

# BEST

**BUILDING EXCELLENT SCHOOLS TODAY** **MAY 2022**



**COLORADO**  
Department of Education  
Capital Construction Unit

**SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2022-23 GRANT APPLICATIONS  
RECEIVED FEBRUARY 4, 2022**





## SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2022-23 GRANT APPLICATIONS

### Table of Contents

1	Grant Selection Overview
6	Building Excellent Schools Today (BEST) Grant Program Rules
20	Public School Facility Construction Guidelines
36	Map of Participating Applicants
37	Sample BEST Grant Online Scoring Rubric
42	School District Minimum Matching Calculation
44	Charter School Minimum Matching Calculation
47	Sample BEST Grant Waiver Evaluation Tool for School Districts and BOCES
49	Sample BEST Grant Waiver Evaluation Tool for Charter Schools
51	Sample BEST Grant Waiver Evaluation Tool for Unreserved Fund Balance
52	Glossary of Terms Used

### BEST Application Summaries

57	List of All Applications Sorted by County
65	List of Charter School Applications Sorted by County
69	List of Applications with Matching Funds Contingent on a 2022 Bond Election
73	List of Applications with a Waiver Request
77	BEST Grant Application Review Order



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

**Capital Construction Assistance Board Members**

Jane Crisler (Chair)	K-12 Market Leader: Historic Preservation: Principal, Eppstein Uhen Architects
Wendy Wyman (Vice Chair)	Executive Director, Mountain BOCES
Brian Amack	Director of Technology, Morgan County School District Re-3
Kevin Haas	Principal, Martin/Martin Consulting Engineers
Vaishali McCarthy	Sr. Manager, Planning, Design & Construction, Denver Public Schools
Allison Pearlman	Manager, Design & Construction, Aurora Public Schools
Brett Ridgway	Chief Business Officer, District 49
Matthew Samelson	Program Manager, Western Conservation Foundation
Michael Wailes	School Board Member, Weld County RE-5J School District

**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> )
Cheryl Honigsberg	Regional Program Manager ( <i>Southeast &amp; Central</i> )
Jay Hoskinson	Regional Program Manager ( <i>Northeast</i> )
Dustin Guerin	Supervisor, Statewide Facility Assessment
Tim Cissell	Regional Facility Assessor ( <i>Southeast</i> )
Steve Fagan	Regional Facility Assessor ( <i>Northeast</i> )
Mark Hillen	Regional Facility Assessor ( <i>Southwest</i> )
John Huerta	Regional Facility Assessor ( <i>Central</i> )
Josh Jones	Regional Facility Assessor ( <i>Central</i> )
Mark Kimmett	Regional Facility Assessor ( <i>Central</i> )
Lucas Wade	Regional Facility Assessor ( <i>Northwest</i> )

**BEST FY2022-23 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 from rental income, land surface leases, timber sales, and mineral leases;
- Colorado Lottery Spillover;
- Marijuana Excise Tax;
- Interest from monies in the Assistance Fund.

For the FY2022-23 grant cycle, BEST received 64 applications totaling \$559 million, requesting \$338 million in State funds, and providing \$221 million in matching funds. Individual grant amounts have been revised through staff review. The CCAB is responsible for submitting a prioritized list of recommended projects to the State Board for final 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 (established by the CCAB), 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 in an amount determined using criteria in statute. An applicant can submit a waiver request for part, or for the entire matching requirement. The CCAB will evaluate each request and make a decision whether the waiver should be approved or denied.

#### **Grant Applicant Review Process:**

Applications will be reviewed in the order provided, organized by project type, then alphabetically by county, then by applicant name. The applicant's photos will be projected during the project discussions.

Applicants may have the opportunity to present their project to the CCAB. Each presentation will be limited to two minutes. 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. No visual materials will be allowed for the presentation.
- 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.
  - NOTE: In October 2021, the CCAB voted to revise the Unreserved Fund Balance as a Percentage of Annual Budget factor to 5% and increase all remaining factors by 3%, and asked staff to create a process to minimize any negative impact on BEST applicants related to this statutory fix in the FY2022-23 grant round.
    - Applicants will have the option to submit a waiver request to address any factors it chooses, which may include a correction for the change to the Unreserved Fund Balance. This waiver will be considered first by the CCAB. If this waiver is not approved by the CCAB, a second standalone waiver that only addresses a correction for the change to the Unreserved Fund Balance will then be considered.
  - 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, Division staff will complete the recommended shortlist.

#### **Review of Prioritized Grant Applications:**

- After compiling the scores 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, 2, or 3.
  - Projects will be prioritized by their evaluation score, as determined by the average overall CCAB score among voting members, with any ties broken by an additional ranking by each member.
  - 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 funding 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
- BEST Grant Priority Guidelines
- Map of Participating Applicants
- Example of a BEST Grant Application Evaluation Tool
- School District Minimum Matching Calculation
- Charter School Minimum Matching Calculation
- Example of a BEST Grant Waiver Evaluation Tool for School Districts and BOCES
- Example of a BEST Grant Waiver Evaluation Tool for Charter Schools
- Example of a BEST Grant Waiver Evaluation Tool for an Unreserved Fund Balance Waiver Request
- Glossary of Terms Used

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

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

**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 School District's bond redemption fund mill levy relative to the statewide average;
  - 4.1.1.4. The percentage of pupils enrolled in the School District who are eligible for free or reduced-cost lunch;
  - 4.1.1.5. The school district's current available bond capacity remaining;
  - 4.1.1.6. The school district's unreserved fund balance as a percentage of its annual budget; and
  - 4.1.1.7. The amount of effort put forth by the School District to obtain voter approval for a ballot question for bonded indebtedness, including but not limited to, a ballot question for entry by the district into a sublease-purchase agreement of the type that constitutes an indebtedness of the district pursuant to § 22-32-127 C.R.S., during the ten years preceding the year in which the district submitted the Application, which factor may be used only to reduce the percentage of Matching Moneys required from a district that has put forth such effort and not to increase the amount of Matching Moneys required from any district;
  - 4.1.1.8. A School District shall not be required to provide any amount of Matching Moneys in excess of the difference between the School District's limit of bonded indebtedness, as calculated pursuant to § 22-42-104 C.R.S., and the total amount of outstanding bonded indebtedness already incurred by the School District.
- 4.1.2. With respect to a Board of Cooperative Education Services' Application for Financial Assistance:
- 4.1.2.1. The average assessed value per pupil of all members of the Board of Cooperative Education Services participating in the Project relative to the state average;
  - 4.1.2.2. The average median household income of all members of the Board of Cooperative Education Services participating in the Project relative to the state average;
  - 4.1.2.3. The average bond redemption fund mill levy of all members of the Board of Cooperative Education Services participating in the Project relative to the statewide average;
  - 4.1.2.4. The percentage of pupils enrolled in the member schools within the Board of Cooperative Education Services that are participating in the Project who are eligible for free or reduced-cost lunch;
  - 4.1.2.5. The average available bond capacity remaining of all members of the board of cooperative services participating in the capital construction project;
  - 4.1.2.6. The average unreserved fund balance as a percentage of the annual budget of all members of the board of cooperative services participating in the capital construction project; and

4.1.2.7. The amount of effort put forth by the members of the Board of Cooperative Education Services to obtain voter approval for a ballot question for bonded indebtedness, including but not limited to a ballot question for entry by any member into a sublease-purchase agreement of the type that constitutes an indebtedness of the member pursuant to § 22-32-127 C.R.S., during the ten years preceding the year in which the Board of Cooperative Education Services submitted the Application, which factor may be used only to reduce the percentage of Matching Moneys required from a Board of Cooperative Education Services whose members, or any of them, have put forth such effort and not to increase the amount of Matching Moneys required from any Board of Cooperative Education Services.

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

4.1.3.1. The weighted average of the match percentages for the school districts of residence for the students enrolled in a district charter school or fifty percent of the average of the match percentages for all school districts in the state for an institute charter school;

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

4.1.3.3. Whether the charter school is operating in a district-owned facility at the time it submits its application;

4.1.3.4. In the ten years preceding the year in which the charter school submits the application, the number of times the charter school has attempted to obtain or has obtained:

4.1.3.4.1. Bond proceeds pursuant to 22-30.5-404 C.R.S through inclusion in a ballot measure submitted by the charter school's authorizer to the registered electors of the school district:

4.1.3.4.2. Proceeds from a special mill levy for capital needs pursuant to 22-30.5-405 C.R.S.;

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

4.1.3.4.4. Funding for capital construction from bonds issued on its behalf by the Colorado Educational and Cultural Facilities authority created and existing pursuant to 23-15-104(1)(a), C.R.S., or from some other source of financing.

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

4.1.3.6. The percentage of students enrolled in the charter school who are eligible for the federal free and reduced-cost lunch program in relation to the overall percentage of students enrolled in the public schools in the State who are eligible for the federal free and reduced-cost lunch program.

4.1.3.7. The percentage of the per pupil revenue received by the charter school that the charter school spends on facility costs other than facilities operations and maintenance.

4.1.3.8. The charter school's unreserved fund balance as a percentage of its annual budget.

4.1.3.9. The match percentage for a charter school calculated based on the above criteria shall not be higher than the highest match percentage for a school district, or lower than the lowest match percentage for a school district, in the same grant cycle.

4.2. Waiver or reduction of Matching Moneys

- 4.2.1. An Applicant may apply to the Board for a waiver or reduction of the Matching Moneys requirement. Such application shall discuss unique issues demonstrating why the percentage is not representative of the Applicant's current financial state. The Board may grant a waiver or reduction if it determines:
- 4.2.1.1. That the waiver or reduction would significantly enhance educational opportunity and quality within a School District, Board of Cooperative Education Services, or Applicant school,
  - 4.2.1.2. That the cost of complying with the Matching Moneys requirement would significantly limit educational opportunities within a School District, Board of Cooperative Education Services, or Applicant school, or
  - 4.2.1.3. That extenuating circumstances deemed significant by the Board make a waiver appropriate.
- 4.2.2. An applicant must complete a waiver application and submit it to the Board in conjunction with their grant application. The waiver application shall explain issues and impacts in detail, including dollar amounts of the issues and impacts, and demonstrate why each of the factors used to calculate their Matching Moneys percentage are not representative of their actual financial capacity. The Board will determine the merit of the waiver by evaluating each 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;
- 6.3.2. The Board may recommend funding a project in its entirety or recommend a partial award to the project;
  - 6.3.2.1. If a project is partially funded a written explanation will be provided.

6.4. The Board shall submit to the State Board the prioritized list of Projects. The prioritized list shall include:

- 6.4.1. The Board's recommendation to the State Board as to the amount of Financial Assistance to be provided to each Applicant approved by the Board to receive funding and whether the assistance should be in the form of a BEST Cash Grant, BEST Lease-purchase Funding or a BEST Emergency Grant.

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

**7. BEST Lease-purchase Funding**

- 7.1. Subject to the following limitations, the Board may instruct the State Treasurer to enter into lease-purchase agreements on behalf of the state to provide Lease-purchase Funding for Projects for which the State Board has authorized provision of Financial Assistance.
- 7.2. Whenever the State Treasurer enters into a lease-purchase agreement pursuant to § 22-43.7-110 C.R.S., the Applicant that will use the facility funded with the Lease-purchase Funding shall enter into a sublease-purchase agreement with the state that includes, but is not limited to, the following requirements:
  - 7.2.1. The Applicant shall perform all the duties of the state to maintain and operate the Public School Facility that are required by the lease-purchase agreement;
  - 7.2.2. The Applicant shall make periodic rental payments to the state, which payments shall be credited to the Assistance Fund as Matching Moneys of the Applicant;
  - 7.2.3. Ownership of the Public School Facility shall be transferred by the state to the Applicant upon fulfillment of both the state's obligations under the lease-purchase agreement and the Applicant's obligations under the sublease-purchase agreement.

**8. Payment and Oversight**

- 8.1. Payment.

- 8.1.1. All Cash Grant Financial Assistance Grantees must sign a grant contract with CDE outlining the terms and conditions associated with the Financial Assistance.
- 8.1.2. All Financial Assistance awarded is expressly conditioned on the availability of funds.
- 8.1.3. Payment of Financial Assistance will be on a draw basis. As a Grantee expends funds on a Project, the Grantee may submit a request for funds to the Division on a fund request form provided by the Division. The fund request shall be accompanied by copies of invoices from the vendors for which reimbursement is being requested and any other documentation requested by the Division.
  - 8.1.3.1. The Division will review the fund request and make payment. Payments will only be made for work that is included in the Project scope of work defined in the Application.
  - 8.1.3.2. If the Grantee is a School District, request for payment shall come from the School District. Requests will not be accepted from individual School District schools.
  - 8.1.3.3. If the Grantee is a District Charter School, request for payment shall come from the School District. Payment shall be made to the School District and the School District shall make payment to the charter school. The School District may not retain any portion of the moneys for any reason.
  - 8.1.3.4. If the Grantee is an Institute Charter School, request for payment shall come from the Charter School Institute and the Charter School Institute shall make payment to the Institute Charter School. Payment shall be made directly to the Charter School Institute.
  - 8.1.3.5. If the Grantee is a Board of Cooperative Educational Services, request for payment shall come from the Board of Cooperative Educational Services. Requests will not be accepted from individual Board of Cooperative Educational Services schools.
  - 8.1.3.6. If the Grantee is the Colorado School for the Deaf and Blind, request for payment shall come from the Colorado School for the Deaf and Blind.
- 8.1.4. Payment of BEST Lease-purchase Funding will be determined by the terms of the lease-purchase agreement and any subsequent sublease-purchase agreements.
- 8.1.5. Each grant cycle the Board may make a motion to authorize up to 5% of the assistance fund dollars be used to address grant reserves for projects awarded in that given year.
  - 8.1.5.1. Grant reserve requests shall be submitted on a Division provided application;
  - 8.1.5.2. Grant reserve applications will be submitted to the Board as an action item at the board meeting following the date the grant reserve application was submitted to the Division.
  - 8.1.5.3. Grant reserve draws shall be limited to issues that were unforeseen, unanticipated and could not have been known about or planned for at the time the Application was submitted.
- 8.2. Oversight
  - 8.2.1. When a Grantee completes Project, it shall submit a final report to the Division on a Division provided form before final payment will be made. Once the final report is submitted and final payment is made, the Project shall be considered closed.
  - 8.2.2. If a Grantee has not used all Financial Assistance on a closed out BEST Cash Grant, the unused balance will be returned to the Assistance Fund.

- 8.2.3. If a Grantee has not used all Financial Assistance on a closed out Lease-Purchase Grant, the unused balance will be treated in accordance with the Board policy on returning Matching Moneys.
- 8.2.4. The Division may make site visits to review Project progress or to review a completed Project;
- 8.2.5. The Division may require a Grantee to hire additional independent professional construction management to represent the Applicant's interests, if the Division deems it necessary due to the size of the Project, the complexity of the Project, or the Grantee's ability to manage the Project with Grantee personnel.
- 8.2.6. Upon completion of a new school, major renovation or addition Project, the Grantee shall affix a permanent sign that reads: "Funding for this school was provided through the Building Excellent Schools Today Program from 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.

---

### Editor's Notes

#### History

Entire rule emer. rule eff. 11/19/2008; expired 02/19/2009.

Entire rule eff. 03/30/2009.

Entire rule eff. 12/30/2009.

Entire rule eff. 08/14/2011.

Entire rule eff. 12/30/2012.

Entire rule eff. 05/15/2014.

Rules 3.1.3-3.1.4, 4.3.8.3, 5.4, 8.1.5 eff. 01/30/2015. Rule 6.1.5 repealed eff. 01/30/2015.

Rules 1.13, 1.14, 2.3-2.5, 6.2.1-6.2.4.7, 8.1.3.5, 8.1.5 eff. 11/30/2016.

Rules 1.11, 2.31, 2.32, 3.1.4.4, 4.3.3, 5.2.6, 5.2.8-5.2.15, 5.4.2, 6.2 eff. 12/30/2017.

Rules 5.2.10-5.2.16, 8.2.6 eff. 01/30/2019.

Rules 6.24-6.26 eff. 01/01/2020.

Rules 6.2.5-6.2.7 eff. 04/30/2022

**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 site 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 if 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		
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		Auditorium
	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)	
"Gymatorium"	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')
- "Gymatorium" 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

These facility area standards are copyrighted by Cunningham Group Architecture, Inc. and may not be reproduced or distributed without inclusion of "Copyright 2014 Cunningham Group Architecture, Inc.". The data was derived from a multi-year national facility area standards study, supported in part by the Colorado League of Charter Schools.

**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](http://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.







BEST Grant Review System

BEST Grant Application Review

FY 2022-2023 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 \_.

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

Priority 1 Priority 2 Priority 3 Priority 4

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 Diligence Comments:**

**Evaluator Review of Conditions of the Entire Public School Facility**

**The Facility Condition Index (FCI) from the statewide facility assessment, or an assessment provided by the applicant, supports the scope of the proposed project.**

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

**The requirements noted in the statewide assessment or assessment provided by the applicant, support the deficiencies that are being identified?**

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

**The due diligence performed by the applicant supports the scope of the project.**

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

Evaluator Comments & Notes:

**Financial Capacity**

**Division Comments:**

**Evaluator Review of Financial Capacity**

**The applicant has made efforts to leverage available resources to enhance their financial contribution to the project or provide cost efficiencies to the project.**

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

**The applicant is contributing a suitable amount towards the capital needs of their facilities.**

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

**Evaluator Comments & Notes:**

**Project Proposal**

**Division Comments:**

**Evaluator Review of Project Proposal**

**The deficiencies presented by the applicant are compelling and clearly noted within the application.**

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

**The solution presented by the applicant resolves all deficiencies noted within the application.**

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

**The scope of work proposed in the solution appears to be reasonable and well planned.**

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

**The project is urgent in nature.**

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

**The project complies with the BEST Construction Guidelines.**

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

Evaluator Comments & Notes:

**Other Application Considerations**

**Division Comments:**

**Evaluator Review of Other Application Considerations**

**The cost, cost per SF, and/or cost per pupil seem appropriate and supportable.**

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

**The SF of the project and/or SF per pupil seem reasonable and supportable.**

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

**The applicant is willing to pursue a fair, competitive, and transparent selection process for contractors and consultants or has identified a reasonable alternative.**

- No (1)  Yes (5)

Evaluator Comments & Notes:

**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](#)

School District Minimum Matching Calculation for BEST Grant Applicants

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;
- The district’s median household income (using the most current census data);
- Percentage of pupils eligible for free or reduced cost lunch;
- Current bond mill levy;
- Unreserved fund balance as a percentage of annual budget;
- 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 bond mill levy, unreserved general fund balance as a percentage of annual budget, and current bond capacity remaining for each school district are individually sorted and assigned a number 1-178. The number represents the school district’s rank relative to the statewide average for any given criteria.

**Example: 1**

District	PPAV	Rank PPAV	Household Income	Rank Household Income	FRED	Rank FRED	Bond Mill Levy	Rank Bond Mill Levy	Unreserved Fund Balance Pct of Annual	Rank Unreserved Fund Balance Pct	Bond Capacity Remaining	Rank Bond capacity Remaining
A	\$100,000	30	\$30,000	67	79%	7	4.2	34	12%	35	\$1,000,000	92
B	\$ 79,000	11	\$40,000	172	34%	89	11	4	43%	98	\$20,000	2
C	\$217,000	107	\$25,000	8	25%	114	0	80	80%	120	\$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.

The normalization factor is used to cap the overall matching requirement at 100% and generate a statewide average of 50%. To achieve this, 100 is divided into 178 to produce a normalization factor of .5618.

The Weighting factor is used to assign a specific weight to each statutory criterion.

**Example: 2**

District	Rank PPAV	PPAV Normalized and Weighted at 8%	Rank Household Income	Household Income Normalized and Weighted at 18%	Rank FRED	FRED Normalized and Weighted at 23%	Rank Bond Mill Levy	Bond Mill Levy Normalized and Weighted at 23%	Rank Unreserved Fund Balance as Pct of Annual Budget	Unreserved Fund Balance as Pct Normalized and Weighted at 5%	Rank Bond capacity Remaining	Bond capacity Remaining Normalized and Weighted at 23%
A	30	1%	67	7%	7	1%	34	4%	35	1%	92	12%
B	11	1%	172	17%	89	12%	4	1%	98	3%	2	1%
C	107	5%	8	1%	114	15%	80	11%	120	4%	114	15%

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 8%	Household Income Normalized and Weighted at 18%	FRED Normalized and Weighted at 23%	Bond Mill Levy Normalized and Weighted at 23%	Unreserved Fund Balance Pct Normalized and Weighted at 5%	Bond capacity Remaining Normalized and Weighted at 23%	Combined Criteria Percentages
A	1%	7%	1%	4%	1%	12%	26%
B	1%	17%	12%	1%	3%	1%	35%
C	5%	1%	15%	11%	4%	15%	51%

The final matching percentage takes the matching percentage listed in example 3 and subtracts 1% for each bond election failure and success during the last 10 years to arrive at the final minimum matching requirement for a school district.

**Example: 4**

District	Number of Bond Election Successes	Number of Bond Election Failures	Final Minimum Adjusted Match Percentage
A	0	0	26%
B	1	2	32%
C	2	0	49%

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.

**NOTE:**

For the FY22-23 BEST Grant Round, Unreserved Fund Balance as a Percentage of Annual Budget has replaced the prior calculation which used only the dollar amount of Unreserved Fund Balance, in order to better align with statute. The weight of this factor was reduced by the CCAB in making the adjustment, and a one-time optional limited waiver form was provided to those district applicants negatively impacted by the revision. Any such waiver requests have been included in this Summary Book, potentially in addition to waiver requests due to other issues. No charter school matches were negatively affected by this change.

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

#### **Weighted average of district matches which comprise the charter school student population**

The starting point will be the weighted average district matches of the student body of the charter school. For example if 40% of the charter school population come from district X and 60% comes from district Y the starting point will be a weighted average of the two district matches. This is used since district match is comprised of household income, PPAV, district FRED, Mill Levy and Bonding history. If it is a CSI school the starting point will be half of the statewide BEST district matching average.

### Adjustment Factors

#### **Questions Pertaining to Effort**

- **Does your authorizing district have 10% or less bonding capacity remaining?**  
This is used as an adjustment factor to look at the charter schools ability to provide a match through a district bond election. If the charter school is a CSI charter school their response will automatically be N/A and no adjustment will be made.
- **Is the charter school in a district owned facility?**  
This is considered since charter schools in district owned facilities are not required to pay rent or a lease.
- **Over the last 10 years how many times has the charter school attempted to get or attained bond proceeds from an Authorizer's ballot measure for capital needs?**  
This is an adjustment factor to evaluate the charter schools past effort to help themselves without State assistance. The number they report needs to be validated by evidence of effort i.e. ballot questions, emails, meeting minutes etc. If the school is a CSI charter school their response will be N/A and no adjustment will be made.
- **Over the last 10 years how many times has the charter school attempted to do a special mill levy override pursuant to 22-30.5-405 for capital needs?**  
This is an adjustment factor to evaluate the charter schools past effort to help themselves without State assistance. The number they report needs to be validated by evidence of effort i.e. ballot questions, emails, meeting minutes etc. If the school is a CSI charter school their response will be N/A and no adjustment will be made.
- **Over the last 10 years how many times has the charter school attempted or attained grant funding through a non-BEST source for capital needs?**  
This is an adjustment factor to evaluate the charter schools past effort to help themselves without State assistance. The grants they apply for need to be grants for capital needs in which they were not only eligible for but also good candidates for receipt of funds. The number they report needs to be validated by evidence of effort i.e., award letters, formal non-award letters, emails, meeting minutes etc.



- **Over the last 10 years how many times has the charter school attempted or obtained funding through CECFA or another type of financing?**

This is an adjustment factor to evaluate the charter schools past effort to help themselves without State assistance. The number they report needs to be validated by best evidence of effort i.e., award letters, formal non-award letters, application denials, emails, meeting minutes etc.

**Questions Pertaining to Capacity**

- **Charter school enrollment as a percent of district enrollment**

This is an adjustment factor to help evaluate the likeliness that a charter school could successfully win a special mill levy or bond election if they were the only question on the ballot.

- **Free/Reduced lunch percent in relation to the statewide average charter school free/reduced lunch percent**

This is an adjustment factor which helps evaluate the capabilities of the charter school through a capital campaign or savings to raise a match.

- **Percentage of Per Pupil Revenue spent on Non-Maintenance & Operations facilities costs**

This is an adjustment factor which looks at how much the charter school is spending on facilities and if they are allocating funds to take care of themselves.

