are no local resources to create municipal water storage or supplement our fire suppression budget shortfall.

During our current BEST project, unforeseen issues arose in the existing building. A coil failure in one of the HVAC units necessitates immediate replacement. While this was a maintenance item identified in our master plan, originally slated for attention within the next 5-10 years, the unexpected failure accelerated the timeline. The district is dedicating \$85,000 to the replacement of three existing HVAC units, and we hope it can be considered as a contribution to overall facility needs, even though it falls outside the active BEST project. Had the HVAC issue not arisen, we could have directed more district funding to address the financial shortfall in the BEST project.

Despite this expenditure, and the fact that the district is already at its maximum bonding capacity, the district is contributing funding from capital reserves as a match for this supplemental grant request.

The Neenan Company has contributed \$43,800 to this issue by hiring a life safety consultant and assisting with the BEST supplemental application within their contracted design fee at no additional cost to the project. The life safety consultant and the fire protection engineer were hired to ensure all options and opportunities with the system's design were reviewed. The consultant was hired within Neenan's contracted design fee at risk for \$18,500. Neenan also assisted with information, pricing, and supporting documentation for the BEST application, an effort of 144hrs to date, equating to \$25,300.

When master planning for this addition, prior to the 2023 Grant, the district received a land donation that allowed for the building consolidation and site improvements. The donated land has a value of \$49,671.95.

Current Utility Costs

W. If relevant to your project, what are your current annualized utility costs, including electricity, natural gas, propane, water, sewer, waste removal, telecommunications, internet, or other monthly billed utility services, and what amount of reduction in such costs do you expect to result from this project?

Not applicable to supplemental grant request.

District Statutory Limit Waiver for BEST Grant

A partial district match reduction 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 * C from grant application cost summary)	<u>\$206,146.36</u>
B. School District's certified FY2023/24 Assessed Value	<u>\$31,692,710.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$6,338,542.00</u>
D. Current outstanding bonded indebtedness:	<u>\$6,255,000.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$83,542.00</u>
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E, unless additional matching funds are voluntarily offered)	<u>\$83,542.00</u>

School District: WELDON VALLEY RE-20(J)

Project: Weldon Valley Supplemental

Date: April 9th, 2024



Signed by Superintendent:

Ben Bauman

Printed Name:



Signed by School Board Officer:

Levi Ardnt

Printed Name:

School Board President

Title:



CAPITAL CONSTRUCTION UNIT

MAY 2024