- **Unreserved fund balance as a percent of budget**













This is an adjustment factor which looks at the available funds for a match. (NOTE: If the charter school has a parent foundation they need to provide the foundations fund balance as well.)

- **Final Adjusted Match Percentage**

This is calculated by taking the starting point and adding in all the adjustment factors.

**Ranges for FY19-20 Grant Cycle**

<p><b>Enrollment as a % of District Spread</b></p> <p>&gt;25 5%</p> <p>25-22.5 4%</p> <p>22.5-20 3%</p> <p>20-17.5 2%</p> <p>17.5-15 1%</p> <p>15-12.5 0%</p> <p>12.5-10 -1%</p> <p>10-7.5 -2%</p> <p>7.5-5 -3%</p> <p>5-2.5 -4%</p> <p>2.5-0 -5%</p>	<p><b>Percentage of PPR spent on non M&amp;O facilities costs</b></p> <p>&gt;25 -5%</p> <p>25-22.5 -4%</p> <p>22.5-20 -3%</p> <p>20-17.5 -2%</p> <p>17.5-15 -1%</p> <p>15-12.5 0%</p> <p>12.5-10 1%</p> <p>10-7.5 2%</p> <p>7.5-5 3%</p> <p>5-2.5 4%</p> <p>2.5-0 5%</p>
<p><b>Unreserved fund balance as a percent of budget</b></p> <p>&gt;30 5%</p> <p>30-27 4%</p> <p>27-24 3%</p> <p>24-21 2%</p> <p>21-18 1%</p> <p>18-15 0%</p> <p>15-12 -1%</p> <p>12-9 -2%</p> <p>9-6 -3%</p> <p>6-3 -4%</p> <p>3-&lt;=0 -5%</p>	<p><b>2016 FRED 41.5% Charter Statewide Average</b></p> <p>&gt;75.1 -5%</p> <p>75.0-67.6 -4%</p> <p>67.5-60.1 -3%</p> <p>60.0-52.6 -2%</p> <p>52.5-45.1 -1%</p> <p>45.0-37.6 0%</p> <p>37.5-30.1 1%</p> <p>29.9-22.5 2%</p> <p>22.4-15.0 3%</p> <p>14.9-7.5 4%</p> <p>7.4&lt;=0 5%</p>

<u>Starting Point</u>		
Weighted average of district matches which comprise the student population		If the Charter School is a CSI school the starting point is 50% of the average district matches
<u>Yes/No Questions</u>	Yes/No	Adjustment Percentage
Does the district have 10% or less bonding capacity remaining (CSI Schools leave blank)		5% decrease if Yes No change if No
Is the charter school in a district owned facility		5% Increase if Yes No change if No
<u>Over the last 10 years</u>		
How many times has the charter school attempted to or attained bond proceeds from an Authorizer's ballot measure for capital needs (CSI Schools leave blank)		1% decrease in match for each occurrence up to 5%
How many times has the charter school attempted to do a special mill levy override pursuant to 22-30.5405 for capital needs? (CSI Schools leave blank)		1% decrease in match for each occurrence up to 5%
How many times has the charter school attempted or attained grant funding through a non-BEST source for capital needs		1% decrease in match for each occurrence up to 5%
How many times has the charter school attempted or obtained funding through CECFA or another type of financing		3% decrease in match for attempted 5% decrease for obtained
<u>Adjustments</u>		Adjustment Percentage
Charter school enrollment as a percent of district enrollment (CSI Schools leave blank)		Adjustment of up to 5 percentage points up or down based on relative difference
Free/Reduced lunch percent in relation to the statewide average charter school free/reduced lunch percent		Adjustment of up to 5 percentage points up or down based on relative difference
Percentage of PPR spent on non M&O facilities costs		Adjustment of up to 5 percentage points up or down based on relative difference
Unreserved fund balance as a percent of budget		Adjustment of up to 5 percentage points up or down based on relative difference
<b>Final Adjusted Match Percentage</b>		

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-H 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 School District

**Project Name:** HS Renovation and Expansion

Waiver application questions

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

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

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 NO

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

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

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

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

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

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

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

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

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

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

F. Justification for the school district's current available bond capacity remaining not being representative of their financial capacity.

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

G. Justification for the school district's unreserved fund balance not being representative of their financial capacity.

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

H. Other unusual financial burdens not reflected in the match calculation.

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

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 NO

Final Determination

	<b>Amount of Grant Request</b>	<b>Amount of Applicant Contribution</b>	<b>Total Project Cost</b>
<b>Request with waiver</b>	\$19,500,000.00	\$31,000,000.00	\$50,500,000.00
<b>Request without waiver</b>	\$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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. Justification for free/reduced lunch % in relation to the statewide average charter school free/reduced lunch %.

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

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

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

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

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

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

Final Determination

	Amount of Grant Request	Amount of Applicant Contribution	Total Project Cost
Request with waiver	\$19,500,000.00	\$31,000,000.00	\$50,500,000.00
Request without waiver	\$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.

**BEST Grant Unreserved Fund Balance Waiver Evaluation Tool**

Board Member: \_\_\_\_\_

For the FY22-23 BEST Grant Round, Unreserved Fund Balance as a Percentage of Annual Budget has replaced the prior calculation which used only the dollar amount of Unreserved Fund Balance, in order to better align with statute. The weight of this factor was reduced by the CCAB in making the adjustment, and a one-time optional limited waiver form was provided to those district applicants negatively impacted by the revision. Please review the Unreserved Fund Balance Waiver in the Summary Book and respond accordingly below.

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

**Grant Applicant Name:** Sample School District

**Project Name:** District Wide Roof and HVAC

1. 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  NO

Final Determination

	<b>Amount of Grant Request</b>	<b>Amount of Applicant Contribution</b>	<b>Total Project Cost</b>
<b>Request with waiver (50%)</b>	\$4,000,000	\$4,000,000	\$8,000,000
<b>Request without waiver (52%)</b>	\$3,840,000	\$4,160,000	\$8,000,000

**Considering the Unreserved Fund Balance Waiver request, 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 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, History Colorado 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 History Colorado 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.

**Affected Pupils**

The total number of pupils currently enrolled (as of October 1, 2021) 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.

**Charter School Capital Construction Funding (CSCC Allocation)**

Each year, funds are distributed to qualified charter schools based on pupil count. \$20 million is distributed annually from the State Education Fund and a percentage of marijuana excise taxes deposited into the Assistance Fund equal to the percentage of charter school students in Colorado. This funding can be used by the school to pay for construction, renovation, financing, or the purchasing or leasing of facilities. The purpose of this funding is to promote a safe and healthy learning environment for all Colorado students.

**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 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.

#### **Operations & Maintenance, Facility Acquisition & Construction (Three-Year Avg OMFAC/Pupil)**

The combined total reported by district (district and CSDB applicants) or school (charter, BOCES applicants) to CDE finance for fiscal year spending in categories relating to facility plant operations & maintenance, as well as facility acquisition and construction. A three-year average per pupil is reported for each applicant.

#### **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 for understanding 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) FY2022-23 APPLICATION SUMMARIES**

**LIST OF ALL APPLICATIONS SORTED BY COUNTY**



**CAPITAL CONSTRUCTION UNIT**

**MAY 2022**

---



# BEST FY2022-23 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
236	ADAMS	ADAMS COUNTY 14 Adams Multiple Roof Replacement	\$756,515.04	\$698,041.86	\$1,454,556.90	\$20.17
81	ADAMS	MAPLETON 1 Meadow Comm School PK8 School Replacement	\$23,464,706.56	\$13,198,897.44	\$36,663,604.00	\$541.94
318	Adams	The Academy of Charter Schools Academy Charter HVAC Replace/ Roof Repair	\$998,588.62	\$219,202.38	\$1,217,791.00	\$8.26
325	ALAMOSA	ALAMOSA RE-11J Alamosa DW HVAC Upgrades & MS Asbestos Abatement	\$7,576,600.36	\$2,392,610.64	\$9,969,211.00	\$25.61
339	ALAMOSA	SANGRE DE CRISTO RE-22J Sangre de Cristo PK12 HVAC Replacement	\$771,474.83	\$397,426.43	\$1,168,901.25	\$14.61
559	ARAPAHOE	ADAMS-ARAPAHOE 28J Adams Arapahoe DW Security Upgrades	\$1,929,316.41	\$1,133,090.59	\$3,062,407.00	\$0.65
566	ARAPAHOE	ADAMS-ARAPAHOE 28J North HS Gym Floor	\$412,442.10	\$242,227.90	\$654,670.00	\$96.77
571	ARAPAHOE	ADAMS-ARAPAHOE 28J Supplemental FY22 Adams Arapahoe DW Fire Alarm Upgrades	\$1,356,894.00	\$796,906.00	\$2,153,800.00	\$16.70
576	BACA	SPRINGFIELD RE-4 Supplemental FY21 Springfield Addition/Renovation	\$2,580,260.37	\$100,529.63	\$2,680,790.00	\$465.91
589	BACA	VILAS RE-5 Supplemental FY22 Vilas Security/HVAC Upgrades	\$635,517.69	\$33,448.30	\$668,966.00	\$171.05
605	BACA	WALSH RE-1 Supplemental FY22 Walsh PK12 School Replacement	\$2,715,509.00	\$282,216.00	\$2,997,725.00	\$588.99
91	BENT	MC CLAVE RE-2 McClave PK12 School Replacement	\$41,470,378.00	\$5,512,634.00	\$46,983,012.00	\$679.89
344	BOULDER	ST VRAIN VALLEY RE 1J Frederick HS Mascot Change	\$148,873.54	\$95,181.45	\$244,055.00	\$1.19
106	Chaffee	Salida Montessori Salida Montessori PK8 School Replacement	\$12,090,594.81	\$2,133,634.38	\$14,224,229.19	\$585.05

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
223	CLEAR CREEK	CLEAR CREEK RE-1 Carlson ES Replacement	\$9,192,466.17	\$24,853,704.83	\$34,046,171.00	\$509.56
230	CLEAR CREEK	CLEAR CREEK RE-1 Georgetown Community School Roof Replacement	\$174,594.96	\$472,053.04	\$646,648.00	\$36.64
243	COSTILLA	CENTENNIAL R-1 Centennial K12 Roof Replacement	\$658,793.07	\$208,039.92	\$866,833.00	\$9.81
118	CROWLEY	CROWLEY COUNTY RE-1-J Crowley K12 Replacement	\$55,040,590.18	\$6,066,870.96	\$61,107,461.14	\$565.51
348	DELTA	DELTA COUNTY 50(J) Delta HS Safety/Mechanical Upgrades	\$7,135,182.05	\$5,606,214.47	\$12,741,396.52	\$135.86
138	Dolores	DOLORES COUNTY RE NO.2 Seventh Street ES Replacement	\$12,648,692.65	\$10,348,930.35	\$22,997,623.00	\$773.34
360	El Paso	Colorado Early Colleges - Colorado Springs CEC HS Water Main/Restroom Improvement	\$842,337.65	\$251,607.35	\$1,093,945.00	\$29.76
369	El Paso	Community Prep Charter School Community Prep Charter Health/Safety Upgrades	\$5,929,089.05	\$862,536.44	\$6,791,625.49	\$313.92
379	EL PASO	HANOVER 28 Hanover HVAC/Health/Safety/Security Upgrades	\$1,989,285.48	\$196,742.52	\$2,186,028.00	\$28.34
250	EL PASO	MANITOU SPRINGS 14 Manitou Multiple ES Entry Remodel/Roof Replacement	\$1,115,366.62	\$2,868,085.59	\$3,983,452.21	\$98.20
392	EL PASO	WIDEFIELD 3 Watson JRH Boiler Replacement	\$253,341.60	\$274,453.40	\$527,795.00	\$4.42
397	FREMONT	CANON CITY RE-1 Canon Exploratory School HVAC Upgrades	\$2,489,779.63	\$1,226,309.37	\$3,716,089.00	\$87.64
408	FREMONT	FREMONT RE-2 Fremont ES Air Quality and Ventilation Upgrades	\$3,782,769.64	\$3,491,787.36	\$7,274,557.00	\$108.51
259	GARFIELD	GARFIELD 16 Garfield HS MS Roof Replacement/HVAC	\$3,522,989.75	\$3,666,785.25	\$7,189,775.00	\$35.95
415	GRAND	EAST GRAND 2 East Grand MS Roof/Fire Alarm/Boiler Replacement	\$907,274.76	\$3,037,398.12	\$3,944,672.88	\$45.62



Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
267	GUNNISON	GUNNISON WATERSHED RE1J Crested Butte Community School Roof Replacement	\$714,370.40	\$1,590,050.26	\$2,304,420.66	\$30.52
618	HUERFANO	HUERFANO RE-1 Supplemental FY22 John Mall HS Replacement	\$2,177,935.44	\$765,220.56	\$2,943,156.00	\$591.84
422	JEFFERSON	JEFFERSON COUNTY R-1 Jeffco Multiple JeffcoNet Phase 2	\$289,643.76	\$1,319,488.24	\$1,609,132.00	\$8.13
429	KIT CARSON	BETHUNE R-5 Bethune ES Classroom HVAC/HS Gym HVAC	\$413,149.44	\$212,834.56	\$625,984.00	\$24.98
435	KIT CARSON	BURLINGTON RE-6J Burlington DW Safety/Security/Health Upgrades	\$475,708.66	\$495,125.34	\$970,834.00	\$5.28
629	La Plata	Animas High School Supplemental FY21 Animas HS Replacement	\$282,962.44	\$89,356.56	\$372,319.00	\$461.26
444	LA PLATA	DURANGO 9-R Durango Multiple Security Upgrades	\$563,531.92	\$1,449,082.08	\$2,012,614.00	\$498.54
157	LAKE	LAKE COUNTY R-1 Lake County ES 3-6 Addition Phase 2	\$17,165,020.38	\$10,520,496.36	\$27,685,516.74	\$698.25
454	Larimer	Liberty Common School Liberty Common ES Playground Safety Upgrades	\$102,340.00	\$198,660.00	\$301,000.00	\$146.12
169	LOGAN	PLATEAU RE-5 Plateau PK12 Addition/Renovation	\$23,196,639.00	\$11,844,142.00	\$35,040,781.00	\$474.42
182	MESA	PLATEAU VALLEY 50 Plateau Valley PK12 Addition/Renovation	\$29,388,231.00	\$27,037,280.00	\$56,425,511.00	\$518.10
459	MOFFAT	MOFFAT COUNTY RE:NO 1 Moffat County HS Heating Controls and Wiring	\$278,408.42	\$354,337.98	\$632,746.40	\$3.15
466	MOFFAT	MOFFAT COUNTY RE:NO 1 Sandrock ES Security Upgrades	\$51,068.56	\$64,996.34	\$116,064.90	\$2.51
471	MONTROSE	MONTROSE COUNTY RE-1J Montrose Multiple ES Security Upgrades	\$1,093,344.81	\$1,093,344.81	\$2,186,689.62	\$16.88
479	MONTROSE	MONTROSE COUNTY RE-1J Montrose Multiple Schools HVAC Upgrades	\$2,399,577.50	\$2,399,577.50	\$4,799,155.00	\$47.30

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
274	OTERO	FOWLER R-4J Fowler HS Gym Roof Replacement	\$619,183.19	\$154,795.79	\$773,979.00	\$36.07
637	OTERO	FOWLER R-4J Supplemental FY22 Fowler MS HS Addition/Renovation	\$2,339,022.72	\$97,459.28	\$2,436,482.00	\$586.54
647	OTERO	ROCKY FORD R-2 Supplemental FY22 Rocky Ford HS Addition/PK8 Renovation	\$3,375,990.00	\$288,003.00	\$3,663,993.00	\$587.54
486	OTERO	SWINK 33 Swink Campus Life Safety Upgrades	\$466,247.25	\$273,827.75	\$740,075.00	\$7.08
195	PARK	PLATTE CANYON 1 Platte Canyon PK12 Addition/Renovation	\$22,575,256.60	\$34,720,020.40	\$57,295,277.00	\$353.34
657	Pueblo	PUEBLO CITY 60 Supplemental FY22 Franklin ES Replacement	\$2,038,541.70	\$1,097,676.30	\$3,136,218.00	\$462.56
662	Pueblo	PUEBLO CITY 60 Supplemental FY22 Sunset ES Replacement	\$2,826,628.35	\$1,522,030.65	\$4,348,659.00	\$479.75
496	PUEBLO	PUEBLO COUNTY 70 Pueblo West HS Civil Improvements	\$5,610,425.26	\$4,062,721.74	\$9,673,147.00	\$6.48
506	RIO BLANCO	RANGELY RE-4 Rangely DW Roof/HVAC/Electrical/Security	\$5,268,348.00	\$14,244,052.00	\$19,512,400.00	\$95.77
286	RIO GRANDE	MONTE VISTA C-8 Monte Vista MS Roof/HVAC Replacement	\$650,675.91	\$205,476.60	\$856,152.51	\$55.46
524	ROUTT	SOUTH ROUTT RE 3 South Routt ES HS Geothermal HVAC Repairs	\$698,793.55	\$376,273.45	\$1,075,067.00	\$20.67
537	SAGUACHE	MOFFAT 2 Moffat 2 PK12 Septic System Upgrade	\$749,055.60	\$92,579.91	\$841,635.50	\$140.27
292	SAN MIGUEL	TELLURIDE R-1 Telluride DW Roof/HVAC Replacement	\$1,628,132.52	\$6,124,879.48	\$7,753,012.00	\$58.75
667	SEDGWICK	JULESBURG RE-1 Supplemental FY22 Julesburg PK12 Replacement	\$2,301,866.15	\$121,150.85	\$2,423,017.00	\$583.73
209	TELLER	CRIPPLE CREEK-VICTOR RE-1 Cripple Creek CTE Mini-Factory Construction	\$572,935.73	\$1,018,552.41	\$1,591,488.14	\$109.76

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft	
542	WASHINGTON	AKRON R-1	AKRON PK12 HVAC Renovations	\$2,391,328.16	\$884,463.84	\$3,275,792.00	\$31.20
304	WELD	GREELEY 6	Greeley Central HS Roof Replace & Envelope	\$1,478,981.76	\$831,927.24	\$2,310,909.00	\$14.99
311	WELD	GREELEY 6	Jefferson HS Roof Replacement	\$396,954.24	\$223,286.76	\$620,241.00	\$20.25
213	WELD	JOHNSTOWN-MILLIKEN RE-5J	Milliken ES Renovation	\$4,828,081.50	\$5,900,988.50	\$10,729,070.00	\$235.82
554	YUMA	YUMA 1	Yuma DW Mascot Change Assistance	\$207,828.00	\$80,822.00	\$288,650.00	\$1.18
			<b>Totals:</b>	<b>\$342,206,432.50</b>	<b>\$222,422,546.52</b>	<b>\$564,628,979.05</b>	



---

# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2022-23 APPLICATION SUMMARIES**

**LIST OF CHARTER SCHOOL APPLICATIONS SORTED BY COUNTY**



**CAPITAL CONSTRUCTION UNIT**

**MAY 2022**

---



# BEST FY2022-23 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
318	Adams	The Academy of Charter Schools Academy Charter HVAC Replace/ Roof Repair	\$998,588.62	\$219,202.38	\$1,217,791.00	\$8.26
106	Chaffee	Salida Montessori Salida Montessori PK8 School Replacement	\$12,090,594.81	\$2,133,634.38	\$14,224,229.19	\$585.05
360	El Paso	Colorado Early Colleges - Colorado Springs CEC HS Water Main/Restroom Improvement	\$842,337.65	\$251,607.35	\$1,093,945.00	\$29.76
369	El Paso	Community Prep Charter School Community Prep Charter Health/Safety Upgrades	\$5,929,089.05	\$862,536.44	\$6,791,625.49	\$313.92
629	La Plata	Animas High School Supplemental FY21 Animas HS Replacement	\$282,962.44	\$89,356.56	\$372,319.00	\$461.26
454	Larimer	Liberty Common School Liberty Common ES Playground Safety Upgrades	\$102,340.00	\$198,660.00	\$301,000.00	\$146.12
<b>Totals:</b>			<b>\$20,245,912.57</b>	<b>\$3,754,997.11</b>	<b>\$24,000,909.68</b>	





---

# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2022-23 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS WITH MATCHING FUNDS CONTINGENT  
ON A 2022 BOND ELECTION**



**COLORADO**  
Department of Education

**CAPITAL CONSTRUCTION UNIT**

**MAY 2022**

---



# BEST FY2022-23 APPLICATION SUMMARIES

List of Applications with Matching Funds Contingent upon a Proposed 2022 Bond Election

Page #	County	Applicant Name	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
118	CROWLEY	CROWLEY COUNTY RE-1-J	Crowley K12 Replacement	\$55,040,590.18	\$6,066,870.96	\$61,107,461.14	\$565.51
138	Dolores	DOLORES COUNTY RE NO.2	Seventh Street ES Replacement	\$12,648,692.65	\$10,348,930.35	\$22,997,623.00	\$773.34
157	LAKE	LAKE COUNTY R-1	Lake County ES 3-6 Addition Phase 2	\$17,165,020.38	\$10,520,496.36	\$27,685,516.74	\$698.25
169	LOGAN	PLATEAU RE-5	Plateau PK12 Addition/Renovation	\$23,196,639.00	\$11,844,142.00	\$35,040,781.00	\$474.42
182	MESA	PLATEAU VALLEY 50	Plateau Valley PK12 Addition/Renovation	\$29,388,231.00	\$27,037,280.00	\$56,425,511.00	\$518.10
195	PARK	PLATTE CANYON 1	Platte Canyon PK12 Addition/Renovation	\$22,575,256.60	\$34,720,020.40	\$57,295,277.00	\$353.34
506	RIO BLANCO	RANGELY RE-4	Rangely DW Roof/HVAC/Electrical/Security	\$5,268,348.00	\$14,244,052.00	\$19,512,400.00	\$95.77
81	ADAMS	MAPLETON 1	Meadow Comm School PK8 School Replacement	\$23,464,706.56	\$13,198,897.44	\$36,663,604.00	\$541.94
91	BENT	MC CLAVE RE-2	McClave PK12 School Replacement	\$41,470,378.00	\$5,512,634.00	\$46,983,012.00	\$679.89
<b>Totals:</b>				<b>\$230,217,862.37</b>	<b>\$133,493,323.51</b>	<b>\$363,711,185.88</b>	



---

# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2022-23 APPLICATION SUMMARIES**

## **LIST OF APPLICATIONS WITH A WAIVER REQUEST**



**CAPITAL CONSTRUCTION UNIT**

**MAY 2022**

---



# BEST FY2022-23 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
106	Chaffee	Salida Montessori PK8 School Replacement	\$12,090,594.81	\$2,133,634.38	\$14,224,229.19	\$585.05
118	CROWLEY	CROWLEY COUNTY RE-1-J	\$55,040,590.18	\$6,066,870.96	\$61,107,461.14	\$565.51
138	Dolores	DOLORES COUNTY RE NO.2	\$12,648,692.65	\$10,348,930.35	\$22,997,623.00	\$773.34
243	COSTILLA	CENTENNIAL R-1	\$658,793.07	\$208,039.92	\$866,833.00	\$9.81
274	OTERO	FOWLER R-4J	\$619,183.19	\$154,795.79	\$773,979.00	\$36.07
292	SAN MIGUEL	TELLURIDE R-1	\$1,628,132.52	\$6,124,879.48	\$7,753,012.00	\$58.75
339	ALAMOSA	SANGRE DE CRISTO RE-22J	\$771,474.83	\$397,426.43	\$1,168,901.25	\$14.61
369	El Paso	Community Prep Charter School	\$5,929,089.05	\$862,536.44	\$6,791,625.49	\$313.92
379	EL PASO	HANOVER 28	\$1,989,285.48	\$196,742.52	\$2,186,028.00	\$28.34
429	KIT CARSON	BETHUNE R-5	\$413,149.44	\$212,834.56	\$625,984.00	\$24.98
435	KIT CARSON	BURLINGTON RE-6J	\$475,708.66	\$495,125.34	\$970,834.00	\$5.28
506	RIO BLANCO	RANGELY RE-4	\$5,268,348.00	\$14,244,052.00	\$19,512,400.00	\$95.77

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
524	ROUTT	SOUTH ROUTT RE 3 South Routt ES HS Geothermal HVAC Repairs	\$698,793.55	\$376,273.45	\$1,075,067.00	\$20.67
542	WASHINGTON	AKRON R-1 Akron PK12 HVAC Renovations	\$2,391,328.16	\$884,463.84	\$3,275,792.00	\$31.20
576	BACA	SPRINGFIELD RE-4 Supplemental FY21 Springfield Addition/Renovation	\$2,580,260.37	\$100,529.63	\$2,680,790.00	\$465.91
589	BACA	VILAS RE-5 Supplemental FY22 Vilas Security/HVAC Upgrades	\$635,517.69	\$33,448.30	\$668,966.00	\$171.05
618	HUERFANO	HUERFANO RE-1 Supplemental FY22 John Mall HS Replacement	\$2,177,935.44	\$765,220.56	\$2,943,156.00	\$591.84
637	OTERO	FOWLER R-4J Supplemental FY22 Fowler MS HS Addition/Renovation	\$2,339,022.72	\$97,459.28	\$2,436,482.00	\$586.54
<b>Totals:</b>			<b>\$108,355,899.81</b>	<b>\$43,703,263.23</b>	<b>\$152,059,163.07</b>	



---

# BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2022-23 APPLICATION SUMMARIES

BEST GRANT APPLICATION REVIEW ORDER



**COLORADO**  
Department of Education

CAPITAL CONSTRUCTION UNIT

MAY 2022

---



# BEST FY2022-23 APPLICATION SUMMARIES

BEST Grant Application Review Order

Page #	County	Applicant Name	Project Title
81	ADAMS	MAPLETON 1	Meadow Comm School PK8 School Replacement
91	BENT	MC CLAVE RE-2	McClave PK12 School Replacement
106	Chaffee	Salida Montessori	Salida Montessori PK8 School Replacement
118	CROWLEY	CROWLEY COUNTY RE-1-J	Crowley K12 Replacement
138	Dolores	DOLORES COUNTY RE NO.2	Seventh Street ES Replacement
157	LAKE	LAKE COUNTY R-1	Lake County ES 3-6 Addition Phase 2
169	LOGAN	PLATEAU RE-5	Plateau PK12 Addition/Renovation
182	MESA	PLATEAU VALLEY 50	Plateau Valley PK12 Addition/Renovation
195	PARK	PLATTE CANYON 1	Platte Canyon PK12 Addition/Renovation
209	TELLER	CRIPPLE CREEK-VICTOR RE-1	Cripple Creek CTE Mini-Factory Construction
213	WELD	JOHNSTOWN-MILLIKEN RE-5J	Milliken ES Renovation
223	CLEAR CREEK	CLEAR CREEK RE-1	Carlson ES Replacement
230	CLEAR CREEK	CLEAR CREEK RE-1	Georgetown Community School Roof Replacement
236	ADAMS	ADAMS COUNTY 14	Adams Multiple Roof Replacement
243	COSTILLA	CENTENNIAL R-1	Centennial K12 Roof Replacement
250	EL PASO	MANITOU SPRINGS 14	Manitou Multiple ES Entry Remodel/Roof Replacement
259	GARFIELD	GARFIELD 16	Garfield HS MS Roof Replacement/HVAC
267	GUNNISON	GUNNISON WATERSHED RE1J	Crested Butte Community School Roof Replacement
274	OTERO	FOWLER R-4J	Fowler HS Gym Roof Replacement
286	RIO GRANDE	MONTE VISTA C-8	Monte Vista MS Roof/HVAC Replacement
292	SAN MIGUEL	TELLURIDE R-1	Telluride DW Roof/HVAC Replacement
304	WELD	GREELEY 6	Greeley Central HS Roof Replace & Envelope
311	WELD	GREELEY 6	Jefferson HS Roof Replacement
318	Adams	The Academy of Charter Schools	Academy Charter HVAC Replace/ Roof Repair
325	ALAMOSA	ALAMOSA RE-11J	Alamosa DW HVAC Upgrades & MS Asbestos Abatement
339	ALAMOSA	SANGRE DE CRISTO RE-22J	Sangre de Cristo PK12 HVAC Replacement
344	BOULDER	ST VRAIN VALLEY RE 1J	Frederick HS Mascot Change
348	DELTA	DELTA COUNTY 50(J)	Delta HS Safety/Mechanical Upgrades
360	El Paso	Colorado Early Colleges - Colorado Springs	CEC HS Water Main/Restroom Improvement
369	El Paso	Community Prep Charter School	Community Prep Charter Health/Safety Upgrades
379	EL PASO	HANOVER 28	Hanover HVAC/Health/Safety/Security Upgrades
392	EL PASO	WIDEFIELD 3	Watson JRH Boiler Replacement
397	FREMONT	CANON CITY RE-1	Canon Exploratory School HVAC Upgrades
408	FREMONT	FREMONT RE-2	Fremont ES Air Quality and Ventilation Upgrades
415	GRAND	EAST GRAND 2	East Grand MS Roof/Fire Alarm/Boiler Replacement
422	JEFFERSON	JEFFERSON COUNTY R-1	Jeffco Multiple JeffcoNet Phase 2

Page #	County	Applicant Name	Project Title
429	KIT CARSON	BETHUNE R-5	Bethune ES Classroom HVAC/HS Gym HVAC
435	KIT CARSON	BURLINGTON RE-6J	Burlington DW Safety/Security/Health Upgrades
444	LA PLATA	DURANGO 9-R	Durango Multiple Security Upgrades
454	Larimer	Liberty Common School	Liberty Common ES Playground Safety Upgrades
459	MOFFAT	MOFFAT COUNTY RE:NO 1	Moffat County HS Heating Controls and Wiring
466	MOFFAT	MOFFAT COUNTY RE:NO 1	Sandrock ES Security Upgrades
471	MONTROSE	MONTROSE COUNTY RE-1J	Montrose Multiple ES Security Upgrades
479	MONTROSE	MONTROSE COUNTY RE-1J	Montrose Multiple Schools HVAC Upgrades
486	OTERO	SWINK 33	Swink Campus Life Safety Upgrades
496	PUEBLO	PUEBLO COUNTY 70	Pueblo West HS Civil Improvements
506	RIO BLANCO	RANGELY RE-4	Rangely DW Roof/HVAC/Electrical/Security
524	ROUTT	SOUTH ROUTT RE 3	South Routt ES HS Geothermal HVAC Repairs
537	SAGUACHE	MOFFAT 2	Moffat 2 PK12 Septic System Upgrade
542	WASHINGTON	AKRON R-1	Akron PK12 HVAC Renovations
554	YUMA	YUMA 1	Yuma DW Mascot Change Assistance
559	ARAPAHOE	ADAMS-ARAPAHOE 28J	Adams Arapahoe DW Security Upgrades
566	ARAPAHOE	ADAMS-ARAPAHOE 28J	North HS Gym Floor
571	ARAPAHOE	ADAMS-ARAPAHOE 28J	Supplemental FY22 Adams Arapahoe DW Fire Alarm Upgrades
576	BACA	SPRINGFIELD RE-4	Supplemental FY21 Springfield Addition/Renovation
589	BACA	VILAS RE-5	Supplemental FY22 Vilas Security/HVAC Upgrades
605	BACA	WALSH RE-1	Supplemental FY22 Walsh PK12 School Replacement
618	HUERFANO	HUERFANO RE-1	Supplemental FY22 John Mall HS Replacement
629	La Plata	Animas High School	Supplemental FY21 Animas HS Replacement
637	OTERO	FOWLER R-4J	Supplemental FY22 Fowler MS HS Addition/Renovation
647	OTERO	ROCKY FORD R-2	Supplemental FY22 Rocky Ford HS Addition/PK8 Renovation
657	Pueblo	PUEBLO CITY 60	Supplemental FY22 Franklin ES Replacement
662	Pueblo	PUEBLO CITY 60	Supplemental FY22 Sunset ES Replacement
667	SEDGWICK	JULESBURG RE-1	Supplemental FY22 Julesburg PK12 Replacement

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

**MAPLETON 1 - Meadow Comm School PK8 School Replacement - Meadow Community School – 1962**

<b>District:</b>	Mapleton 1
<b>School Name:</b>	Meadow Community School
<b>Address:</b>	9150 Monroe St
<b>City:</b>	Thornton
<b>Gross Area (SF):</b>	47,155
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$12,894,244
<b>Condition Budget:</b>	\$9,987,020
<b>Total FCI:</b>	0.77
<b>Adequacy Index:</b>	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,998,302	\$2,425,548	1.21
Equipment and Furnishings	\$343,955	\$429,944	1.25
Exterior Enclosure	\$1,570,217	\$449,029	0.29
Fire Protection	\$31,711	\$378,304	11.93
HVAC System	\$1,875,270	\$2,197,615	1.17
Interior Construction and Conveyance	\$3,384,120	\$2,400,913	0.71
Plumbing System	\$810,839	\$757,756	0.93
Site	\$1,405,996	\$1,317,206	0.94
Structure	\$1,473,836	\$6,091	0.00
<b>Overall - Total</b>	<b>\$12,894,244</b>	<b>\$10,362,406</b>	<b>0.80</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MAPLETON 1

**County:** ADAMS

**Project Title:** Meadow Comm School PK8 School Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

The mission of Mapleton Public Schools, an innovative, diverse, and deeply rooted learning community, is to guarantee all students achieve their dreams. This year, enrollment hovers around 6,848 students (excluding Colorado Connections Academy). Additionally, 54% of students qualify for free/reduced lunch and 36% are considered ELL.

Mapleton has a long history of education reform. In 2001 leaders saw the traditional system was failing students. In 2004, after community-wide strategic planning, Mapleton did away with the idea of catchment areas and introduced a system of choice offering small-by-design schools with varied instructional models. Mapleton's choice system is operating stronger than ever. School choice is supported by free transportation.

Evidence of success includes:

- Increased graduation rates
- Increased enrollment
- Increased college acceptance rates
- Community-supported bonds in 2009, 2010 and 2016
- Increased staff retention

In 2009, Mapleton embarked on a multi-year capital construction campaign to address aging facilities. With support from the community and the BEST program, Mapleton has improved many of its facilities and is in the final stage of its master plan.

The BEST grant would support the health, safety, and security issues at Meadow Community School. Meadow, K-8, was constructed in 1962, per building blueprints. In error, the CDE Facility Insight report lists the construction date as 1978. Meadow has received only necessary and modest improvements. In 2017, Meadow was issued an FCI score of .65. Over the last five years, conditions have only become more dire. Mapleton considered renovating the building but found there is no responsible fiscal merit to this approach. Meadow is a popular neighborhood school with strong enrollment (411 students) and community support. There is also a great need and interest from the community preschool. At Meadow, 53.8% of families qualify for free/reduced lunch.

## Deficiencies associated with this project:

The deficiencies at Meadow present daily health, safety, and security hazards for students. The operating systems are well beyond life span, and 'Band-Aids' are no longer a fiscally responsible or safe solution. The issues create ongoing financial problems for the district, which will soon be spending a disproportionate amount of its maintenance budget to keep the building functional.

LIFE, HEALTH SAFETY ISSUES: Meadow is in the densely-populated Thornton Valley East neighborhood. Meadow was

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

constructed in 1962 as a K-5 neighborhood school. The layout and traffic flow were designed for a student-walker population and do not safely accommodate the school buses and kiss-and-go traffic required today. Buses pull alongside sidewalks behind the school, requiring students to walk a significant distance to the building. 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, creating congested and hectic scenes during the busy drop-off and pick-up windows. Parents will often stop abruptly in the middle of the street to let students out of cars. The threat of an accident looms, as precautionary measures have been exhausted and many young students regularly access the school by walking in front of and in between cars entering, exiting, or attempting to drive down the busy street. The main entrance is not protected from traffic by bollards or barriers. A low pipe rail does provide protection, but the rail has caused concern for injury from trips and falls. The site has two play zones. The southernmost playfields and play equipment are close to the roadway and are separated from the road with a chain-link fence.

**SITE/SECURITY HAZARDS, UNSECURED ENTRY WAYS:** Meadow's layout presents severe safety and security issues, including many unmonitored entryways and an overall inability for adequate site supervision. With 10 exterior unmonitored entryways, it is difficult to supervise the various ways an intruder could possibly enter the building. Excluding the main entrance, none of the entry points have a line of sight from the main office. Although the main office is close to the main entrance, the view is often and easily obscured by the activity in the hallway. There is a buzzer system, but it does not make up for the line-of-sight issues caused by the distance and obstructions between the main office and the main entry. Meadow is located on six acres. The security fence around the field and playground is in disrepair and has multiple entry points that have been breached. Meadow has had several instances of vagrants walking onto school property. While we have been fortunate to not have a serious event occur on campus, the play areas are not secure and are not easily monitored as there is no line of sight from the main office. This puts the community at risk for many dangerous occurrences, including child abduction, and underscores the need for a more secure building. The roof of the building is easily and often accessed by people trespassing on the property. There have been several instances of students getting onto the roof creating serious and immediate threats to safety and security.

**INADEQUATE AIR QUALITY CONTROL:** Meadow's classrooms are rarely at a comfortable temperature conducive to learning, as the rooms are either too cold or too hot. Recent testing demonstrated the general air quality at Meadow is marginal. The oldest systems in the western portion of the building date to approximately the 1960s and the newer systems to the east appear to be approximately 2015 vintage. There have been several modifications over the years, however, these modifications cannot be sustained long-term.

All the air-cooled condensers are beyond their useful life. The condensers are severely damaged by hail, rusted, and have had several refrigerant leaks. Relief air appears to be routed to the corridor ceiling which is not allowed per the current code. The west side of the building consists of unit ventilators (over 40 years old) in the classrooms and an indoor AHU (over 30 years old) serving a multi-purpose space.

The south entry space, library, and administration are served by a 2016 DX RTU. The heating piping makes a loud screeching sound when the heating water system is operating. The gym and multi-purpose space are served by direct evaporatively cooled, gas-fired units. The gym unit appears to be leaking from the direct evaporator section and is extremely noisy. The standard efficiency boiler is rusting through and is well beyond its useful life. Exhaust fans need replacement as they are over 40 years old and severely hail damaged. Meadow's crawl space is not ventilated per code and 50% of the heating water piping in the crawl space has damaged insulation.

**WALLS:** The 1962 building consists of uninsulated double wythe masonry walls. Thermal bridging is an issue, requiring additional energy use to adequately condition the space. The wall system lacks a weather-resistive barrier and air infiltration/exfiltration occurs where differential settlement has caused cracking. The mortar joint in the masonry wall was observed to be compromised at 24" horizontal intervals commonly throughout, indicating moisture infiltration in the wall. In some instances, the face brick has spalled.

The 1980s building wall appears to be double wythe masonry with painted CMU on the interior and face brick on the exterior. The presence of efflorescence and flaking paint on the CMU in the library at the base of the wall indicate (1) the lack of a WRB

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

or (2) a severely compromised WRB.

**STRUCTURAL DEFICIENCIES:** The 1962 building is supported by a structured slab near grade which is supported by an elevated concrete beam system over a crawl space. Cracking of brick within classrooms: The classroom wing (1962) shows cracks in the load-bearing brick for a large majority of the classrooms. The location of the cracks occurs at the center of the room and appears to coincide with the location of a pier and isolated footing.

The crawl space was accessed by Raker Rhodes Engineering to see the existing structured slab. The soil at the floor of the crawl space showed signs of moisture loss as there were cracks at the soil surface. Raker Rhodes speculates that drying of the soils has allowed for the supporting subgrades to compress resulting in the settlement of the isolated footings and the eventual cracking of the brick walls.

**ROOF:** The 1962 building consists of a ballasted built-up roofing membrane over rigid insulation over a plywood roof deck. The mechanical roof units, which are supported by the roof structure, are underperforming and require replacements to meet current codes. The new units will weigh more than the current units and additional units will be required. There are instances of roof leaks, observable from the presence of ceiling damage on the interior. There are several instances of parapet conditions where a non-sloping flat brick cap allows moisture to pond on the top of the wall, resulting in an increasingly deleterious condition through each year's freeze-thaw cycle and subsequently promoting mold growth and roof leaks on the building's interior. The slope of the site does not provide adequate surface drainage away from the building which can and has let moisture travel through the tunnels and undermine the building foundations. The 1980s building consists of a ballasted built-up roofing membrane over rigid insulation over a metal deck, supported by steel bar joists. The slope is inadequate and there are roof leaks. Ponding is especially prevalent where the addition abuts the original building.

**OPENINGS:** Window openings consist of non-thermally broken aluminum frames with a combination of single pane and insulated glazed units. The aluminum frames have poor thermal performance due to thermal bridging. Several of the insulated units are compromised, indicated by the appearance of condensation inside the unit.

**PLUMBING:** Meadow is significantly short of the number of restroom fixtures required by current code, and none are ADA accessible. There are only two bathrooms designated for adults, and one is shared with the health office. The bathrooms in the kindergarten wing of the building are nearly useless on account of frequent backups. When the bathrooms in the kinder wing are closed, younger students must travel down the hallway to use bathrooms in another classroom wing designated for use by older students. For safety reasons, teachers do not allow younger students to use these bathrooms alone, so teachers must stop their lessons and escort the entire classroom to the restrooms, disrupting learning. The west side of the building consists of several life issues. Almost 25% of the west side sanitary system has been replaced and the remainder should be replaced as soon as possible. Pipe chases were abandoned, and air emittance valves were added in the restrooms. This is a sign of drastic measures needed to just get the system working again. Several restrooms have urinal troughs that have not been allowed for over 20 years. The sinks in the classrooms only have cold water which does not meet code with regard to hand washing. The exterior storm downspouts that are connected to the gutters are extremely deteriorated cast iron and are well beyond their useful life. On the east side of the building, there is an apparent storm main breach in the middle. Staff reports the floor seeps water after a rain event.

**TECHNOLOGY:** Meadow does not have a designated computer lab and many classrooms, including the library, do not have adequate casework or technology equipment. The building layout, systems, and electrical capacity create daily difficulties in incorporating technology into the educational environment.

**ELECTRICAL:** Significant electrical issues exist in all areas of Meadow. In several hallways, drinking fountains leak onto exposed electrical connections. Classrooms have very few outlets, forcing teachers to use power strips and extension cords, often to a dangerous extent. This strain on the limited electrical system has been cited in numerous fire inspection notices.

**ASBESTOS:** An assessment by RLH Engineering found asbestos in 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.



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**LACK OF ADA COMPLIANCE:** Meadow is not ADA compliant. Most classroom entrances lack the proper push and pull clearances. There are also several conditions where soffits, fixtures, shelves, and coat racks protrude greater than 4" from the wall without proper ADA cane detection.

**OUTDATED KITCHEN SYSTEMS:** The kitchen equipment is outdated and unreliable, making it difficult to implement the district's healthy, from-scratch food initiative. Considering so many students depend on the school for breakfast and lunch, this is detrimental for students. The kitchen is buried in the interior of the building and lacks a dedicated delivery zone.

**CONSTRUCTION CLASSIFICATION AND FIRE PROTECTION:** The 1961 building is categorized as type VB (combustible) construction. The 1980s building is be categorized as a type VB building as no firewalls separate the two different building construction types. The building does not have a fire suppression system. The fire alarm system does not meet codes.

**EDUCATIONAL SUITABILITY:** Instructionally, Meadow is trending in the right direction, however, 21st Century learning opportunities are all hindered by the condition of the building. Many classes are held in rooms that do match the instruction taking place. Science rooms do not have proper flooring, limiting the ability for students to conduct authentic laboratory work. Science classrooms also lack eye washing stations.

### **Diligence undertaken to determine the deficiencies stated above:**

Sampson Construction and RB+B Architects completed two site observations in order to assess the condition of the existing facility. RB+B Architects engaged Raker Rhodes (Structural Engineering) and Cator Ruma (Mechanical, Electrical, and Plumbing Engineers) on the second site observation to conduct assessments of the existing structural and mechanical systems, respectively. The team conducted the site observation with a two-fold perspective: (1) determine the condition of the existing facility as it currently exists and (2) analyze the various building systems from the approach of the necessity to renovate the existing building to correct the deficiencies. The baseline of minimum acceptability in correcting the deficiencies was assumed to be addressing the items that directly affect the life safety and accessibility of the building. The design and construction teams wholistically investigated the site, building envelope, and HVAC systems.

The investigation and diligence that has been undertaken to identify the stated deficiencies was a multi-layer approach involving engineering experts, Mapleton staff, and internal and external reports. Mapleton has participated in multiple site visits with structural engineers and architects to evaluate the integrity of the facility. Mapleton also reviewed reports and citations from the local fire department, maintenance work orders extending back to 2015, asbestos reports, attendance, and enrollment reports, and Facility Insight provided by CDE.

### **Proposed solution to address the deficiencies stated above:**

Mapleton Public Schools initially considered renovating Meadow Community School. The first cost of renovation is less than constructing a replacement school. However, the first cost of renovation over replacement is only marginally less expensive, and therefore financially irresponsible considering the life-cycle cost. Educational buildings are generally constructed with a 50-year life expectancy. This building has more than exceeded its life span. Built in 1962, the original building is 60 years old. Minimal upgrades and renovations have been done to keep the building functional. Any renovation would fail to address the site and building safety issues, including the parking lot, lack of bus drop-off, site security, and significant structural issues. The asbestos abatement costs alone would be extensive in the case of renovation. There is no cost-effective way to retrofit the building to make it ADA compliant because it is asbestos-coated masonry construction. After much consideration and review, the district decided a replacement building is the only fiscally and educationally sound solution to the aforementioned issues. The solution to the long list of building deficiencies is a new replacement building.

The new building will be constructed in the open space adjacent to the current building and will be built to the program plan of 67,653SF. 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 new building will stretch along Cypress Drive, with an entry plaza on the corner of 91st Avenue, a parking lot and drop-off lane on the west corner of 91st Avenue, and a bus loop on the corner of Monroe Street and Cypress Drive. This new orientation best addresses many of the site safety and security issues listed in the deficiency section. Additionally, the new orientation allows the school to fully embrace its nature and science model by presenting meaningful and numerous opportunities for students to interact with the outdoors, through forest-like courtyards and windows and natural light throughout the building. The new school building will be bigger than the old one due to the re-

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

incorporation of the preschool program, as well as other imperative program additions, absent from the current building layout. The current CDE pupil count is 411. With the addition of PK, the building will serve 450 students. The new building will also be CHPS Verified.

**HEALTH SAFETY:** The new systems would be built up to modern codes and would meet HPCP requirements, creating spaces that maximize health benefits to students, staff, and the community. The updated systems in the new building would resolve all air quality control issues, creating safe and comfortable learning spaces.

**TECHNOLOGY:** The building design includes adequate power and learning spaces to meet the 21st Century learning needs of all students and staff.

**EDUCATIONAL SUITABILITY:** The new building will be 71,00 square feet and designed to accommodate 450 students in grades PreK-8. The new building will include many spaces the current building does not have, as well as preschool classrooms to meet the strong and growing demand for preschool in the community. The new building will be designed to have 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.

Classrooms include:

- Preschool (2) (Not in current building)
- Kindergarten (3)
- 1-2 classroom (4)
- 3-4 classroom (4)
- 5-6 classroom (4)
- 7-8 classroom (3)
- Special education classroom

Education support areas include:

- Music room
- Art room
- Science rooms
- Language room
- Gym
- Sensory space/Intervention classroom

Core spaces include:

- Reception area
- Director's office
- Assistant Director's office
- Teacher workroom
- Clinic w/restroom
- Mothers room (Not in current building)
- Conference room

Support spaces include:

- Custodial spaces
- Staff restrooms
- Student restrooms
- Electrical room
- Mechanical room
- OTHER: The building will be fully ADA accessible, in contrast to the current building, which lacks ADA accessible paths of egress and restrooms.

### **Due diligence undertaken in defining the stated solution:**

As mentioned above, Sampson Construction and RB+B Architects completed two site observations in order to assess the condition of the existing facility. RB+B Architects engaged Raker Rhodes (Structural Engineering) and Cator Ruma (Mechanical, Electrical, and Plumbing Engineers) on the second site observation to conduct assessments of the existing structural and

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

mechanical systems, respectively. The design and construction teams holistically investigated the site, building envelope, and HVAC systems. Comparing the condition of the building to current architectural, infrastructure, and construction standards, it was determined the first cost of renovation over replacement is only marginally less expensive, and therefore financially irresponsible considering the life-cycle cost. The solution takes into consideration all existing site safety and structural issues while allowing the district to remain fiscally responsible and accountable to the community.

## How urgent is this project?

Mapleton Public Schools cannot wait any longer to address the significant and severe deficiencies present at Meadow Community School. 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. Quick fixes and moderate renovations would have dangerous and spiraling ramifications. There are no temporary solutions, or quick fixes available to address the many deficiencies of this building. Meadow is popular school that supports the community with before and after school classes and events, a community garden, and athletics area. Our community is at risk of losing this important resource 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 most Meadow classrooms. Buckets collecting water on the floor and water stains on the ceiling tiles are common, if not permanent, classroom fixtures. Meadow students and staff will not be completely protected until a better school layout can be provided. Mapleton has tried to accommodate a safe drop-off and pick-up area as much as possible, however, there is no feasible way to modify the existing drop-off/ pickup area given the current site and the school entry points. Traffic will only continue to increase in the neighborhood and parents will continue to navigate the congestion and chaos as best they can to get their children to school. This will continue to be a growing risk for the Meadow community. Additionally, there is no feasible remedy for the unsecured entryways and lack of and/or obstructed line of sight from the main office to the main entrance of the school and playground.

**HEALTH SAFETY:** The mechanical systems at Meadow are operating well beyond useful life and the structural issues are becoming of increasing concern as they are now reflected in cracked classroom walls and water-stained ceilings. Mapleton 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:** Meadow’s location 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 Meadow to continue to be a viable option in Mapleton’s schools of choice portfolio. As one of the only school districts in Colorado to not see a significant decline in enrollment since the onset of the pandemic, Mapleton 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 in a new PreK-8 design.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## How does the applicant plan to maintain the project if it is awarded?

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 (such as some components of the HVAC system at Skyview). 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.

For the 2020-21 school year, Mapleton Public Schools had an Operations and Maintenance budget (including utilities) of \$7,278,189. This is approximately \$1,063 per funded pupil (excluding Colorado Connections Academy, Mapleton’s online contract school). The actual expenditures for Operations/Maintenance over the past five years are as follows:

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

2016-2017: Salary \$2,395,905, Benefits \$770,088, Purchased Services \$889,471, Supplies and Materials \$1,180,417, Property \$13,682, Total O & M: \$5,249,563

2017-2018: Salary \$2,324,156, Benefits \$745,827, Purchased Services \$1,090,534, Supplies and Materials \$1,261,031, Property \$33,742, Total O & M: \$5,455,290

2017-2018: Salary \$2,585,302, Benefits \$812,244, Purchased Services \$1,066,872, Supplies and Materials \$1,334,840, Property \$11,580, Total O & M: \$5,810,838

2019-2020: Salary \$2,778,026, Benefits \$883,848, Purchased Services \$1,323,154, Supplies and Materials \$1,301,738, Property \$7412, Other \$76,513, Total O & M: \$6,370,691

2020-2021: Salary \$3,243,402, Benefits \$1,047,792, Purchased Services \$1,486,519, Supplies and Materials \$1,491,767, Property \$8,709, Total O & M: \$7,278,189.

These are general fund expenses including utilities. These do not include expenses incurred from our building fund for new construction or renovations funded from bond proceeds.

Fund 18 Risk Management pays the property liability premiums for the district:

2016-2017: \$98,645

2017-2018: \$81,452

2018-2019: \$113,522

2019-2020: \$129,813

2020-2021: \$268,308

Fund 43 the Capital Reserve fund

2016-2017: \$11,259,846

2017-2018: \$3,132,345

2018-2019: \$1,424,909

2019-2020: \$783,178

2020-2021: \$743,329

**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 facility has been owned and operated by Mapleton Public Schools since its construction in 1962. Meadow Community School was originally intended to be a three-round K-5 grade school. It was built according to the school construction standards in place at that time; however, standards have changed significantly over the intervening 60 years. The building falls far short of complying with the latest adopted building, mechanical, plumbing, fire, accessibility, and energy code standards. The facility has been used as a public school building since its construction.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

No major capital projects have been undertaken within the last three years. In 2019, Mapleton received funds from the Colorado Department of Public Safety’s School Security Disbursement Program to support the purchase of minimal improvements to security equipment and software. There were electrical and HVAC renovations in 1993 and 2001, modest flooring and wall finish renovations in 2014, and plumbing renovations in 2017. A major renovation and addition were completed in the early 1980s, – the era is estimated by its appearance and the construction methods employed. No documentation for the addition and renovation was available at the time of submission of this grant application. This addition did not address the deficiencies of the original 1962 building.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

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 previous BEST program grants. Since the solution to the issues at the Meadow site is a new building, 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 their part regarding facilities 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 facilities master plan.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The district annually allocates dollars to a general fund operations/maintenance budget and to the Capital Reserve Fund. These budgets are driven, in part, by five- and 10-year master plans for larger-scale improvements at all district school sites. These improvements include moderate school renovations, roof replacements, bus purchases, and HVAC upgrades. Upon its completion, the new Meadow Community School facility will be added to the district’s master plan, although the district does not anticipate major system repairs in the first 10 years of the building’s life. Repairs will be funded through the Capital Reserve Budget.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Meadow Community School’s annualized utility cost for the 2020-21 school year was \$39,066.90 or \$.82 cents per square foot. With a complete rebuild, Mapleton anticipates a reduction in annualized utility costs for Meadow. Incorporating sustainable design criteria into the district’s capital improvement program is a priority for Mapleton’s Board of Education. The Board has directed leaders to ensure that with each school renovation, proper consideration is given to sustainable, efficient designs and best practices. Sustainable design offers many benefits, including the energy savings associated with efficient windows, lighting, and mechanical systems. Such energy savings are often reflected through 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 30% reduction in utility costs per square foot.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The existing building will be demolished once the new building is constructed. Our project budget includes \$450,000 for abatement and \$400,146 for demolition of the existing school building.

<b>Current Grant Request:</b>	\$23,464,706.56	<b>CDE Minimum Match %:</b>	36.00
<b>Current Applicant Match:</b>	\$13,198,897.44	<b>Actual Match % Provided:</b>	36.00
<b>Current Project Request:</b>	\$36,663,604.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		In August 2022, Mapleton’s Board of Education will consider placing a mill levy on the November ballot that would provide the necessary match.
<b>Total of All Phases:</b>	\$36,663,604.00	<b>Escalation %:</b>	5

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	67,653	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	411	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$541.94	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$68.69	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$473.25	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$89,206	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	165	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$150,000,000
<b>Assessed Valuation:</b>	\$956,400,770	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$116,019,842		<b>Bonded Debt Failed:</b>	\$67,000,000
<b>PPAV:</b>	\$150,425	<b>Year(s) Bond Failed:</b>	14
Statewide PPAV: \$167,001		<b>Outstanding Bonded Debt:</b>	\$160,450,748
<b>Unreserved Fund Bal 19-20:</b>	\$6,705,679	<b>Total Bond Capacity:</b>	\$191,280,154
Statewide Median: \$3,102,240		Statewide Median: \$23,203,968	
<b>Median Household Income:</b>	\$67,799	<b>Bond Capacity Remaining:</b>	\$30,829,406
Statewide Avg: \$59,201		Statewide Median: \$11,500,738	
<b>Free Reduced Lunch %:</b>	67.50%		
Statewide Avg: 46.98%			
<b>Existing Bond Mill Levy:</b>	15.667		
Statewide Avg: 6.71			
<b>3yr Avg OMFAC/Pupil:</b>	\$7,458.49		
Applicants Median: \$2,381			

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

**MC CLAVE RE-2 - McClave PK12 School Replacement – Mc Clave K-12 - 1962**

<b>District:</b>	McClave RE-2
<b>School Name:</b>	McClave K-12
<b>Address:</b>	308 LINCOLN STREET
<b>City:</b>	MC CLAVE
<b>Gross Area (SF):</b>	89,265
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$24,966,035
<b>Condition Budget:</b>	\$11,599,307
<b>Total FCI:</b>	0.46
<b>Adequacy Index:</b>	0.33



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,824,583	\$2,323,086	0.82
Equipment and Furnishings	\$466,067	\$306,551	0.66
Exterior Enclosure	\$2,586,381	\$1,086,383	0.42
Fire Protection	\$16,198	\$1,018,490	62.88
Furnishings	\$754,629	\$267,540	0.35
HVAC System	\$1,745,322	\$1,378,491	0.79
Interior Construction and Conveyance	\$5,274,194	\$3,346,972	0.63
Plumbing System	\$1,306,927	\$857,142	0.66
Site	\$2,843,633	\$1,997,439	0.70
Structure	\$7,148,101	\$22,036	0.00
<b>Overall - Total</b>	<b>\$24,966,035</b>	<b>\$12,604,130</b>	<b>0.50</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MC CLAVE RE-2

**County:** BENT

**Project Title:** McClave PK12 School Replacement

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

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

**If Yes, please explain why:** N/A

## Project Type:

- |  |   |   |  |
|--|---|---|--|
| <input checked="" type="checkbox"/> <b>New School</b>  | <input checked="" type="checkbox"/> <b>Roof</b>       | <input checked="" type="checkbox"/> <b>Asbestos Abatement</b>                 | <input checked="" type="checkbox"/> <b>Water Systems</b>     |
| <input checked="" type="checkbox"/> <b>School Replacement</b>  | <input checked="" type="checkbox"/> <b>Fire Alarm</b> | <input checked="" type="checkbox"/> <b>Lighting</b>                           | <input checked="" type="checkbox"/> <b>Facility Sitework</b> |
| <input type="checkbox"/> <b>Renovation</b>   | <input type="checkbox"/> <b>Boiler Replacement</b>    | <input checked="" type="checkbox"/> <b>Electrical Upgrade</b>                 | <input type="checkbox"/> <b>Land Purchase</b>                |
| <input type="checkbox"/> <b>Addition</b>   | <input checked="" type="checkbox"/> <b>HVAC</b>       | <input type="checkbox"/> <b>Energy Savings</b>                                | <input checked="" type="checkbox"/> <b>Technology</b>        |
| <input checked="" type="checkbox"/> <b>Security</b>  | <input checked="" type="checkbox"/> <b>ADA</b>        | <input checked="" type="checkbox"/> <b>Window Replacement</b>                 |  |
| <input checked="" type="checkbox"/> <b>CTE:</b> The school replacement includes Business, and Vocational Agriculture programs. |   | <input type="checkbox"/> <b>Other:</b> Comprehensive PK-12 School Replacement |  |

## General background information about the district / school:

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 school was constructed in 1962 to serve the local community with classrooms, administration, a library and our original "Red Gym".

In 1974 a metal building was erected as the Ag shop. A new stand alone 4-classroom "elementary" 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, with one more simple addition in 2010.

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), and the National ESEA Distinguished School Award (2021). 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 Chapter has received multiple Peak awards as well as qualifying nationally last year. 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 excellence we have at McClave.

## Deficiencies associated with this project:

From the State assessment numbers alone, it could be said that McClave School is likely in average to poor condition for its age. The 2023 Projected Building Facility Condition Index = 48% (70% of the building footprint is from 1962-1996 and the remaining 30% is from 2003-2008). The site FCI is 70%. Upon a deeper look, the consulting assessment team found pervasive deficiencies and a rapidly ageing school facility presenting with multiple health and safety concerns that originate primarily from the clustered, constrained and organic way the facility has evolved over the last 60+ years.

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. Monitoring and or repair of this settlement is recommended. 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



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

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. 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 this deficiency 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 caused significant damage to the roof over the older buildings. The district is in the process of negotiating a potentially very large roof claim. Before this storm, the aggregate collection of buildings was manifested 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 poor construction detailing is likely the culprit 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 electrical systems poses a great SAFETY concern. Because of the organic facility growth and limited budgets, the school ended up with 2 different electrical services. Newer buildings electrical are average for their age while older buildings, more than 70% of the school, 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 electrician refuses to maintain. Addressing the need for better power distribution throughout the old classrooms would be very difficult without providing a completely new electrical system.

Addressing this in a comprehensive manner through a renovation would be disruptive and costly as it would need to include a consolidation of the multiple electrical services.

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 with current codes. 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. Following suit, there is a wide array of HVAC installations throughout the school but 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 buildings being unable to take on additional loads from compliant 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 leach fields. The condition of these systems presents a major HEALTH 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. This is aligned with the mechanical engineer's observations and expectations for an ageing building. Maintenance and repairs to the leach fields has been very challenging over the years and continue to be a source of concern. The school reports incidents where little kids have been exposed to sewer originating from leach field repairs.

Addressing this deficiency will certainly 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 and from a phasing perspective because on-site sewer systems

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

would be required to be decommissioned for long periods of time.

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 student occupied building that would be hard to address through a renovation.

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 of the asbestos is non-friable and, according to the AHERA report, it is 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 way-finding 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.

The security systems like cameras and electronic access control 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.

4.1.14 Health Room - There isn't a dedicated health room that meets the State of Colorado requirements. It is currently placed in a former Classroom. The school needs a dedicated room that complies with ventilation requirements and other health requirements.

4.1.15 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 soon. 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 primarily in the 1960's and 70's buildings and are not equitable in size due to the renovations over the years and multiple buildings. Double loaded corridors are the norm. Circulation is inadequate as far as internal student traffic is concerned. Elementary school kids have to travel through the secondary wing to get to classroom electives like art and music.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The cafeteria is placed in the middle of the campus but it is very small as it becomes part of the circulation system.

The McClave School District is known in the region for being a solid educational institution that graduates exemplary young adults year after year. The board of education is intent on making sure that the building facilities match their educational excellence but is financially limited. With the district spending \$150,000 to \$300,000 annually on facility maintenance in order to maintain an adequate level of operability, every project feels like the next patch when what is truly needed is a comprehensive approach to the many health and safety issues that have become a day-to-day nuisance for McClave students, administrators and staff.

### **Diligence undertaken to determine the deficiencies stated above:**

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 in order 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.

Addressing the air quality concerns, Wold 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.

### **Proposed solution to address the deficiencies stated above:**

The McClave School District is unable to address the outlined health and safety facility deficiencies on its own. Through a financial study during the planning process, it was determined that a consolidation of the sewer and power would be possible within the bonding capacity. However, this approach wouldn't address any other deficiency, and would cap the district bonding capacity for years. A limited bonding capacity has caused the present conditions to begin with. The district is hereby asking for financial assistance in order to comprehensively address all of the health and safety deficiencies once and for all.

The proposed solution recommended by the 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 west of the athletic fields. The committee did not take this decision lightly, and deeply considered alternatives to fix the existing buildings and site. After three planning meetings and one community meeting in December, it was clear that the best solution for McClave was a consolidated footprint with consolidated infrastructure. A new school facility.

The new school is programmed to be 69,104 square feet in size. This is roughly 18,000 square feet less than the existing footprint of the current, inefficient school layout. The new building would be located immediately west of the athletic fields. In order to ensure safety on the site, separate bus zones on the property are planned, to keep the bus traffic separate from general traffic. The site work would include a new asphalt parking lot for staff, students and visitors at the front of the school and would also require relocating the existing bus barn to accommodate the drive into the site. Besides the new building, the site work considers adequate play areas for elementary and secondary school students and essential on-site storm-water management features.

The new building will replace the existing program and will provide an adequate layout for a multi-grade 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). Two distinct separate classroom wings will help separate the elementary and PreK from the secondary school.

The proposed project will resolve the major deficiencies as follows:

4.1.1 Sound Building Structures - A consolidated building footprint would allow for adequate structural design that meets all current building codes, including snow-drift loads. This would also allow for an integrated geometry that effectively seals the building and insulates the structural members from water intrusion.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

4.1.3 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.

4.1.4 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.

4.1.5 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.

4.1.6 Mechanical Systems - A consolidated and efficient heating and cooling system will be provided. With a new building it will be possible to design the air moving equipment to accommodate the code-required ventilation for classrooms in order to eliminate the health and safety problems associated with poor ventilation.

4.1.7 Plumbing Systems - One sewer system and one water tap 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.

4.1.8 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 fire-walls or other code requirements will be met in the development of the new school.

4.1.9 Means of Egress - All required travel distances and unencumbered means of egress will be provided to meet the most current codes. Adequate egress will be carefully designed together with security systems as to not present egress challenges.

4.1.10 Hazardous Materials - A new school would eliminate all hazardous materials from the building. Low VOC materials will be considered to enhance the quality of the interior environment.

4.1.11 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 typical of new schools 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.

4.1.14 Health Room - A dedicated health room that complies with all State of Colorado requirements including adequate ventilation will be provided.

4.1.15 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 completely 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. The district has been able to keep this facility up and running by using band-aid solutions, but after a community meeting held in November, it was clear that the McClave

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

taxpayer community is ready to maximize the bonding possibilities in order to be able to build a new home for the next generations of McClave students.

### **Due diligence undertaken in defining the stated solution:**

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 that would later help guide their decision making process and decide to pursue a BEST grant to replace their school. 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. (INSTRUMENTAL IN THEIR DECISION)
- Address inadequate layout (Cafeteria, Media Center, Circulation, Wayfinding, Main Entrance, Security, etc).
- Address failing systems (ie - Power, Sewer, etc).
- Keep what works but only if it makes sense.

After a lengthy discussion over a few meetings to consider repairing the buildings, there was a feeling in the group that utilizing the available resources to address single systems wouldn't be the comprehensive, once-and-for-all solution but rather they would continue to "patch up" the problems. It was clear that the patch-work of buildings and systems was the culprit of most of the health and safety maintenance issues currently experienced in the building.

Starting in mid-December, 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 also one of the top 10 K-12 AE firms in the Country and uses its institutional knowledge for the benefit of all planning efforts.

An important step in this process was to determine the overall size of the new school. This was developed by Wold Architects and discussed with the Superintendent and the Principal over the course of two meetings. It was determined that the new consolidated school could be roughly 18,000 sf smaller than the existing building and maintain the essential instructional spaces.

The team's experience with school construction in the eastern plains was crucial in understanding potential geotechnical requirements and other unique costs that could be expected. McClave is a small town and utilities are not developed to support a large modern school building. Water access and pressures for a sprinkler system are limited so the costs associated with water storage and booster pumps are being included in the proposal.

Two reputable contractors (Franzen Pittman and Golden Triangle) assisted with construction cost estimating. Both of them have built or are currently building schools in the area. As part of the planning team, Artaic Group also assisted with the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

development of the detailed cost estimate and project schedule as they have also had vast experience with school construction in 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 magnitude.

### How urgent is this project?

The school district would like to comprehensively address the multiple health and safety issues that have become major concerns and a financial burden. Vital systems have already failed. This needs to be resolved as soon as financial assistance is available.

Due to its age and the way it was built, the roofing system in the 1962 building sustained major damage from a recent storm and the district is reviewing options with their insurance provider to repair or to fully replace. This would only be a partial solution and other roof problems will 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. There are also unknowns regarding how the roof structure is designed and built, which limits the amount of possible patchwork solutions without a complete overhaul.

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.

The sewer problem is a persistent and concerning health issue. The system has already failed, and not having a dependable and functioning sewer system is a significant State code violation. The district has looked into consolidating the 5 different leach fields but this wouldn't be a small project. This is also seen as a bad investment due to the age of the buildings. The multiple leach fields further constrain what the school can do on the site.

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 failed building systems and multitude of health and safety concerns.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

N/A

### How does the applicant plan to maintain the project if it is awarded?

A Capital Renewal Reserve account will be established. The district will contribute the minimum 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.

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 learning. 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 well 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 District has a facilities director and custodian who work 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 additions, we have strived to maintain these facilities to function beyond their useful life.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

A new school will first be under warranty by the general contractor. We expect to ask for the following significant warranty periods for our new building and building systems:

- 2 year General Contractor warranty
- 10-year warranty on mechanical equipment
- 20-year warranty on roofing materials

We also plan to request significant training hours from the project contractor's within our project specifications. This will provide an opportunity to bring our district facilities and maintenance team and staff up to speed as quickly as possible on the new building systems. This training will include all major systems: HVAC equipment, plumbing systems, BAS/mechanical/lighting controls, doors, hardware, windows, flooring and other finishes and components.

While routine maintenance will begin immediately by our staff, we plan to use this extended 2-year warranty period to transition major maintenance items to our staff. Per CDE's recommendations, we will implement a facilities maintenance plan for the new school. This plan will provide documentation and direction on the facility maintenance strategy. The maintenance plan will be formulated based on the maintenance recommendations from the contractors, suppliers and vendors warranty and operating and maintenance (O&M) manuals provided as part of the project. Based on these O&M manuals, we will develop short, medium- and long-term goals within our 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 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 annually for maintenance to be performed. Maintenance of a new school will be budgeted appropriately as part of the district's annual operating budget.

**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.

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 in an organic manner, with the site constraints and resources available at the time. The 1996 addition was built with a limited budget and that is noticeable in that multiple building systems are failing. The newer additions are also lower quality prefabricated construction non-compliant with CDE Construction Guidelines.

All existing buildings were built following the applicable codes at the time of construction but it has been impossible to keep up with newer construction regulations. The building campus does not meet current allowable areas and is not protected with required fire-walls nor a sprinkler system.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The School District has been taking care of their building needs since 1962. Besides the multiple additions to address increased capacity over the years, the district continues to address aging building system deficiencies as soon as they become aware of the need. 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 the year 2020-2021 the district spent \$135,138 on repairs and improvements. In 2019-2011 the district spent \$203,428 and in the year 2018-2019 the total on repairs and improvements was \$112,953. This does not include the insurance claims related to some of the repairs that continue to plague the school's operations. The district's insurance is currently assessing roofing damages from a storm in December.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

McClave's facility needs have reached the point at which their bonding capacity wouldn't even be able to address a few of the deficiencies that top the list for health and safety. The accumulation of various buildings and systems over the years has created a difficult, unsafe situation.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

Being a fiscally responsible and independent institution, the district has taken very good care of their facilities. For this project, the McClave community is ready to vote and pass a bond that will maximize the available revenue from local property taxes. McClave's conservative community is going "all-in".

In addition, the Board of Education has also decided to supplement the local contribution by adding another \$120,000 dollars from their capital reserve. The facility needs are real and the district is ready to address all of them through the comprehensive approach expressed in the proposed project.

### How do you budget annually to address capital outlay needs in your district/charter?:

The school Superintendent is responsible for budgeting. Currently, the capital outlay budget is derived from two main indicators: previous expenses and 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 2021-22 school year beforehand knowing that this would be a large expense.

Due to their experience every year with unexpected expenses, the district also includes a contingency in their budget. Due to their aging facility, the capital outlay budgets in recent years have been between \$150,000 and \$325,000.

Our capital outlay over the past three years has been:

- 2018-19: \$182,000
- 2019-20: \$311,000
- 2020-21: \$208,000

These expenditures include typical facility repair and improvements, sewer repairs, heating and air conditioning repairs and electrical work. We also funded an upgraded intercom system, a walk-in cooler, site improvements and a water filtration system for the current buildings with the funds noted above.

### If relevant to your project, what are your current annualized utility costs, 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 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.

A significant reduction of the annual maintenance costs are expected.

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

The plan is to demolish the existing building. The estimated demolition costs are \$957,000.

Given that Asbestos Containing Materials are present in the older buildings, abatement of these materials will be something that will need to occur before demolition of the buildings. The District's former 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.

<b>Current Grant Request:</b>	\$41,470,378.00	<b>CDE Minimum Match %:</b>	52.00
<b>Current Applicant Match:</b>	\$5,512,634.00	<b>Actual Match % Provided:</b>	11.73324946
<b>Current Project Request:</b>	\$46,983,012.00	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		The match will come from maximizing the district's bonding capacity through a November, 2022 bond election. The District is



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

also allocating an additional \$120,000, above and beyond bonding capacity, towards the match.

Actual Match = \$5,392,634 (Bonding Capacity) + \$120,000 (District Funds) = \$5,512,634

**Total of All Phases:** \$46,983,012.00

**Affected Sq Ft:** 69,104

**Affected Pupils:** 237

**Cost Per Sq Ft:** \$679.89

**Soft Costs Per Sq Ft:** \$90.57

**Hard Costs Per Sq Ft:** \$589.32

**Cost Per Pupil:** \$198,241

**Gross Sq Ft Per Pupil:** 313

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

**Escalation %:** 8

**Construction Contingency %:** 4

**Owner Contingency %:** 4

**Historical Register?** No

**Adverse Historical Effect?** No

**Does this Qualify for HPCP?** Yes

**Is a Master Plan Complete?** Yes

**Who owns the Facility?** District

## Financial Data (School District Applicants)

**District FTE Count:** 0

**Assessed Valuation:** \$26,963,170  
Statewide Median: \$116,019,842

**PPAV:** \$124,254  
Statewide PPAV: \$167,001

**Unreserved Fund Bal 19-20:** \$2,394,589  
Statewide Median: \$3,102,240

**Median Household Income:** \$42,969  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 44.80%  
Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 0  
Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$2,509.44  
Applicants Median: \$2,381

**Bonded Debt Approved:**

**Year(s) Bond Approved:**

**Bonded Debt Failed:**

**Year(s) Bond Failed:**

**Outstanding Bonded Debt:** \$0

**Total Bond Capacity:** \$5,392,634  
Statewide Median: \$23,203,968

**Bond Capacity Remaining:** \$5,392,634  
Statewide Median: \$11,500,738

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>\$24,431,166.24</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$26,963,170.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$5,392,634.00</u>
D. Current outstanding bonded indebtedness:	<u>\$0.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$5,392,634.00</u>
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E)	<u>\$5,392,634.00</u>

**NOTE:**

The McClave School District is also contributing \$120,000 from general funds in addition to Line F above, for a total match of \$5,512,634.


**School District: McClave School District RE-2**

**Project: New PK-12 Replacement School**

**Date: April 14<sup>th</sup>, 2022**

Signed by Superintendent: 

Printed Name: Brianne Howe

Signed by School Board Officer: 

Printed Name: Justin Miller

Title: Board President



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

FEBRUARY 3, 2022

=====

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

Sergeant J. W. Bromniman  
Colorado State Patrol  
310 E. Washington Street  
Lamar, CO 81052

February 4, 2022

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 17 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 personally been involved in the McClave School District since 2008, as my children have attended the school since that time. During this time frame, 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 the area. Secondly, this area is a large agriculture community, and farming equipment is often moved on the highway. Located just south of the school on Colorado Highway 196 is large agriculture grinding mill. This results in several commercial motor vehicles making 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. Finally, the school does not have safe area designated for student drop off and pickup. They closed a street south of the school building with temporary barriers to minimize traffic for student safety.

Reviewing the actually facilities, there are two major concerns. The school building is not equipped with a fire suppression system. The Hasty-McClave Volunteer Fire Department is the closest fire department located over 6 miles away from the school and may have a lengthy response time. The last concern is number of exterior doors that are unsecured, meaning they are not equipped with cameras, and if the doors are left open, no arc no open door alarms.

Sincerely,  
  
Sergeant J. W. Bromniman  
Colorado State Patrol  
310 E. Washington Street  
Lamar, CO 81052

Dear BEST Grant Selection Committee,

I am writing you concerning the condition of McClave School. It has been my privilege to be a landowner, community member and active supporter of McClave School for the past 40 years. I also had the opportunity to serve on the McClave School Board for 12.5 years. My family will graduate 4<sup>th</sup> generation members from McClave this year while others attend at the grade school, middle school and high school levels. The future of McClave is very important to me and to my family.

I am aware that the school is exploring the option to build a new facility. I believe this is the correct decision. Over the past four decades I have worked with other members of our community to deal with the many infrastructure (plumbing, electrical etc.) difficulties at the current school. Each group of decision makers has worked tirelessly to make the best decision at the time for each problem that arose. There are multiple safety issues that we are faced with as well as drainage issues with the ground that the school is located on. Due to these difficulties, I believe it is in our best interest to build a new facility on a new land site. We would greatly appreciate your help in providing this opportunity for our community. Our county is one of poorest counties in Colorado. I realize that this would increase taxes in our area, but if we want the rich history of McClave school to continue, we must make some sacrifices.

We are so grateful for the BEST Grant Program and the many small communities that it has helped. We would welcome the opportunity to be a good steward of this program and to continue the standard of excellence in education that McClave School has provided.

Regards,

Steve Wertz

February 2, 2022

Colorado Department of Education  
201 E. Colfax Ave.  
Denver, CO 80203

Re: McClave School District BEST Grant Application  
To Whom It May Concern:

Please accept this letter as demonstration of full support of the Board of Bent County Commissioners of the application submitted by McClave School District for a BEST Grant for capital construction funds. McClave School District lies in unincorporated Bent County and is one of the County's two school districts. McClave School District has long focused on excellence in education, encouraging its students to be life-long learners. The District supports CDE's Mission to graduate students who are ready for college and careers, and prepared to be productive citizens of Colorado.

The McClave Superintendent and several members of the Board of Education recently met with the Commissioners to discuss their proposal. The primary reason the District is seeking to build a new school facility at this time is safety. State Highway 196 runs through McClave. The current school facilities are located on the East side of State Highway 196, and the football and baseball fields lie across the Highway to the west. Students, coaches, parents, young children and other community members cross the highway for practice and for games. While no serious accidents have occurred to date, the District desires to consolidate all of its facilities on the west side of the highway, lessening the potential for tragic circumstances. The District owns additional property, which is adjacent to the ballfields. This property would a perfect site on which to build, allowing all the school facilities to be located on the same side of the highway.

A secondary important reason the District is proposing new construction at this time is that the existing school was built in several stages, beginning in 1962, with additions in 1996 and 2003. A need exists to expand the classroom portions of the facilities which would require significant remodeling to update electrical and broadband connectivity to meet current and future demands. The cost of new construction would be comparable to the cost of the remodeling and updating these aging structures.

Funding through the BEST Grant would allow the school to consolidate and update its facilities, address the safety issues and continue to provide excellence in education. We encourage the Department to give strong consideration to the proposal and that you fund this request.

Very truly yours,

Bent County Board of Commissioners

Chuck Neltherton, Chair                      Jean Sykes, Commissioner                      Kim MacDonnell, Commissioner

**DUSTIN & STACI DEWITT  
DEWITT EXCAVATING, INC.**

**7395 US Highway 50 - Lamar CO 81052**

(719) 336-4455 Fax 336-8150 Cell 931-4640

**Lora Cline**

33111 State Hwy 196  
Wiley, CO 81092-9403  
719-688-2749  
[clineherefordfarms@gmail.com](mailto:clineherefordfarms@gmail.com)

January 28, 2022

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

Date: January 25, 2022

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



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

**Salida Montessori - Salida Montessori PK8 School Replacement - I Street – 1988**

District:	Charter School Institute
School Name:	Salida Montessori I Street
Address:	1040 I STREET
City:	SALIDA
Gross Area (SF):	3,298
Number of Buildings:	1
Replacement Value:	\$828,889
Condition Budget:	\$566,737
Total FCI:	0.68
Adequacy Index:	0.29



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$91,277	\$91,681	1.00
Equipment and Furnishings	\$11,344	\$14,180	1.25
Exterior Enclosure	\$125,110	\$68,650	0.55
Fire Protection	\$194	\$36,274	186.79
HVAC System	\$32,949	\$2,545	0.08
Interior Construction and Conveyance	\$121,106	\$89,806	0.74
Plumbing System	\$42,564	\$38,173	0.90
Site	\$263,662	\$261,499	0.99
Structure	\$140,683	\$0	0.00
Overall - Total	\$828,889	\$602,808	0.73

**Salida Montessori - Salida Montessori PK8 School Replacement - 5th Street - 1957**

District:	Charter School Institute
School Name:	Salida Montessori 5th Street
Address:	340 E 5th STREET
City:	SALIDA
Gross Area (SF):	17,826
Number of Buildings:	1
Replacement Value:	\$4,965,380
Condition Budget:	\$2,115,551
Total FCI:	0.43
Adequacy Index:	0.34



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$534,757	\$179,929	0.34
Equipment and Furnishings	\$117,322	\$22,726	0.19
Exterior Enclosure	\$1,046,923	\$428,123	0.41
Fire Protection	\$11,985	\$158,580	13.23
HVAC System	\$702,897	\$790,895	1.13
Interior Construction and Conveyance	\$1,156,858	\$352,881	0.31
Plumbing System	\$244,247	\$285,209	1.17
Site	\$183,145	\$50,999	0.28
Structure	\$967,246	\$4,791	0.00
Overall - Total	\$4,965,380	\$2,274,133	0.46

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** Salida Montessori

**County:** Chaffee

**Project Title:** Salida Montessori PK8 School Replacement

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

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

**If Yes, please explain why:** Yes, a grant application was submitted in 2020. The project was recommended for the shortlist but fell below the funding line, which was lower due to budget cuts. In 2021, we had an opportunity to move to a larger building and significantly increase our student count. Since this would affect our future building size we chose to withdraw our application before the final submission deadline as our board did not feel it was the right time to submit.

## Project Type:

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

## General background information about the district / school:

Salida Montessori Charter School opened its doors in 2015. As most charter schools begin, SMCS had a group of parents and educators that polled the community and identified a major need for a state-funded, holistic self-directed, hands-on learning experience. A Montessori charter school fit that need and SMCS has continuously grown and has always had a waitlist of students. Originally, SMCS tried to collaborate with the local school district but they were not able to sponsor us so they released us to Colorado Charter School Institute, and CSI became the authorizer.

When SMCS began as a charter school in 2015, we quickly filled our grades to capacity and began the search for a building large enough to house all students. SMCS was not successful in finding one larger building so we split students, with Toddler, Pre-K and lower elementary classes in one building, and 4th-8th grade classes in a 2nd small building across town. SMCS has been looking for a better long-term solution since, but commercial real estate is extremely limited in Salida. There is not one building in Salida, for lease or purchase, that is close to the square footage needed to house all SMCS grades under one roof. In 2018 SMCS purchased a piece of property with a plan to build a new school there. When COVID hit we temporarily moved our 7th and 8th graders to the house located on our future build site, J-Street campus, to meet the spacing requirements needed to return to in-person learning. This made our school split between three campuses. Due to the condition of the home we were given an emergency occupancy permit not to exceed 6 months. For the start of the 21-22 school year, we were able to negotiate a very temporary lease with St. Joseph's Catholic Church for their old school building. While the space is significantly larger and has allowed us to house 1st-8th grade at this location, it is not secure long-term. Currently, we are only under contract until August 2022.

## Deficiencies associated with this project:

Neither campus has a secure building entry. Entry doors are located remotely from offices and are not able to be directly monitored by any staff. Entry doors lack the ability to allow for checking of credentials prior to allowing a person access to the buildings. Locking mechanisms are not reliable, often leaving the buildings open to the public. When visitors do gain access to the building, there is no barrier to prevent them from entering classrooms as they search for the office. At the I-street campus visitors must pass through a classroom to access the office.

### Public Access (Safety & Security)

At the St. Joseph's campus, the lease in place allows for parish events to occur at the building on a regular basis. St. Joseph's allows a bi-weekly Knights of Columbus day-time meeting that is held in a room across the hallway from student classrooms. St. Joseph's also required that SMCS allow a monthly, day-time meeting for Ladies Tea Gathering. During these meetings, the ladies are required access to one of the SMCS classrooms (per the lease agreement) and SMCS is unable to use their art classroom. Additionally, St. Joseph's holds events for various gatherings, including meals following a funeral, as needed. They utilize the commercial kitchen and gym in the SMCS school area. When this occurs, there is a metal gate that is used to

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

separate the commercial kitchen and gym, however, this cuts off access to the 1st level boy's bathroom. And it does not fully separate the public from the students as there are still multiple points of access to SMCS classrooms from the commercial kitchen and gym. The gym has a pass-through door to the boys and girls bathrooms on the 1st floor so anyone in the gym can get into the bathrooms, and have access to the classrooms - and vice versa, if a student uses the bathrooms on the 1st floor, they can use the pass-through doors to access the gym and get out of the building without being seen. This public access and usage of the building means there are often random and unknown individuals in the school.

### No onsite Physical Education area (Security)

Staff either walk or bus students to an unsecured public park for outdoor play and P.E. This is a heavily used public city park. We regularly deal with unwanted people interacting with students. No space exists beyond the classrooms for indoor PE activities at the I-Street Campus. On occasion, students must be bussed off-campus for indoor PE at rented facilities. While the I-Street campus has a playground, it is located on the north side of the building and is often icy and dangerous.

### Fire/Life Safety (Health and Safety)

Neither school facility has a sprinkler system. The corridors are not fire-rated, making these buildings non-compliant with the basic principles of fire protection/egress.

The building configuration doesn't allow for many of the classrooms to have safe spaces to take refuge in the event of a lockdown scenario. Classroom doors (where they occur) are hollow-core residential grade and do not provide adequate security. Additionally, for life safety concerns, SMCS does not have an emergency paging or communication system. There was an incident in Chaffee County last year in which a Salida High School student was believed to have a weapon and was walking around town. Both Salida School District and neighboring Buena Vista School District were placed in a lockdown. However, there was no communication with SMCS during this incident. At the time, some of the SMCS students were having recess at the nearby public park a few blocks away. The only reason SMCS found out about the incident is because concerned parents were calling the school to make sure students were safe.

### Lack of Accessibility (Health and Safety)

While many entry/access doors are at grade, door hardware is not ADA compliant. Restrooms are not ADA compliant and doors do not meet accessibility requirements for lever type door hardware. No exterior or interior ADA compliant signage exists. Elevator access is not provided to the second level classrooms at the St Joseph's Campus. While there are currently no students with permanent disabilities, it has been a problem for short term injuries with students having difficulty getting to the second floor.

### Inadequate Classroom Spaces (Health and Safety)

Some classroom spaces are undersized including Toddler Room and Children's House classrooms, but due to our multi-age Montessori curriculum, even more square footage per student is required. Students should have room to space themselves out to work individually, in small groups, or be part of small group lessons. It is common for Montessori students to utilize hallway space for project breakouts. At St. Joseph's, some hallway space has been allocated for this usage but it compresses the walkway space and exposes students to the random people who have access to the building. Additionally, the campuses lack adequate breakout rooms for students who require Title I, special education, or counseling services.

### Poor Indoor Air Quality (Health and Safety)

The buildings experience poor indoor air quality which has been a particular concern during the pandemic. Classroom carbon dioxide levels have been measured to exceed recommended levels and are in the unhealthy range for some classrooms (over 2200 ppm). The mechanical system at the I-Street Campus has inadequate outside air and the St Joseph's campus has no ventilation system at all. At the St. Joseph's building, classroom windows are open nearly 100% of the time to allow for adequate air flow - which is part of the COVID procedures the school has in place.

### Inefficient HVAC System (Health and Safety)

Heating is provided for the entire I-Street building from one gas heater. The building temperature is controlled by one thermostat located in the largest classroom as the system is not zoned. This lack of zoning and adequate vents in the building creates hot and cold disparities throughout the building. Students and staff suffer from the distraction that comes with thermal discomfort. The St. Joseph's campus is heated with a hydronic baseboard system that is well past its expected life and regularly leaks. This too has one centrally located thermostat in a classroom. When St. Joseph's maintenance personnel were made aware of a leak in the hydronic pipe within a classroom, they installed a bucket to catch the water but do not have plans to fix it. There is no cooling at St. Joseph's school and with direct sun on single-pane windows, the classrooms get very hot; especially on the 2nd level. In the 2nd level boy's bathroom, there is a wall heater that is halfway in and halfway out of one of the bathroom stalls. Not only is the stall door not able to lock, the heater gets hot to the touch.

### Inadequate Food Storage & Kitchen (Health and Safety)



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

It is a major part of the Montessori curriculum to incorporate cooking by food preparation, serving, and budgeting. This has been a consistently lacking resource at the leased facilities. St. Joseph's does have a commercial kitchen that is used by SMCS; however, SMCS has been asked not to store kitchen items or food in the kitchen area because it is a shared space with St. Joseph's church and this area is used the most by the church when there is an event. SMCS has bins with their kitchen and food items that they move between classrooms or storage closets and the kitchen; these items are sometimes stored in the janitor's closet as there is limited storage space available. Concurrently, we have many students that would greatly benefit from a breakfast and lunch program. As of right now, all SMCS students are required to bring their own food and snacks daily.

### Lighting Systems (Health and Safety)

The lighting fixtures have long exceeded their life expectancy and create a humming sound. At the I-Street campus, the lights for two of the classrooms run through a temporary wall that was installed to create two classrooms out of one large open area. There are very few wall outlets in the buildings, requiring the use of many power strips throughout. St. Joseph's has fluorescent lights but there is a lot of natural light in many of the classrooms. However, the natural light is not diffused and the windows are single-pane, allowing for a lot of heat gain and morning glare. Emergency lighting is not code compliant and some exit signs are not adequately located.

### Small, Congested off-street pick-up/drop-off area (Health and Safety)

The drop-off/pick-up area at the I-Street Campus is located off the street but is small, providing only 4 parking spaces and a single drive-through lane. Students must cross the flow of traffic in the drop-off/pick-up area to access parked cars that are both on and off-street. There are no vehicle barriers or room to place them between the drop-off/pick-up area and the sidewalk and school building. At the St. Joseph's campus, the front of the building is located at a 3-way intersection. There are no drop off or pick up lanes and drop off occurs on the street, creating congestion and unsafe traffic patterns.

### Poor Site drainage and Icy Conditions (Health and Safety)

The design of the gutter system at the I-Street building causes pooling of water (ice) at the main entrance and with a designed depression in front of the Children's House classroom entrance it also becomes heavily iced. The downspouts all release right by the building and flow across pavement away from the building, causing excessive icing on walkways around the school and on the playground. At the St. Joseph's campus, there is a small fenced area to the north of the building that is used for outdoor lunch. This area does not get much sunlight so when it snows, it is unavailable for use until the snow melts. Staff has had to move student picnic tables to the front of the building - at the entrance - for lunch time, which are used on sunny or warm days.

### School Administration Offices (Health and Safety)

Neither campus has a functional administration or appropriately located office. At the I-Street campus this space is a small 138 square foot area that can only be accessed through a classroom. This area contains two desks that are shared. This office also contains the campus's only printer/copier, office supplies, nurse's supplies, two file cabinets, small staff library, the sick room, and a time-out room. The space is very cramped and no privacy or confidentiality can be obtained. Because of its multi-purpose use, the confidential business of the school is difficult to conduct. This office does not provide an effective space to manage any security or lock down scenarios that could occur.

At St. Joseph's School, the school administration is located on the 2nd floor. This was selected for the office space as there are windows that allow a very narrow view of the front walkway, and field of vision lessens as someone approaches the front door. This administration office is one room that houses the Head of School, Business Manager, and the "nurse's station" - which is a 4-person table with chairs. With students aged 7-13 at this school, it is common for students to need a short rest period when they aren't feeling well and the only option is to sit at a table. SMCS is currently working on a grant that would allow them to have a full-time nurse at the St. Joseph's school but that person will need to operate out of the one-room administrative space. All technology equipment is sitting on top of two file cabinets that contain student records, which are in the middle of the administrative office. The cabinets are lockable, and the office is locked each evening, but the door into this office could be easily breached if anyone wanted to get in. Again, with the building being accessed by community members that attend events for the St. Joseph's parish, this is a concern.

### Diligence undertaken to determine the deficiencies stated above:

In the fall of 2019, the school retained the services of RTA Architects through a competitive selection process to prepare a master plan. As part of the master planning services, RTA performed on-site assessments of the existing facilities. This assessment included physical building deficiencies as well as an evaluation of the educational adequacy of the campuses. As part of the master planning process, which included interviews with the Head of School as well as key staff members, SMCS highlighted the educational inadequacy in the current school facilities. The CDE Insight assessment was used as a starting point in the process for the facility's physical deficiencies, however, because SMCS moved into the St. Joseph's School in fall

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

2021, there has not been a CDE assessment of that building as of the time of writing this grant. This is part of the concern for the tenuous leases, as continuously moving facilities means evaluation of new facilities is required more often. RTA collected air quality measurements and photo documentation of physical conditions. The deficiencies noted in this application represent the findings of RTA during the assessment as well as recent observations by Owner's Rep, Sarah Lara, and school personnel. Sarah toured the St. Joseph's facility as part of this grant application process and interviewed available teachers and the business manager. Given the nature of the lease agreements, extensive due diligence of each facility beyond what was completed is not warranted as renovation/upgrades to existing facilities are not possible. For evaluation of the new property for the proposed construction, the school conducted an environmental study, retained a testing company to test the structure for asbestos and procured an ILC survey.

### **Proposed solution to address the deficiencies stated above:**

#### Construction of a New School Facility

The proposed solution for the Salida Montessori Charter School is to construct a new building on land that was purchased by the school in 2018. The proposed site consists of 1.52 Acres and is conveniently located in the town of Salida near the existing I Street Campus at 1108 J Street. Existing improvements on the property include an existing small house built about 1900, a metal garage (1979), and several small storage and well sheds. The existing property is relatively flat with a large buildable area (when existing structures are removed) that can be served by Salida utilities. Through the planning process, it was determined that retaining any of the existing structures is not feasible. Due to the small overall property size, working around the existing house would not provide a functional site design and would not support the goal of getting kids into a healthy, safe single campus school.

Working with a broad group of stakeholders including the design team, staff, parents and administrators, a program was developed to accommodate the current school enrollment and address functional, programmatic and circumstantial deficiencies that now exist. The planning process included interactive meetings with a final presentation held at the public board work session to obtain broad feedback on the proposed solution. With a current enrollment of 154 students, the new facility is programmed to accommodate these students with an overall area of about 24,313 square feet (refer to the exact proposed area on cost summary spreadsheet). The Salida Montessori Charter School seeks to provide a new facility that is efficient and takes advantage of multi-use spaces while also supporting the Montessori philosophy. The proposed area per student is 135 square feet which falls below the CDE guidelines for Montessori schools of 169 sq.ft./student.

The proposed facility provides a safe and organized drop off area that provides space for parents to both drop-off and pick-up along a curb line that is removed from the street while also providing spaces to park for parents who must accompany their small children into the building. A single main entry is provided by means of a security vestibule located adjacent to the administrative offices. Good visibility is provided from the office area to the front of the school including the entry, bike parking, drop off and parking areas.

Secure play areas occur on the south side of the building and are provided with fences to both separate the preschool students and limit public access. Additional play areas including a playfield, basketball court, garden, and outdoor classrooms extend to the west and are controlled by fencing at the perimeter of the site. Second level classrooms have direct access to playgrounds by means of a small exterior balcony. Fire truck access occurs through a gate that also limits access to internal staff and bus parking. The result is a design that provides ample secured outdoor space that is directly connected to classrooms for easy access to the outdoors for play, physical and educational opportunities.

The building and site organization is the result of an onsite design charette that was facilitated by the Design Team and included input from administration, board members, parents, and staff. The idea was to separate public and secure student areas on the site and in the building. The administrative areas are located at the front of the building and provide visibility to exterior entry and parking areas. Classrooms are organized along the south side of the building giving classrooms direct access to playgrounds. Toddler (Age 1-3) and Children's House (Age 3-5) classrooms are adjacent to a sleeping room and occur on the first floor as well as the Secondary Classroom (Age 12-13 or 7th and 8th grades). Classrooms are sized to support the Montessori process and reflect the fact that students perform most daily functions in the classroom including eating lunch.

A large central Multipurpose Room serves as a common space that can be used for music, indoor PE, performances, and large meetings. A commercial kitchen will provide opportunities for foodservice as well as culinary instruction. On the second floor are the classrooms for Elementary 1 (Age 6-8), Elementary 2 (Age 9-11) and an Art/Drama Classroom. The second-floor classrooms are organized around the Multipurpose Room and have direct access to the outdoors by means of a small balcony with stairs that lead to playgrounds. Access to nature and outdoor activities are essential to the Montessori model and are promoted through direct access, daylight and views. A resource room is provided for small group work as well as to provide an area for special education, interventions, and breakout.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## Construction Description

The proposed building is Type V-B construction consisting of shallow foundations, slab on grade, wood-framed walls, and wood-framed floors and roof. The roof is anticipated to be a sloped roof at 4:12 pitch with a standing seam metal roof. Interior walls will be 2x4 framed with three layers of gypsum board (2/1) to reduce sound transmission and provide durability. The second floor will have a concrete topping over the wood-framed floor to reduce sound transmission. Ceilings will be suspended acoustic tiles to reduce noise in classrooms and accommodate lay-in light fixtures. Restrooms will have durable surfaces composed of tiled walls and floors. Typical classrooms will have a combination of carpet and resilient surfaces on the floors.

Exterior materials are yet to be determined at this point, but preference has been given by the school to use durable long-lasting materials that require little ongoing maintenance. The design team will work with the school to identify materials that meet their requirements and are also cost-effective. Exterior decks will have synthetic wood surfaces that don't require ongoing maintenance. Windows will be aluminum or UV resistant fiberglass with insulated glazing with low-e coatings. Entrances will be storefront or similar and interior doors will be solid core wood doors with the required hardware to allow staff to secure their doors without leaving the classrooms. Classrooms will provide safe areas to shelter within the building in an emergency.

The building will incorporate a fire sprinkler system, fire alarm, and public address system. Lighting throughout the facility will be LED with dimming capability. All electrical outlets will be tamper-resistant on the lower floor. It is desired that the building has in-floor radiant heat on the lower floor due to the toddler and preschool function with small children on the floors doing activities. The remainder of the mechanical system is anticipated to be fan coil units with enhanced ventilation capability to keep CO2 levels down.

Site construction includes paved parking and drop-off areas, playground equipment and appropriate surfaces for fall protection, a small synthetic turf field, a hard surface for outdoor basketball, outdoor classroom spaces, a raised garden area and natural path for PE and outdoor education. Landscaped areas will include durable surfaces and plant materials that require little water and are easily maintained. The design team will investigate the opportunity to retain an existing irrigation well head for future use of the school to reduce ongoing operational costs. Site lighting will be professionally designed and limited to the parking and building wall packs for egress and security while maintaining dark sky compliance.

## Due diligence undertaken in defining the stated solution:

In the fall of 2019, SMCS retained the services of RTA Architects as part of a master plan to develop a conceptual building program, floor plan, site plan and cost estimate. RTA worked with the school over the next several months through a series of workshops and meetings to evaluate the current needs and outline an approach for a new building that would be appropriate. This conceptual program and design was included in the 2020 BEST application. In the fall of 2021, RTA was asked to update the work that was previously done. RTA worked with the facility staff to re-evaluate the proposed solutions and make updates to address growth in the student population and evolving educational needs. The proposed conceptual design reflects these updates.

RTA performed on-site evaluation of the new school property including a review of surveys. The design team met with the Salida Planning Department to review and discuss the proposed project. The project received no indication of any issues associated with the development of the property. Additionally the design team met with the fire department and discussed utilities with public works. It appears that there are no identified obstacles associated with the project from a local regulatory standpoint. The project anticipates the new requirements associated with the 2021 codes adopted by the state. The state office of Historic Preservation has been contacted regarding this proposed project.

RTA developed the cost estimate working with Stanton Construction (cost estimator), with a peer review performed by Diesslin Structures Inc. located in Salida to provide a perspective on local conditions. Past information on recent construction of schools was utilized to compare and validate the proposed construction cost estimate. The cost estimate reflects our best assumptions about current supply chain issues and anticipates continued escalation, but at a more moderate rate.

Sara Lara of Artaic was retained to assist the school with the preparation of the 2022 BEST grant application. Sarah spent time touring the school properties and provided input as part of the design review and assisted with the budgetary information.

## How urgent is this project?

Salida is experiencing a construction boom and has an increasing student population. Salida's population growth rate is approximately 1.7% annually, and has grown 20% over the past 10 years. There are no existing rentals that can meet SMCS's needs for enough square footage at any price. There are no buildings for sale large enough to meet the need. When the school started, there were no vacant school buildings in town or anything large enough to renovate into a single school

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

building. Therefore, SMCS was forced to lease two substandard buildings while continuing to look for a suitable facility. As time went on and demand for enrollment at SMCS increased, the inadequacy of the facilities became even more glaring. Four years ago a building corporation was formed and a parcel of land was purchased with the intent to build a permanent campus there. The building corporation was in discussion with the USDA about a grant for the new construction, but received notice in August 2019 that they had changed their priorities and would not be funding new projects. Being a CSI school, we can not bond to help with financing the construction of a new facility so we have very little options for funding. Currently, we risk losing our lease at our second location, which houses the majority of our students (1st-8th grades), in 2023 due to changing landlord needs. The numerous security, health and safety issues in these buildings subject the students and staff to unnecessary disruptions to their day, everyday.

The urgency of this request is very pressing. If funded by a BEST Grant in 2022, at best, SMCS would be operating out of a new facility in fall 2024; but more likely would be winter/spring or fall of 2025. This means SMCS has another 2-3 years that they must secure a lease for the current students. This means that for another 2-3 years, SMCS students will be housed in facilities that, not only don't meet educational adequacy, but more concerning, do not meet the safety and security needs of our students. It will not be surprising if in this time frame, SMCS has to move students at least once. The urgency to secure a permanent facility that is large enough for all students and is code compliant, is critical.

If we are not awarded the BEST grant in 2022, we will reapply in 2023. Without the BEST Grant, we do not have the option to build a permanent facility for our school. It is likely we will have to find another location for the students at St. Joseph's, and we will be forced to allocate some of our construction reserve funds to address the deficiencies of the I-Street campus. The St. Joseph's campus lease is too tenuous to invest money in that facility, as that lease may not be renewed. Without funds for a new school, we will be required to lease two or three additional facilities in order to keep the school open, as there are no other buildings of suitable size in town. We may have to downsize our program to fit into whatever spaces we can afford, which would mean a substantial (50%) cut to our programming. Since our local school district is already at capacity it would be a major burden on our community if we had to cut our program. Not to mention the reduction in staff a downsize would require; which would add to our problem of spreading students and school resources across town.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

Since its inception, SMCS has budgeted for reserves knowing our facilities are temporary and we would need to find a permanent solution to the inadequate leased facilities. Upon completion of the grant, the SMCS finance team will adjust the budget and begin appropriating funds as well as utilizing the charter school capital construction funding through the CDE. The new building, with new systems will provide adequate time for us to estimate life spans for the systems and to plan for their eventual replacement. To ensure that the new building is properly maintained, we will create a specific maintenance plan based on the systems installed to ensure warranty protection, routine inspections, maintenance schedules, etc. Additionally to long-term maintenance, we will budget for routine maintenance. A maintenance person will be responsible for overseeing the plan and maintaining the facility. This employee will also be responsible for bringing in outside experts if that is required for a specific piece of equipment to ensure we are properly taking care of the building.

**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:**

Salida Montessori Charter School opened its doors in 2015. As most charter schools begin, SMCS had a group of parents and educators that polled the community and identified a major need for a state-funded, holistic self-directed, hands-on learning experience. A Montessori charter school fit that need and SMCS has continuously grown and has always had a waitlist of students. Originally, SMCS tried to collaborate with the local school district but they were not able to sponsor us so they released us to Colorado Charter School Institute, and CSI became the authorizer.

When SMCS began as a charter school in 2015, we quickly filled our grades to capacity and began the search for a building large enough to house all students. SMCS was not successful in finding one larger building so we split students, with Toddler, Pre-K, and lower elementary classes in one building, and 4th-8th grade classes in a 2nd small building across town. SMCS has been looking for a better long-term solution since, but commercial real estate is extremely limited in Salida. There is not one building in Salida, for lease or purchase, that is close to the square footage needed to house all SMCS grades under one roof. In 2018 SMCS purchased a piece of property with a plan to build a new school there. When COVID hit we temporarily moved

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

our 7th and 8th graders to the house located on our future build site, J-Street campus, to meet the spacing requirements needed to return to in-person learning. This made our school split between three campuses. Due to the condition of the home we were given an emergency occupancy permit not to exceed 6 months. For the start of the 21-22 school year, we were able to negotiate a very temporary lease with St. Joseph's Catholic Church for their old school building. While the space is significantly larger and has allowed us to house 1st-8th grade at this location, it is not secure long-term. They understand we will need their building for a projected 3 years but due to the Diocese guidelines they can not sign more than a 1 year lease at a time.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Minimal capital improvements have been done to either facility since they are both leased properties with no ability to guarantee a long term or even multiple year occupancy. A couple of temporary walls have been built to help separate one larger space into separate classrooms at the I-Street campus. Improvements to the internet service have been made to the St. Joseph's School and smartboards have been installed in each classroom.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Since we are not a part of our local school district we are not able to request a Mill Levy or Bond. In 2019 we started the application process for a USDA grant but were denied due to the current federal guidelines. We were told to pursue any and all other avenues. This additional search is how we found the BEST grant. While not adequate to fund a new facility, SMCS has increased savings of our capital budget every year via fundraising and budgetary savings to put towards a new facility.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The school (including the administrative team, board finance committee and our financial consultant) goes through a detailed budget analysis each year to determine our upcoming year's budget. They base the upcoming year based on the previous year's expenditures as well as keeping in mind known future needs. Since our current buildings are rentals we are not responsible for large items. For FY20-21 the facility capital outlay was \$12,971.82 or \$150.84/FTE.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Our combined annual utility cost across two campuses is \$18,856. This included; gas, electricity, internet, water & sewer, telephone, and trash. With a new building, we should have some savings simply from not having to pay for duplicate services. Additionally, the new building will have modern systems that are energy efficient and should reduce energy costs. The most significant savings that the school will realize with a new single campus, is savings in terms of managing and maintaining a single campus and a single building. The inefficiency of maintaining two and three separate campuses is an immense cost in labor and time.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The I-Street campus was originally a residential home before it was a private school. According to the owner, it will most likely be sold as such after we leave.

The St. Joseph's campus will remain a part of the church and it is their intention to reopen a Catholic school after they renovate.

Neither building will be empty for long or be a burden to our community.

<b>Current Grant Request:</b>	\$12,090,594.81	<b>CDE Minimum Match %:</b>	25.00
<b>Current Applicant Match:</b>	\$2,133,634.38	<b>Actual Match % Provided:</b>	15.00
<b>Current Project Request:</b>	\$14,224,229.19	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	We are in the process of securing financing for our match, we will use our capital reserve fund for a down payment.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$14,224,229.19	<b>Escalation %:</b>	10

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	24,313	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	154	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$585.05	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$89.08	<b>Adverse Historical Effect?</b>	Yes
<b>Hard Costs Per Sq Ft:</b>	\$495.97	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$92,365	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	158	<b>Who owns the Facility?</b>	OtherFacilities

**If owned by a third party, explanation of ownership:**

Both the I-Street and St. Joesph's Campus are leased properties and do not allow for any capital improvements.

**If match is financed, explanation of financing terms:**

We have spoken with several finance companies and once our match percent is finalized will be able to move forward with the best offer. We understand the time constraints in securing our match and we are confident we will meet the deadline.

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25	<b>CECFA or financing attempts:</b>	1
<b>&lt; 10% district bond capacity?</b>	N/A	<b>Enrollment as % of district:</b>	N/A
<b>Authorizer Bond Attempts:</b>	N/A	<b>Free Reduced Lunch %</b>	16
		Statewide Avg: 46.98%	
<b>Authorizer MLO Attempts:</b>	N/A	<b>% of PPR on Facilities:</b>	10.37
<b>Non-BEST Capital Grants:</b>	1	<b>FY21-22 CSCC Allocation:</b>	\$26,322.90
<b>3yr Avg OMFAC/Pupil:</b>	\$1,329.38	<b>Unreserved Fund Bal % Budget:</b>	23.57
Applicants Median: \$2,381		Applicants Median: 11%	
<b>Who will facility revert to if school ceases to exist?</b>	Both properties are not available for purchase and would be returned to their owners once we vacate. The St. Joesphs campus is owned by the St. Joesphs Catholic Church and the I-Street Campus would be re-rented.		

## BEST Charter School Grant Waiver Application

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.

A 15% match would mean our loan would be comparable to our current rent. Not increasing our facilities costs is essential to our long term viability. This will allow us to continue increasing our teachers salaries, thus ensuring we are paying a livable wage and retaining high quality staff. A larger match would negatively impact our school and make it very difficult to thrive.

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

At the time that our match was calculated, we had a significant influx of COVID relief money in our account. This money was earmarked for PPE and other items that have since been paid for and out of the account. We have also been saving to help with our match portion, this money is for our loan down payment and should not be considered as unreserved 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.*

A. Weighted average of district matches which comprise the student population.

Applicant's Weighted Average: 25%

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

Applicant's Response: Yes

Adjustment: No Yes – 5% Decrease in Match  
No – No Change

We are not able to bond.

C. Is the charter school in a district owned facility?

Applicant's Response: No

Adjustment: No Yes – 5% Increase in Match  
No – No Change

D. How many times has the charter school attempted or attained bond proceeds from an authorizer's ballot measure for capital needs?

Applicant's Total: 0

Adjustment: 0% decrease of max 5%

We are not able to bond.

E. How many times has the charter school attempted to do a special mill levy override pursuant to 22-30.5-405 for capital needs?

Applicant's Total: 0

Adjustment: 0% decrease of max 5%

We are not able to do a special mill levy since our authorizer is CSI.

F. How many times has the charter school attempted or attained grant funding through a non-BEST source for capital needs?

Applicant's Total: 1

Adjustment: -1% decrease of max 5%

We attempted a USDA loan in 2019.

G. How many times has the charter school attempted or attained funding through CECFA or another type of financing?

Applicant's # Attempted:

Adjustment: % (3% decrease for attempted)

Applicant's # Attained: 1

Adjustment: -5% (5% decrease for attained)

H. Charter school enrollment as a percent of district enrollment.

Applicant's Enrollment: 0.12%

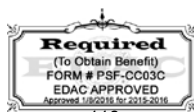
Adjustment: +/- 1 %

I. Free/reduced lunch percentage in relation to the statewide average charter school free/reduced lunch percentage?

Applicant's FRED: 16%

Adjustment: +3 %

J. Percentage of PPR spent on non M&O facilities costs.





Applicant's % PPR: 10.37%

Adjustment: +1 %

K. Unreserved fund balance as a percent of budget.

Applicant's % of Budget: 24%

Adjustment: +2 %

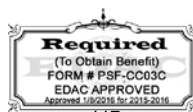
We have been saving as much as possible since we opened in 2015 to put toward our match/down payment on a new facility. That, as well as COVID relief money that was pending in our account explains our inflated unreserved fund balance. The COVID money has been spent and is no longer in our reserves.

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.

We raised a few hundred thousand from the community in 2014 before opening and have saved as much as we could. We do yearly fundraisers that help us fund small student led projects, but we are limited by our population. Since the district is not our authorizer, tax money is not available to us. We have reached out to our local organizations and received small donations here and there. Nothing totalling more than a few thousand.

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

CDE Minimum Match Percentage:



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

**CROWLEY COUNTY RE-1-J - Crowley K12 Replacement - 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:	\$14,947,990
Condition Budget:	\$7,394,328
Total FCI:	0.49
Adequacy Index:	0.41



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,995,378	\$1,472,366	0.74
Equipment and Furnishings	\$343,332	\$67,904	0.20
Exterior Enclosure	\$2,391,555	\$455,194	0.19
Fire Protection	\$3,109	\$439,143	141.27
Furnishings	\$27,642	\$0	0.00
HVAC System	\$3,329,312	\$941,508	0.28
Interior Construction and Conveyance	\$2,915,562	\$2,722,652	0.93
Plumbing System	\$921,340	\$783,032	0.85
Site	\$1,206,058	\$880,920	0.73
Structure	\$1,814,702	\$87,266	0.05
Overall - Total	\$14,947,990	\$7,849,985	0.53

**CROWLEY COUNTY RE-1-J - Crowley K12 Replacement - Crowley County Primary School - 1919**

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:	\$10,924,240
Condition Budget:	\$6,363,408
Total FCI:	0.58
Adequacy Index:	0.29



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,030,904	\$1,920,359	0.95
Equipment and Furnishings	\$538,098	\$252,499	0.47
Exterior Enclosure	\$1,686,535	\$879,732	0.52
Fire Protection	\$13,335	\$341,351	25.60
HVAC System	\$878,552	\$1,000,428	1.14
Interior Construction and Conveyance	\$2,836,552	\$1,519,958	0.54
Plumbing System	\$611,152	\$586,332	0.96
Site	\$668,197	\$190,432	0.28
Structure	\$1,660,915	\$0	0.00
Overall - Total	\$10,924,240	\$6,691,091	0.61

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

**CROWLEY COUNTY RE-1-J - Crowley K12 Replacement - Crowley County Ward Intermediate – 1997**

<b>District:</b>	Crowley County RE-1J
<b>School Name:</b>	Crowley County Ward Intermediate
<b>Address:</b>	1001 Main Street
<b>City:</b>	Ordway
<b>Gross Area (SF):</b>	32,692
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$10,685,815
<b>Condition Budget:</b>	\$4,703,871
<b>Total FCI:</b>	0.44
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,712,728	\$1,322,208	0.77
Equipment and Furnishings	\$317,305	\$78,829	0.25
Exterior Enclosure	\$2,399,412	\$251,589	0.10
Fire Protection	\$1,927	\$304,950	158.22
HVAC System	\$1,141,641	\$1,307,374	1.15
Interior Construction and Conveyance	\$1,464,821	\$867,681	0.59
Plumbing System	\$463,692	\$271,042	0.58
Site	\$1,988,997	\$605,151	0.30
Structure	\$1,195,291	\$0	0.00
<b>Overall - Total</b>	<b>\$10,685,815</b>	<b>\$5,008,824</b>	<b>0.47</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

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

**County:** CROWLEY

**Project Title:** Crowley K12 Replacement

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

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

**If Yes, please explain why:** We applied in 2019 and 2020 to secure funding for similar projects.

Reason state for the non-award

\* Lack of a robust Master Plan Process and lack of full engagement with CDE representatives in our process

Adjustment to the Process

\* Engaged in a robust planning process beginning with guidance from our CDE representative.

\* Hired an Owner's Representative and partnered with the Owner's Representative to hire an architect to facilitate a robust stakeholder engagement process which would drive the development of an informed Master Plan.

## Project Type:

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

## General background information about the district / school:

General Background - Crowley County

Crowley County School District (CCSD) serves the towns of Sugar City, Ordway, Crowley and Olney Springs.

Population as determined by the Census is 5,922 and approximately half is made up by the two prisons within Crowley County.

The cornerstone of this community is the School District and very much supports the School District. The people of this community are very independent, conservative, have a strong work ethic and proud of where they come from.

District Demographics

The enrollment has been steady for the last five years and is projected to slightly increase due to current housing projects.

As of October Count of 2021, the total district enrollment for K-12 was 427 students. Over 70% of students qualify for free or reduced lunch.

Educational Programing

CCSD is a district that goes four days per week. Tuesdays through Fridays

CCSD has an exceptional graduation rate in excess of 97%.

Extracurricular: Band, VoAg, Art, variety of concurrent credit options and sports.

Over 55% participation of our High School students involved in Extracurricular Activities sponsored by the Schools.

Extremely proud of many students in the last 4 years receiving the Daniels Scholarships

## Deficiencies associated with this project:

As stated by Owner's Rep, Engineers and Architect to MPAT, we have systemic health and safety concerns in all of our buildings and sites. As indicated by our high FCIs and deficiencies, our challenges are significant. Our sites are of particular concerns we have limited ability to improve them due to property size, building finished floor elevations, and location constraints.

CDE published FCI numbers:

District total: .51

Crowley County Primary School: .58

Main: .60

Site: .28

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Crowley County Ward Intermediate School: .44

Main: .46

Library: .52

Site: .30

Crowley County Jr./Sr. High School .49

Main: .47

Site: .73

Vo-Ag: .58

### Building and Site Safety:

Lack of secure entries.

At Ward, the office is near the front door, but not directly adjacent. There is no clear line of sight to the main entrance from the office and no ability to directly interact with visitors prior to entry

At the Junior/ Senior HS there are multiple entrances, none of which are directly adjacent to the office and no ability to directly interact with visitors prior to entry

### Unsafe Vehicular and Pedestrian Circulation

The Jr. Sr High School and Primary School are located on Main Street, on a traditional city site with no room for any off street parking or circulation. The Primary school has typical setbacks from the street ranging from 15 to 30 feet. The High school has setbacks from 50-60 feet, and the shared gym has a setback of 16 feet. As a result of these narrow setbacks, all vehicular parking, delivery and traffic functions must take place on the street together. There is no vehicular separation between buses, deliveries, parents, staff and visitors. To illustrate just how tight and congested this site is, on a fall day in 2021, a delivery arrived prior to morning drop off. The truck was not able to leave the site before buses and cars arrived, and was subsequently surrounded. The driver attempted to back out through the buses and cars alarming the staff who stopped him immediately for safety. The cars had trapped the buses in, the buses had trapped the delivery truck in. It took half an hour to slowly unpack the knotted up vehicles utilizing multiple staff to coordinate incremental back ups all the while many students had exited their cars and were outside in this congestion on their own and unmonitored.

### Unsafe travelling between buildings for staff and students

Elementary students must travel outside to the Jr/Sr HS to get to the shared library.

Jr/ Sr HS students must travel outside to reach the shared cafeteria, gym, and Voag building.

Multiple staff work in both the Primary and Ward Schools, moving between the two throughout the day. When emergencies or urgent issues occur, often the administration is in the other building. This impacts the ability to support teachers and staff when time is of the essence.

### Proximity to Crowley County Courthouse and Jail

The Crowley County Courthouse and Jail is located directly across Main Street, 200 feet from the Jr/ Sr HS. This is a major safety concern for our students and staff. There are two large prisons in the County. In fact, Crowley County has the highest rate of incarceration of any county in the entire United States. Over 50% of the residents of Crowley County are incarcerated. When serious crimes are committed within those prisons, trials must be held in the courthouse 200 feet from our students. While county officers do a good job of securing prisoners during transport, these trials bring family, friends, and associates of the prisoners being brought to trial directly into our community, right on Main street. In recent trials, the County has been asking the District to go into a lock out while trials are being conducted.

### Covid: Ventilation and Filtration.

A CO2 monitoring study was conducted to help determine how effectively our spaces are being ventilated. The results of the CO2 data collection showed that the Ward building had two classrooms and the cafeteria space with peak levels exceeding 1000 ppm. At the High School, four out of the five classrooms observed had peaks above 1000 ppm, with one room reaching levels consistently over 2000 ppm. These numbers clearly indicate the spaces are not receiving adequate ventilation.

According to the Kane study, levels over 1000ppm begin to cause drowsiness and fatigue in occupants. With levels over 2000ppm students and staff can experience headaches, loss of attention, and nausea.

The CDC recommends installing filtration levels of MERV 13, but that is out of the question because of the age of the units. It would be very difficult or impossible to modify the units to allow for these filters. Additionally, CDC recommends increased outside air, but our systems are not capable of more. Even if they could provide more outside air, doing so would further fail to heat or cool the spaces.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

### Electrical Systems

At the Primary school our service main, panels, feeders, branch wiring, fixtures, lighting, telephone system, and fire alarms, have all reached the end of useful life and are due for replacement within 5 years.

At Ward our telephone, PA, and Fire alarm systems have all reached the end of useful life and are due for replacement within 5 years.

At the Jr/ Sr HS, our main service, branch wiring, panels, PA and telephone systems have exceeded useful life and are due for replacement within 5 years

### HVAC Systems

At the Primary:

The central AHU reaches end of useful life in August of 2022, all other rooftop units exceeded useful life in 2021, the kitchen exhaust exceeded useful life expectancy in 2010.

Several Classrooms are served by aging residential furnaces with a single grille in corner of room (not adequate/code-compliant air distribution)

In the shared gymnasium, Heat on the air handling unit has failed. Space is now heated by gas-fired tube heaters which are also aging.

Exhaust in Varsity Locker Rooms is from a single location at a wall fan that appears inadequate. No exhaust or ventilation observed in Locker Rooms below bleachers.

No ventilation in the Wrestling Room or adjacent Locker Rooms (spaces heated by aging gas-fired heaters.

At Ward:

All HVAC units will reach end of useful life in August of 2022

We also have frequent temperature complaints from students and staff, one room "either freezing cold or so hot you're drenched in sweat"

At the Jr/ Sr HS:

Chiller for building cooling is from 1994 – has frequent issues and is due for replacement.

The Auditorium does not have an air handling unit to provide code required ventilation. No cooling is provided; heat is provided from fin-tube radiators only.

Temperature complaints from staff; "building is always freezing in the morning and too hot in the afternoon"

Some IT equipment is located in rooms without dedicated cooling.

### Building Envelope and Site Drainage

At all schools, site drainage is a serious concern, with ponding and flooding occurring any time there is 1" or more of rain.

Water comes in under doorways and infiltrates through the masonry walls and damages flooring and finishes. We have done our best to grade away from the facilities, but all three of our buildings sit very low and creating positive drainage away from the facilities is almost impossible.

#### Building Envelope

At the Primary we have multiple cracks in the exterior wall due to settling that water comes through. Some cracks are large enough that daylight can be seen coming through. Gaps in our roof flashing in multiple locations allow for water to flood into the school. We have a bucket above the fire panel near the main office to catch water. These gaps are large enough for birds to get into our plenum space and can be heard flyin between the dropped ceiling and the roof structure.

At the Jr/ Sr HS similar cracks in our exterior walls exist and allow water penetration. We have recently tuck pointed the brick up to eleven feet and this has helped with some of the issues. Facility walks show that water is likely penetrating where the roof and walls meet. Damage to interior finishes and equipment has been frequent over the years. In 2021 a printer was destroyed due to a leak in the main office. Our exterior walls are simply solid brick and therefore are somewhat porous.

During heavy rains and flooding water seeps through the wall and has damaged the interior plaster, even creating areas of mold.

### Severe plumbing issues at all buildings

Water Main issues are common at the Primary School. School had to be cancelled for 1.5 days when hard water deposits in the water main outside the school building caused the lines to clog. The lines had to be dug up and replaced both in the front and the back of the school.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

### Sewer lines

Ward Middle School has significant system challenges because as this inexpensive building was constructed the sewer line was not sloped properly. This causes frequent clogs and often leaves the school with a strong sewage smell.

The Jr. Sr High School has much of the clay lines that were installed in 1919 and according to a local plumber are beginning to fail at an alarming rate.

Restrooms in the Primary are often taken offline until a local plumber can address the problem. One clog was particularly troublesome as a toilet backed up in the Primary School causing sewage to run down the hall, under the carpet and behind some cubbies and casework. The damage and subsequent cleanup was a challenge and left its mark for quite some time on the school.

Students and staff complain of a constant powerful sewage smell in the Vo-Ag shop and classroom.

Fixtures in all buildings are due or nearly due for replacement, many original to construction.

Hot water circulation systems are not functioning at Ward or at the high school, effectively making no hot water available for students or staff.

None of our buildings have fire sprinkler systems.

### Major Adequacy Issues

All schools lack intentionally designed spaces for interventionists and Special Education services.

All schools lack ADA compliant restrooms

#### Primary

No restroom in the health office

Restrooms are not ADA compliant

No art room and no library

No parking lot, no parent drop off, no bus drop off

#### Ward

No acoustic separation between offices and classrooms due to walls stopping at ceilings

Health office lacks a sink and toilet

Natural gas service is located in a path of egress and is not secured

School plagued with constant and unpleasant odor

#### Jr/ Sr HS

Art room and Music are located on the second floor without an elevator or lift.

No kitchen, no cafeteria, no gym

No parking lot, no parent drop off, no bus drop off

#### Shared gym

Locker rooms are only accessible via stairs

Unsafe clearances around game courts

Located at the primary school but required to host public events and competitions

Lacks dedicated parking

### Diligence undertaken to determine the deficiencies stated above:

We have worked diligently through the year 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 & that our problems are only accelerating as our buildings age. Actions taken to date to gather deficiencies information include:

- CDE assessment reports, reviewed & updated by planning team. Wold and DCS walked the buildings with the CDE assessors and helped to update the CDE Facilities Insights Report
- Third party engineering assessments during master planning - DCS (owner's representative) Wold Architects and Engineers
- Sewer investigations - Gathered information from the local plumber who deals with our regular issues
- CO2 monitoring - Wold Mechanical Engineering Team
- Second third party engineer report to evaluate systems through the lens of ventilation and COVID19 - Wold Mechanical Team

Using the Colorado Department of Education'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.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

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.

### **Proposed solution to address the deficiencies stated above:**

Proposed scope of work to better enhance the safety and environment for Students and Staff;  
New K-12th Grade school with District offices on an empty 20 acre site currently owned by the District  
New playgrounds and parking areas  
New football field and track  
New Bus Barn and Maintenance Building  
Demo Ward Intermediate School and current modular District offices  
Reseed Ward site  
Gift the 1919 Crowley County Jr./ Sr. High School and Primary School to Crowley County

The replacement facility for Crowley County Ward Intermediate School and Crowley County Junior/Senior High School will be located at 1001 Main Street in Ordway, CO 81063, east of the existing Crowley County Ward Intermediate School building.

The property is owned by Crowley County School District.

The new school will serve grades K-12. The building concept includes (30) teaching stations for grades K through 12. This includes general classrooms as well as Art, Music, Science, and Vocational/ Agriculture program spaces. Upon completion of the new K-12 school, Crowley County Ward Intermediate School is to be demolished.

A two-story structure is anticipated, to minimize the building footprint and accommodate site parking, an elementary school playground, outdoor learning area, and a new football field. The football field will have an artificial turf and cinder/crusher fines track with a 200 SF press box. Vehicle access will be provided from E 9th Street with separate parent drop-off/visitor parking, staff/student parking, and bus pick-up/drop-off areas. There will be a 6,000 SF pre-engineered metal building bus barn on site.

Deficiencies Noted above will be resolved by this plan as follows:

Building and Site Safety: Resolved through design and construction on a new larger site away from the courthouse that has space for appropriate vehicular separation between buses, deliveries, parents, staff and visitor traffic.

Outdated and undersized electrical service at all buildings: Resolved by replacing with new designed to meet current codes and standards.

HVAC ventilation, filtration, and thermal concerns: Resolved by replacing with new designed to meet current codes and standards.

Flooding and water penetration concerns: Resolved by replacing with new designed to meet current codes and standards.

New building can be built with appropriate finished floor elevations and site grading for drainage.

Severe plumbing and direct water line issues at all buildings: Resolved by replacing with new designed to meet current codes and standards.

### **Due diligence undertaken in defining the stated solution:**

Details of our adjusted 2021 master planning and diligence process undertaken:

Our Master Planning Assistance Team was committed to this process, spending 20 + hours together in developing our recommendation. Together, with our owner's representative, architects, and engineers, we held over four hours of community meetings attended by over 60 stakeholders and an additional four hours spent with staff to gain input and to better understand our needs.

First, our Master Planning Assistance Team (MPAT) was educated on the significant deficiencies that currently impact the health and safety of our Crowley County students. Five of the most notable concerns, identified in CDE assessments, and confirmed by third party reviews are:

Building and Site Safety:

Lack of secure entries

Unsafe drop off and pick-up at Jr. Sr High School and Primary School (no vehicular separation between buses, deliveries,



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

parents, staff and visitor traffic - all take place on the street together)  
Unsafe traveling between buildings for staff and students  
Proximity to Crowley County Courthouse and Jail  
Outdated and undersized electrical service at all buildings  
Most 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 and doors due to buildings sitting low right on grade  
Outdated and deteriorating interior finishes already in need of replacement consistently damaged by excessive moisture with areas of concern for mold  
Severe plumbing issues at all buildings

Next the MPAT discussed the considerations (planning criteria) to help in determining solutions:

How do we fix the things that are broken and/or need replaced?  
Are our facilities safe and secure, especially with pick up and drop off?  
How are we addressing the need for a REAL plan at the existing Jr. Sr. High School if we plan to continue to use the building?  
How do we incorporate community and staff input into the solution?  
How do we plan to update learning and technology environments?  
How do we move forward, and at the same time remain fiscally responsible?  
How should we consider the impact of construction on school operations?

During the final phases of our Master Planning, we were presented and explored multiple options. Each option was presented with an approximate cost, and was tested against our planning criteria.

3 Building Options:

3A- Wait, just continue with deferred maintenance  
3B- Mitigate a few deficiencies from prioritized list  
3C- Mitigate multiple deficiencies

2 Building Options:

2A-Move Ward Intermediate to the Primary  
2B-Move Ward Intermediate to the Primary and do an addition  
2C-Convert JR-SR High to new K-6 and build a new high school on a new site

1 Building Option

1A-Build a new K-12 building on Ward site  
1B-K-12 building created through a renovation and major addition at JR-Sr High School

After a great deal of debate, our MPAT opted to present Recommendation 1A to the staff and community as the only option that fully addressed the identified deficiencies and planning criteria was Recommendation 1A.

Additionally, during one of the community meetings we learned from our County Commissioners that they would like to take possession of the Jr. Sr. High School and the Primary School to use for county purposes. (It is important to share that our team clearly communicated the numerous deficiencies of the buildings with the commissioners.)

The proposed site and building program have been developed through analysis of current District operations and in alignment with CD published Public School Construction Guidelines. Budgets have been developed to accommodate current building codes and standards for construction. An analysis of the proposed site has taken place and has determined to be adequate to accommodate the program. The site is owned by the District free and clear.

## How urgent is this project?

Crowley County School District facility needs are growing with each passing year, creating an urgency of need. Our robust, 2021 facilities planning process has been eye opening. Our concerns are even more grave than we thought before. We now know we are constantly living at risk of major liability due to the constraints and configurations of our sites. We as staff hold our breath during pick up and drop off times. Fortunately no child has been hit by a vehicle to date, despite numerous near misses and multiple fender benders directly in front of the schools. In addition to this traffic liability, we conduct school daily 200 feet away from some of Colorado's most violent prisoners at the County Courthouse and Jail. In addition to these liability concerns, it is becoming increasingly disconcerting that we cannot keep up with repairs and

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

maintenance. More and more of the mechanical and electrical systems have exceeded their useful life. Plumbing and direct water lines present some of the greatest challenges and also serve to make life for our students and staff more unpleasant. As we work to keep our 103 year old high school open and functioning, it feels like a game of financial "Wack-a-Mo". As we fix one challenge, another emerges.

Covid-19 has further compounded our facility challenges as our community has become more and more vocal about student safety. Our aging HVAC units will not accommodate the filters we need to keep our students safe. The appropriate filters don't fit, and the fans are not powerful enough to pull air through them even if they did. We live with inadequate ventilation and filtration everyday.

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 truly the safest environment for our staff and students is only possible through partnership with BEST.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

The Superintendent and the School Board has agreed per the wishes of the MPAT to implement a committee to oversee the "Maintenance" of the building to be proactive. As stated in the Board minutes and in the Press Release, a committee of at least three if not 5 highly qualified people in the field of construction and/or maintenance will be in place to meet at least quarterly to review the PMs and to plan the care of the facilities for the year along with ensuring appropriate funds are set aside in Capital Improvements line item to maximize the life of the project.

**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 of the buildings impacted by this project were built and funded by Crowley county School District and its taxpayers. Unless noted below, all were built to typical construction methods for public school of their era and to code and standards of construction at the time.

- \* Crowley Jr/Sr High School built in 1919
- \* Crowley Primary School built in 1954, with additions in 1974 and 1992
- \* Crowley Vo-Ag building built in 1963
- \* Ward Intermediate School built in 1997 for \$1.2 million. Roughly 40% of the project was funded by a donation from a local estate. The building was built as the District consolidated all school facilities into the Town of Ordway. The area saw extensive population and enrollment decline in years prior as many of the local farmers had sold their water rights. Due to limited funds, the building was built inexpensively as a pre-engineered metal building that was skinned with stucco. The building shifts and moves in the wind with audible creaking. The soil was not properly prepared causing settlement. The building was also built directly on grade, actually lower the adjacent street resulting in ongoing drainage and water infiltration issues.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

July of 2015 - Upgrading of sound system in High School Gym with a grant from USDA. \$21,610  
April of 2016 - Metasys Software Upgrade to monitor HVAC. \$45,986  
2015 to 2016 Security Upgrade with BEST Grant. \$541,998  
September of 2017 Ward Bathroom Replacement of Floors. \$5,160  
March of 2018 Completion of LED Outdoor Lighting Upgrades throughout the District. \$27,454  
September of 2017 High School Gym walls painted and Sound panels. \$6,880  
May of 2019 Convection Oven (USDA Grant). \$29,913  
March of 2021 Purchase of a Freezer and Cooler combo with USDA Grant. \$57,730  
April of 2021 Security Cameras throughout the District \$38,907  
August of 2021 Phone System Upgrade. \$43,673  
August of 2021 Converting water fountains per COVID with Bottle Filling Stations. \$8,901  
Current Tuckpoint of Secondary School. \$97,008  
Issues that Insurance helped resolve: October 2017 Roof issues due to damaging winds. \$297,860  
October 2015 High School Auditorium Ceiling Repair \$99,916  
December of 2019 Ball field Pump House and Fence due to snow and wind \$125,390  
November 2021 Main Pump house for irrigation \$35,443

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The District has used a great deal of funds from the general fund to keep up. Stakeholders have not been willing to support a fully funded bond to support the needed improvements. This is the third

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

attempt at a bond and BEST grant. Other attempts for additional funds included but are not limited to the following:

- 1) History Colorado - investigated, but not a viable resource to resolve our issues
- 2) Board discussions on alternative options besides the BEST Grant

**How do you budget annually to address capital outlay needs in your district/charter?:**

Historically, as a team of Superintendent, Business Manager and School Board we have lengthy discussions on this topic. During the budget development we typically put in the line item of \$100,000. At the end of a good fiscal year, the Board most often directs me to put into the line item of an additional \$100,000. Therefore, in an audited financial report an individual would see \$200,000 annually added into the capital line item. This is a District-Wide figure.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A  
The Business Manager does have a spreadsheet of our monthly utility costs, if needed please let me know.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The existing High School campus, which includes the primary school, gymnasium, Vo/Ag shop, weight rooms and kitchen/cafeteria will be transferred to the Crowley County Government. The transfer will be "as-is" with no warranties implied and all formal real estate disclosures provided. The District and County have executed a Memorandum of Understanding that will be formalized into an Agreement between the parties by the time the BEST Grant is presented to the CCAB. A copy of the executed MOU is provided as an exhibit to this grant application. All cost of improvements, including abatement of the facilities on the HS campus will become the responsibility of the County. Ward Intermediate school was constructed after the use of Asbestos Containing Building Product and it is assumed that very little abatement will be required. The cost of demolition, necessary asbestos and regulated building material mitigation is included in the Budget. Cost to restore the site after the building is razed, including proper grading, drainage and seeding are included in this grant budget.

<b>Current Grant Request:</b>	\$55,040,590.18	<b>CDE Minimum Match %:</b>	36.00
<b>Current Applicant Match:</b>	\$6,066,870.96	<b>Actual Match % Provided:</b>	9.9282
<b>Current Project Request:</b>	\$61,107,461.14	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Bond
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$61,107,461.14	<b>Escalation %:</b>	12
<b>Affected Sq Ft:</b>	108,057	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	405	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$565.51	<b>Historical Register?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$66.61	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$498.90	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$150,883	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	267	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$54,168,534	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$2,780	<b>Bonded Debt Failed:</b>	\$5,700,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$2,652,702	<b>Year(s) Bond Failed:</b>	16
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$40,625	<b>Outstanding Bonded Debt:</b>	\$0
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	59.00%	<b>Total Bond Capacity:</b>	\$225,203
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$225,203
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,506.46		
Applicants Median:	\$2,381		



Division of Capital Construction

## BEST School District and BOCES Grant Waiver Application

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S.

Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request.

The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

Be specific when answering the questions and explaining the issues and impacts. Your response should include dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents, or other relevant documentation to support the responses provided.

Question 2, subsections A-H are related directly to the factors used in calculating the matching percentage. Only respond in detail to the factors which you believe inaccurately or inadequately reflect financial capacity. For those factors which you believe accurately or adequately reflect financial capacity, please leave the response blank or type “Agreed”.

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.

If a waiver is not received, our community will likely not support a bond election. This is largely due to the anxieties that exist around our dependency on the private prison as a significant employer and property tax payer.

If this project does not move forward, the deficiencies listed in the grant application will remain unresolved.

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

It is highly likely that the private prison in our district will close. When the prison closes, any tax obligations will fall to the remaining tax base. Our prison currently carries 44% of district tax burden, in the past it has been as high as 54%. If and when the prison closes, local property taxes will almost double.

The reason we believe this to be imminent is two fold

- 1 – The State of Colorado has closed all but 2 of its private prisons in the last decade. We have one of the 2 remaining.
- 2 – House Bill 1019, passed in 2019, was signed by the Governor. Though we are fighting it, this bill calls for the closure of the remaining 2 private prisons.

*\*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.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant's PPAV: \$2780.28

Weighted Rank: .13% of 8% max

The PPAV is very high due to the high property value of the private prison.

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$40,625

Weighted Rank: 2.43% of 18% max

C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: 59%

Weighted Rank: 5.94% of 23% max

The current Free and Reduced percentage is 70.1%. The data reflected is FY2021.

D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections: 1

Adjustment: 1% (-1% per attempt)

The district failed 2 bonds Nov. 2016/ Nov. 2017

E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant's Bond Mill Levy: 0

Weighted Rank: 23% of 23% max

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

Applicant's Remaining Bond Capacity: \$225,203

Weighted Rank: 1.81% of 23% max



G. The school district's unreserved fund balance as a percentage of annual budget.

District's unreserved fund balance as a percent of annual budget: 58.46%  
max

Weighted Rank: 3.43% of 5%

H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

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.

For several years the District has been working closely with the County Commissioners, Facilities Committees to come up with an effective solution. As of to date, the District has a MOU with the County in regards to the 103 year old high school.

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

9.9282%

CDE Minimum Match Percentage:

36%





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>\$21,998,686</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$54,168,534</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$10,833,706</u>
D. Current outstanding bonded indebtedness:	<u>\$0</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$10,833,706</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E)	<u>\$10,833,706</u>

School District: *Crowley County School Dist. Re 1-J*

Project: *Crowley County School Dist. Project*

Date: ~~Jan~~ *3, 2022*

*JK Feb.*

Signed by Superintendent: 

Printed Name: *SCOTT L. CUCKEY*

Signed by School Board Officer: 

Printed Name: *Serry Davis*

Title: *Board President*



February 2, 2022

Capital Construction Assistance Board

Attn: Scott Stevens, Chairperson

My name is Alvin Carter and I'm a member of the MPAT at Crowley County School District. I am also a graduate, parent & grandfather of graduates of Crowley County High School. I've been on the MPAT for several years and have come to realize that a new school could be a way to approach the future. A big challenge came when faced with the idea of how to deal with the high school (demo, repurpose, mothballing, renovate, etc.)

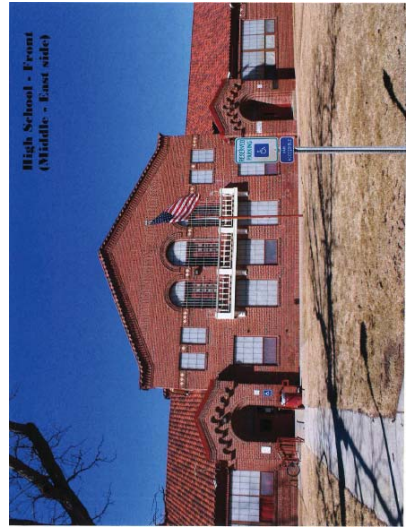
It was a 100 years old, but the main structure of the old school was still very good. It was that the inner part of the school was going to be very costly to fix up. At this point, the commissioners of our county decided that the old school would meet the needs & would like to take it over if we build new.

The old 1919 School is a magnificent piece of architecture and has significant historical value. I have a picture enclosed.

Outside of its beauty and historical significance, it does not fit the needs and efficiency of a new school building in which everything could be consolidated and the building could be made to meet the updated codes of today. We have worked many hours and months to make this happen. Also the commissioners have provided much help in trying to make this entire project work. Since we have a large amount of repairs, etc. facing us in the near future we would really appreciate your utmost consideration to this project.



Alvin Carter  
MPAT Member



2/1/2022

Mr. Scott Cuckow

1001 Main Street Ordway CO, 81063

Dear Mr. Cuckow,

In regards to your inquiry on the state of the facilities of the kitchen and cafeteria and the possible safety risk and potential health hazards I see, here is my list of immediate concerns that should be at the top of the districts list of thing to address:

Floors, are my number one concern. There are many places where the concrete floor is cracked and the floor is uneven in places. These cracks and uneven floors present a tripping hazard. Many of these cracks and uneven places are in areas around the cooking equipment and in high traffic areas. Due to this fact, it is not a matter of if this will lead to a serious accident but when, it is only a matter of time before a cook trips while transporting hot food or a worker trips into hot stove or hot pan resulting in serious injury.

Space, is another big concern. As food preparation continues to be more of a focus and scratch cooking replaces premade items the limited amount of prep space in our kitchen makes for cramped quarters and workers stumbling over one another while they work. A larger space is needed to effectively and safety prepare food for students.

Inadequate ventilation, presents another concern. Due to the volume of food that the kitchen is preparing each day many times all burners need to be utilized but unfortunately they cannot, due to the overpowering smell of gas that fills the kitchen. I feel that this is due to the age of the equipment and inadequate ventilation for the space.

Aging equipment, as I mentioned previously presents its own hazard. Although very well maintained as equipment ages it can present a hazard as it is not performing like it is intended. This can lead to cooks pushing the equipment pass the breaking point. When kitchen equipment is not replaced and is kept long pass its designated length of use it can lead to many different types of hazards and problems.

I appreciate you taking the time to hear my concerns and I hope that we can work together to address them and keep our staff safe and the kitchen functioning efficiently.

Warm regards,

Cori Hanson

Director of Dining Service Southeast Colorado Districts



**SHERIFF**  
CROWLEY COUNTY

*"Honor, Compassion, Service"*

Terry Reeves  
Sheriff

Jim Keen  
Undersheriff

To Capital Construction Assistance Board  
Attn: Scott Stevens

There is an ongoing debate in Crowley County Colorado over the issue to either repair or replace the existing High School Building. I was asked by staff of the Crowley County Schools if I had security concerns with the current building and if so I would document them. I agreed. Some personal information about me that may be pertinent to my position. I attended Crowley County schools and graduated from them in 1977. I come from a construction background and have built new schools and have remodeled others. I installed security doors on this school around forty years ago and I believe that those doors are still in use. Based on that experience, and now thirty-five years of law enforcement experience I believe I have a good feel for the building and its security issues.

I have done security plans for active shooter scenarios surrounding the existing high school building. The design of the school is challenging at best, as there are so many ingress/egress points to be considered. The school has taken steps to address these physical shortcomings but with very limited success. I have found that gaining entry to the school by unwanted person(s) is far to easy and cannot be easily fixed when taking fire exits into consideration. The school has several access points on all four sides of the building that cannot be easily monitored or controlled. If an emergency were to exist in that school where a portion needed to be contained it would take far more staff than we have available to contain just one wing. The school is located on the busiest street in Ordway, CO and is situated between two streets that limits room and creates problems on loading and offloading school busses. Far too many children are forced to cross busy streets due to the location of the school.

I know that the issue to build or not to build is a heated topic in Crowley County, and there are valid concerns on both sides of the issue. I take no position one way or the other. I do know from experience however that it is often cheaper in the long run to build than it is to repair, and that if building new is the answer I hope security concerns will be implemented in the design.

Terry Reeves  
Crowley County Sheriff

110 E. 6<sup>th</sup> Street, Ordway, Colorado 81063-1094  
Office: (719) 267-5235 Fax: (719) 267-3089



**CROWLEY COUNTY SCHOOL DISTRICT NO. RE. 1-J**  
1001 MAIN STREET  
ORDWAY, COLORADO 81063

(719) 267-3117  
FAX: (719) 267-3130

Brandon Roe  
Principal Crowley County Junior/Senior High School

February 1<sup>st</sup> 2022,

Capital Construction Assistance Board  
Scott Stevens, Chairperson

Dear Mr. Stevens,

I am writing this letter in support of a new K-12 school facility for the Crowley County School District. I have served in this district going on ten years. Over this time, I have taught, coached and currently serve as the junior and senior high school principal. In the fall of 2021, I was approached with the opportunity to join a team to address the ongoing issues we face in our facilities throughout the district. As a proud member of this school and community I have enjoyed the task of addressing these issues and concerns. During the last four months this team and our community have worked through a strenuous process and have determined that in the best interest of our students, we need to move forward with building a new K-12 school here in Crowley County. Our students, deserve like all students deserve a place where they can come learn in a dry, cool and safe environment. We as a team have determined that our current facilities are not ensuring that these three criteria are being met on a daily basis.

One of my biggest concerns with our current set up involves the safety of our staff and students. First off our student drop off and pick up areas are essentially nonexistent. Students are dropped off in the middle of main street, where they have to watch for cars before they are able to cross the street and enter the building. With no on campus parking for our older students some are forced to park across the street from the school. A second major safety concern is the sheer number of outside doors that are nearly impossible to secure and monitor. These doors are a constant security concern for our staff and allow for uncontrolled flow of students in and out of the building. The main entry to our school is detached from the main office and presents concerns over allowing visitors into the school. My final major safety concern is the lack of an adequate PA system throughout the school and to the outside. Due to the age of our school our PA system consists of a phone system that can connect from room to room. For safety concerns I see the

**Board of Education**

Jerry Davis *President* Chris Tuma *Vice-President* Mary Martinez *Treasurer* Jim Trainor  
Kaci Mason *Secretary* Kristy Sullivan Jordan King



**CROWLEY COUNTY SCHOOL DISTRICT NO. 1-J**  
 1001 MAIN STREET  
 ORDWAY, COLORADO 81063

(719)287-3117  
 FAX: (719)287-3138

SCOTT CUCKOW  
 SUPERINTENDENT  
 BRANDON ROE  
 7-12 PRINCIPAL  
 DEANNA BRIDGER  
 K-6 PRINCIPAL

February 1, 2022

Capital Construction Assistance Board  
 Scott Stevens, Chairperson

To Mr. Stevens and Capital Construction Assistance Board:

It is with great pleasure that I am writing this letter in support of the Crowley County School District and their application for the BEST grant. I have been an employee of the district for 37 years and have witnessed many changes, needs, repairs, and attempts at repairs occur in this district. Some have been successfully dealt with and others have been ongoing with a "band-aid" approach needed due to lack of funding available to this small rural district. My entire 37-year career in education has been with the Crowley County School District. I began as a first-grade teacher, moved to Kindergarten, then to third grade, back to Kindergarten and for the last seven years, I have been the K-6 administrator. In the role of administrator, I am able to witness the needs in multiple classrooms in multiple buildings.

Safety is a concern in several areas. At our primary school, the student pick-up and drop-off zone is on Main Street and on more than one occasion, drivers have ignored the crossing guard stop sign and had close calls with students. There have also been several accidents with parents backing out of a parking place and into an oncoming car. While our buildings are locked and the general public has to be buzzed in, there are many outside access doors that are not always monitored or shut completely. Crowley County currently has a woman who has targeted several of our elementary students as her own and is trying to take them from the community. While my teachers are very vigilante about strangers, it becomes very difficult to know who belongs in the building and who does not when we have athletic events where the fans often enter through the front doors and use the same bathroom facilities as our students. While most of these events begin after school hours and we have redirected the entrance, there are still times when they occur during school hours and fans become very irritated and sometimes even belligerent when they are asked to enter through the alternative entrance. At the Ward building, the secretary has to get up, go to the locked door, and open the door to talk to someone requesting to enter the building. Just two weeks ago, I had a parent come to the door and ask to talk to a student. This is a parent who has been very angry before and threatened the superintendent and myself. When I told him he could not talk to the student, he left but it could have very easily put him and myself together in a small entry way. Not someplace I want to be with an angry parent. The same building also requires teachers to lock their doors from the inside with a key. There is not a thumb push on the inside of the doors and in my opinion, this means adding several more minutes to get a door locked. At our primary building, the students have to move outside between buildings to go to the library. While they are inside of a perimeter fence, the students can push open the gate and leave the perimeter if they so choose. Also, if the gate does not get completely closed, outside access is gained to inside the perimeter. The

primary building also has many outside doors that are hard to open from the inside and once open create an unmonitored entrance into the building.

**Board of Education**

Jerry Davis *President* Chris Tuma *Vice-President* Marty Martinez *Treasurer* Kaci Mason *Secretary* Jim Trainor Jordan King

need for a PA system that can allow for communications in the hall and to the outside of the building in case of emergency when a phone cannot be heard.

Another major issue that we face daily concerns our electrical system. Our school has received numerous violations on fire inspections for many years. These include teachers using multiple extension cords and surge protectors due to lack of outlets. Appliances and machinery plugged into faulty outlets and outlets that do not support the voltage that is needed. Over the years as more and more electricity was needed breaker boxes were added seemingly at will and with very little purpose to them.

One of my biggest sources of professional anxiety is when I see a weather forecast calling for rain. This typically always results in leaking and water issues throughout the school. The last rain we had I counted at least ten different areas of water leaking in to our school. It is not uncommon for carpet to be wet and students forced to dodge trash cans placed in the hall under leaks. This fall we had a hard rain that came down into the office walls and ruined a printer and got into electrical outlets. We have water coming in from the outside of our bricks destroying the plaster and wall inside classrooms. In the wrestling room, locker rooms and ag shop rain causes instant flooding. We have had a high dollar plasma table completely destroyed due to flooding in ag shop. There have been multiple times all equipment in the boy's football and wrestling locker room has been under inches of water and had to be replaced. Water remains a foremost concern of mine in trying to keep my staff and students safe and dry.

We in the Crowley County community, do not take this decision or task lightly. Our team has put a great deal for work in to ensure that this decision was made with the best interest of our student's safety in mind. The option presented will address all the issues listed above and provide the future of Crowley County students the best possible facilities for learning. I would like to offer my sincere thank you to the BEST board and all you do for the students of Colorado. I would ask that the board give their utmost consideration for this project in Crowley County.

Sincerely,

Brandon Roe

Principal Crowley County Junior/Senior High School.



**CROWLEY COUNTY SCHOOL DISTRICT NO. RE. 1-J**  
 1001 MAIN STREET  
 ORDWAY, COLORADO 81063  
 (719)267-3117  
 FAX: (719)267-3130

SCOTT CLICKOW  
 SUPERINTENDENT  
 BRANDON ROE  
 7-12 PRINCIPAL  
 DEANNA BREWER  
 K-6 PRINCIPAL

Our primary building is a very old building and the classrooms that are in the original part of the building create a real hazard with the few numbers of outlets. Most of these rooms have one outlet at the front of the classroom, one at the back and one by the sink. This becomes a real problem with the technology needs for 21<sup>st</sup> century education. The fire marshal does not like it when teachers "daisy chain" cords in order to power document cameras, Chromebook carts, teacher laptops, etc. This does create a concern about fire hazards. Another concern is that all of our building wide communications are done via the phone in the classrooms, so if we have a lock out or lock down, students in the hall cannot hear those pages very well and no one outside of the building on the playground can hear those announcements. We have to call the duty teachers' cell phones and hope they pick up.

Nine years ago, the district had the roof collapse on part of the primary building. The roof was under construction at the time and a huge rain caused the collapse. The repairs of this situation still continue to be a problem. We currently have a bucket that sits in an open space between the roof and ceiling above the entrance to the building. This is to catch the water when it rains or the snow melts. In this same area, the water runs down the wall behind the fire panel box. It also has caused mold to build up behind the wall in the counselor's room. Maintenance has tried several fixes for this but it still smells of mold. We have a third grade room that when it rains, it rains inside the window as well as outside of the window. At the Ward building, we have several classrooms that the carpet is wet every time it rains, because the water comes in under the wall. In our computer lab, we also have a vine that grows from outside of the building through a crack and into the computer lab. During our current snow storm, the snow is blowing in under a fire exit door in the Ward building.

Heat and cooling is a big issue in both buildings. The northern and southern most classrooms in the Ward building are hot when the weather is hot and cold when the weather is cold. At the primary building, one thermostat controls the climate in three or four classrooms. In six of the primary classrooms, there are individual units the heat/cool the rooms and they often do not work correctly.

In closing, over my 37-year tenure, I have seen many efforts to address these needs. Sometimes the repairs or solutions to the problems have gone well and other times not as well. The repairs were often made with the best effort possible with whatever funding was available. I truly believe the time has come to give our students the safe, comfortable and 21<sup>st</sup> century capable learning environment that they deserve, this grant is the first step in accomplishing this goal.

Sincerely,

Deanna Brewer  
 Principal

Crowley County Primary and Ward Intermediate Schools

**Board of Education**

Jerry Davis *President* Chris Tuma *Vice-President* Marty Martinez *Treasurer* Kaci Mason *Secretary* Kristy Sullivan Jordan King



**CROWLEY COUNTY SCHOOL DISTRICT NO. RE. 1-J**  
 1001 MAIN STREET  
 ORDWAY, COLORADO 81063  
 (719)267-3117  
 FAX: (719)267-3130

SCOTT CLICKOW  
 SUPERINTENDENT  
 BRANDON ROE  
 7-12 PRINCIPAL  
 DEANNA BREWER  
 K-6 PRINCIPAL

February 2, 2022

Capital Construction Assistance Board

Attention: Scott Stevens, Chairperson

We, as the two maintenance people of Crowley County School District RE 1-J would like to express our support for building a new school for the following reasons.

- Sewer/Drainage Issues
  - Sewer problems with clogged pipes
  - Backing up
  - Corrosion
  - Cast iron and clay pipes
  - The recurring sewer gas smell and sewage cleanups at our elementary building and the Vo-Ag room
  - When we have those issues, we have to disrupt classes in order to make these repairs, which causes kids to get distracted with trying to watch what we are doing rather than focusing on their classroom work.
- Electrical
  - Multiple breakers going off due to being overloaded
  - Classrooms are inadequate for plugging in multiple computers and other electronics such as TV's, printers, other electrical devices
  - The High School was built in 1919 and we are out of space in our electrical boxes and out of space to put more outlets and lights. No longer adequate for our schools
  - With our increasing technology needs, the electrical in these buildings is not able to accommodate the needs. We have electric strips daisy chained together to get power to where we need it.
- Roofs
  - Our roofs have been repaired numerous times through the years and some have even been replaced.
  - Due to weather, rain and wind, we are having to repair roofs and continue to get multiple leaks in all buildings.
  - High school due to the tile on the roof, the wind has a tendency to blow them off. We no longer have replacements to put back on as they are ceramic and are broken when blown off. They no longer make them and have to be special ordered and takes a couple months to have new ones made

**Board of Education**

Jerry Davis *President* Chris Tuma *Vice-President* Marty Martinez *Treasurer* Kaci Mason *Secretary* Kristy Sullivan Jordan King

- o The primary building has had the roof repaired and parts of it replaced, but leaks still continue
- o We have serious leaks over the fire panel and have to keep a bucket there when it rains and careful not to let it get too full as it would run onto the fire panel.
- Ward Building (the newest of the three buildings)
  - o The building was designed in a hole. Building sits about 1-2 feet below the street
  - o The water is causing concrete failure, structural damage, doors don't close properly, windows don't close good, cracks in the sheetrock. That means a lot of maintenance over the summer to try to correct these issues to the best of our ability.
  - o The gym floor was recently replaced and water has gotten under the floor and warped it.
  - o Need better drainage system, which is very difficult since the building is sitting in a hole.
  - o The amount of money needed to make these repairs, is much greater than the cost to build new. (Concrete, doors that need straightened out, structural cracks that show up every year)
  - High school (Oldest of the three buildings)
    - o Structural damages due to the age.
    - o Heating and cooling system not adequate
    - o Cost of repairing the issues in this building greatly outweighs the cost of building a new building.
    - o Not enough electrical outlets
    - o We are currently running 6 boxes off of the existing boxes and have no room to add anymore.
    - o Needs new breakers and transformer
    - o Walls are plaster, which makes it very difficult to run new wiring to the classrooms
    - Primary Kitchen
      - o Our kitchen was built in 1974
      - o Due to hard, scaling water, calcium and corrosion, we can't keep up with the demand to keep the kitchen cleaned. Has to decalcify every two weeks and actually need to be done weekly, the softeners that are currently in the building have been there for a very long time and need to be replaced. (We have three buildings and three different softeners. One location for all three buildings would eliminate two of the softeners.

As the maintenance people, we feel it would save time and money by being in one combined location. We look forward to having a new building due to multiple buildings and the numerous issues within the three existing buildings. These are just the issues that came quickly to mind, but there are numerous other issues as well.

*Tony Manchesc*  
*my m c callen*

Dear Capital Construction Assistance Board:

I am a lifelong resident of the area, former student and employee of Crowley County School District, local business owner, and current County Commissioner. I completely support the construction of a new campus for the current and future students of Crowley County. With a new campus Crowley County students can receive the full benefit of having an up-to-date and modern facility. The current buildings greatly lack, in more ways than one, the necessities to educate students in the 21<sup>st</sup> century.

I operate my own heating, ventilation, and air conditioning and (HVAC) company, having installed and repaired numerous systems, both residential and commercial. I would like to take this opportunity to inform you of how inadequate the school district's HVAC systems are and the effects this can have for the students. With all old building come the issues of retrofitting systems to meet the needs of the building. As you know, the primary and high school are nearly over 100 years of age. When retrofitting these buildings with HVAC systems the standards were low compared to what they are today. For a commercial type setting, much of the systems are undersized and do not supply adequate conditions. For example, the primary building has the supply ductwork running along the exterior wall at knee height with the return air being directly above the supply. This type of situation causes the air to be "short cycled", or quickly returned to the furnace and not being drawn across the room where students are seated. This causes warm and cold spots in the room. Additionally, it is a waste of energy as the furnace must operate longer to meet the thermostat's demand.

The high school also lacks in sufficient HVAC systems as many areas are void of proper circulation. The building in-itself offers huge hurdles and would need major alterations to properly remedy the issues. The ceiling mounted systems are difficult to reach and work on, which drives up the cost of labor. Also, the need of extra equipment and time to ensure safety measures while working at those heights and above ceilings add to a higher cost. Due to the poor design, much of the systems lack in appropriate filtration in both the high school and primary building. As a result, causing issues among teachers and students with allergies or lung defects.

The school district and community have taken steps to remedy these issues. However, as you can imagine, with buildings that were built long before modern HVAC systems were available, these problems can not be easily or financially resolved in a responsible manner. I would like to extend my greatest gratitude to the Best Board and ask that you take this project under consideration.

Sincerely,



Roy Elliott

Crowley County Climate Control

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

**DOLORES COUNTY RE NO.2 - Seventh Street ES Replacement - Seventh Street ES - 1952**

District:	Dolores County RE-2J
School Name:	Seventh Street ES
Address:	713 North Main Street
City:	Dove Creek
Gross Area (SF):	21,000
Number of Buildings:	1
Replacement Value:	\$6,892,226
Condition Budget:	\$4,193,818
Total FCI:	0.61
Adequacy Index:	0.39



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$764,151	\$548,362	0.72
Equipment and Furnishings	\$322,234	\$402,793	1.25
Exterior Enclosure	\$1,189,265	\$188,093	0.16
Fire Protection	\$12,173	\$226,600	18.62
Furnishings	\$15,076	\$0	0.00
HVAC System	\$884,002	\$802,707	0.91
Interior Construction and Conveyance	\$1,451,628	\$983,652	0.68
Plumbing System	\$321,251	\$299,562	0.93
Site	\$1,138,791	\$896,219	0.79
Structure	\$793,656	\$58,767	0.07
Overall - Total	\$6,892,226	\$4,406,755	0.64

**DOLORES COUNTY RE NO.2 - Seventh Street ES Replacement - Dove Creek HS Memorial Hall/Admin - 1947**

District:	Dolores County RE-2J
School Name:	Dove Creek HS
Address:	525 NORTH MAIN STREET
City:	DOVE CREEK
Gross Area (SF):	68,000
Number of Buildings:	5
Replacement Value:	\$20,210,645
Condition Budget:	\$10,506,701
Total FCI:	0.52
Adequacy Index:	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,456,767	\$1,815,584	0.74
Equipment and Furnishings	\$484,990	\$452,911	0.93
Exterior Enclosure	\$3,452,719	\$1,494,208	0.43
Fire Protection	\$4,007	\$725,933	181.15
Furnishings	\$1,144,236	\$40,506	0.04
HVAC System	\$1,651,858	\$1,567,161	0.95
Interior Construction and Conveyance	\$4,118,370	\$2,913,627	0.71
Plumbing System	\$1,183,923	\$497,146	0.42
Site	\$3,065,862	\$1,644,949	0.54
Structure	\$2,647,913	\$80,621	0.03
Overall - Total	\$20,210,645	\$11,232,646	0.56

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** DOLORES COUNTY RE NO.2

**County:** Dolores

**Project Title:** Seventh Street ES Replacement

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

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

**If Yes, please explain why:** The project was moved to the short list, but the waiver request was not approved and ultimately the request was below the approval line. The project received some lower scores from the BEST board based on the size and overall cost of the project compared to the need, the lack of plan for the existing school buildings, and the amount of scope dedicated to athletics. These concerns have been addressed in the new proposed scope of work.

## Project Type:

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

## General background information about the district / school:

Our District is headquartered in the town of Dove Creek. In the 1800's mining was the primary industry and the county seat was located in Rico. As mining tapered off and new settlers began dryland farming in the western part of the county, Dove Creek was incorporated in 1939 and became the seat of Dolores County in 1944. We are known for our prolific bean production so are primarily an agricultural community with some energy sector making up the bulk of our economy. The district has a low population density with 2 people/sq mi.

The first school in Dove Creek was the Rock Building, built in 1938. The Dolores County RE-1J School District was first organized in 1959 by the consolidation of 9 separate school districts. Most recently, District RE-2J was formed in 1986, with the addition of the Egnar School District. The District has 2 schools, a PRE-K to 5th and a 6-12th grade facility located on one campus across a 2-block area. The Admin offices and an auxiliary gym are located in Memorial Hall, and there is a Vo/Ag Classroom and a Weight Room on the campus. There are 51 total faculty and staff members, with 23 certified employees, 25 classified employees and 3 administrators. The current data for 21-22 shows 253 students, of whom 50% qualify for free and reduced lunch. The median income in town is \$45,972, which is 31% lower than the state of Colorado median income of \$72,331. The Dolores County per capita income is \$26,323 which is 68.9% of the State of Colorado per capita income of \$38,226. The average age of school buildings in the District is 61 years. Over the last 60 years the District has done a great job of maintaining the buildings and providing students the best possible educational environment given the resources, but it's clear today continuing to implement repairs and minor improvements while trying to respond to the urgent health, safety and security needs of students and faculty is not sustainable.

## Deficiencies associated with this project:

The age of the 7th Street Elementary school is the root of most of the building system, structural, and interior environment failures that are difficult to endure, maintain and repair. The size of the facility also restricts the ability to provide adequate education requirements for the students. Most importantly, the aging facility poses health and safety concerns for the students. These hazards and problems are site-wide and involve the classrooms as well as the campus. Charlotte Forst, elementary principal, expressed, "I feel like I'm sitting in a building that is an accident waiting to happen... If I could spend less time thinking about ALL the ways things could go wrong, I could spend so much more time on developing and thinking about their education."

Additionally, the district maintains a 10,000 sq foot building with enough safety, security, and maintenance issues that they do not let students occupy it, maintaining it only for district offices and leasing out space to the county health department. This is the "old high school," a 1949 addition to the Memorial Hall building. While the master planning team was visiting the district in August a thunderstorm rolled through town and water began pouring through the ceiling in multiple areas, raining onto

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

district records and offices. Everyone scrambled to get buckets in all the right places to catch the water. While the Memorial Hall itself is valuable space for the school and community, this “old high school” addition is unnecessary, requires constant maintenance and repair, and is not an ideal location for district offices.

### SECURITY DEFICIENCIES

The only sight line from the elementary admin office to the main building approach is through a small window, 22”W x 34”H, in the Principal’s Office. The reception staff have no view of who is entering or leaving the building. The first week of school in January of ‘22, a kindergartener left the building through the front door and showed up at his grandma’s office 4 blocks away. Nobody in the administration office had a chance of seeing him walk out the door and away. The school relies heavily on cameras, but generally the perimeter of the school has poor lighting and camera blind spots.

The elementary site lacks security in general. With full exposure to both Main Street in front and College Street behind, there are many unsecured points of entry to the site. Playgrounds and playfields are between the two streets and the surrounding fence has many holes, allowing entry and exit. The playground and playfields are currently separated, limiting supervision to either one location or the other and neither have views from the building.

The district offices at Memorial Hall are disconnected and isolated from the other school buildings. With a small number of administrative staff in the district, the location of district administration limits the ability to quickly respond to a threat at any of the facilities. The reason why the district does not utilize this building for students is because parts of the building are condemned due to health and safety.

Other security issues at the elementary include the multiple exterior doors that stick and will not latch, the lack of windows from the hall to classroom, and classroom door hardware that does not allow locking from the inside in a lockdown scenario.

### SAFETY DEFICIENCIES

Safety issues begin before students even reach the school. Pre-K through 5th grade enter and leave the Elementary school directly onto Main Street. There is a lack of parent/bus drop-off separation. Parents drop off kids on the opposite side of the street to avoid buses. This requires kids as young as 3 1/2 yrs old to cross the street. This situation forces the district to shut down main street to avoid students and vehicles crossing paths, which forces parents to drop students off even further away, blocks from school.

Parents seeking a shortcut pull through the steep gravel driveway next to the elementary. In the winter, vehicles regularly get stuck on or slide down the exit ramp. This ramp is a safety issue with deliveries as well, since it is their only access into the building. The gravel lots and driveways are a continual issue with snow removal, maintenance, and repair.

The preschool playground on the northeast side of the building is shaded. Snow and ice buildup makes access to the play area unsafe.

All elementary classrooms have insufficient power requiring multiple extension cords and power strips which continually pop breakers. This has ruined some of the school’s tech equipment, but the number of extension cords and power strips present a safety risk overloading an outdated electric service and distribution system. Additional electrical equipment was installed during the last addition in 2002, but re-feeds four original ‘50s era panels in the older parts of the building. These panels and their associated branch circuits are all well past useful lifespan.

The kitchen at the elementary, serving the entire district, is undersized and unsafe. The kitchen has health code violations due to the old equipment and broken exhaust system. The newest appliance in the kitchen is over 17 years old. There is no room for fridges or freezers in the kitchen so they are located outside, in the attic, and on the performance stage. Old wood framed freezers outside the kitchen constantly leak which create ice build-up on the walls, floors, and openings. Unfortunately, due to the limited space, there have been multiple burn injuries to the kitchen staff when they open the doors to the convection ovens.

### HEALTH DEFICIENCIES



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The most apparent health concern to the staff is the sewer smell throughout the building. The district cannot pinpoint the source. Likely it is due to aging drain pipes, but also could be the fact the restrooms and janitor's closet do not have exhaust, which does not meet code. The plumbing is all original 1952 cast iron under the footprint and clay pipe outside of the building. Plumbing pipes are inaccessible without any access doors or cleanouts.

The most concerning health deficiency is the classroom air quality. There is no fresh air exchange in any classroom. Ventilation exists only through operable windows. A mechanical engineer evaluation noted the open window area is not adequate for the floor area. With CO2 testing, classrooms have consistently shown above 1000ppm which is beyond acceptable limits for healthy air.

Water infiltration is a constant issue at the elementary building and the district offices at Memorial Hall. At the elementary, the entire east side of the building is built into the hillside. The finish floor is below ground level and the site slopes toward the building, directing site runoff toward classroom walls and the east entry. Water enters the building through walls, windows and doors during rain events. The school has recently added a concrete curb to block water entering the building, but there is still nowhere for water to go but into the ground and slowly into the building. At the district offices, rainwater pours into the building during rain events through multiple roof leaks. At this building, a sloped metal roof has been built over the original flat roof. It is nearly impossible to trace where the leak originated with the layered roof.

The elementary school has multiple freshwater issues, pressure being one. There is not enough water pressure to flush multiple toilets. Fixtures at the far end of the water service line regularly back up. The school had to replace a section of burst water pipe over winter break '21 and found an enormous buildup of corrosion, scale and mineral deposits in the original galvanized pipe. Lack of hot water is another issue. The school runs out of hot water during the school day. Domestic water is heated by two recently replaced tanks and fed through the original water lines. The new heaters have helped slightly but still do not provide adequate hot water for the occupancy of the building.

### EDUCATIONAL SUITABILITY DEFICIENCIES

The school and classroom spaces suffer from multiple issues that cause disruption or limit education. Based on concern by the staff: classroom spaces are too cold, too hot, too noisy, with not enough space, and not enough power.

#### Temperature:

In the winter classrooms are too cold; in the spring and fall they are too hot. With the original 1950's exterior building envelope, the building does not keep the heat in. The exterior walls are brick veneer over block masonry with negligible insulation. The windows are mostly single glazed with steel frames and exterior doors are wood with single pane glazing, both from the original 1952 construction. The heating system is also underperforming. In 2019 the school completely abandoned the original hot water pipe and baseboard radiant heater system and added individual mini-split units to each classroom. This was an emergency measure to get heat and cooling to classrooms, but they are still not providing either adequately.

#### Noise:

The mechanical units generate a lot of noise within each classroom, coupled with the low, hard-lid ceilings in the classrooms. From Charlotte Forst, principal "I have had kids MAPS testing in the special education room while the 3rd grade was working on a reading activity. The noise through the wall was such that we had to ask 3rd grade to stop doing their educational activity. Also, the enrichment room is so loud I can hear the kids singing Christmas songs across the school building."

#### Space:

The school is lacking the space needed for special education, art, music, PE, preschool and kindergarten. For special education the school has commandeered some office space, but they do not have a dedicated resource room, office, storage or restroom to serve the needs of these students. Preschool and Kindergarten rooms are  $\frac{3}{4}$  the size of an adequate space. There are no dedicated art or music rooms. The stage, where music instruction could take place, is used for kitchen storage and refrigerators. The gym is undersized for PE use, and moreover is a multipurpose space for lunch, including MS and HS lunch, which causes additional scheduling conflicts. Serving equipment and tables are stored in the gym, a danger to the PE students.

#### Power:

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The classrooms do not have enough power or internet access. Surface mounted electrical boxes have been added to the classrooms in an attempt to keep up with technology needs, but the classrooms are still short on outlets. Similar to power, the classrooms also have limited internet connectivity and WIFI dead zones.

### ADA:

Along with other daily issues and interruptions, there is a lack of accessibility for students. The main entry is accessed by stairs. The most accessible entry is a side door to the school on the newer Library entrance. However, even here the path to the door is not compliant based on steep ramp slope and is not an obvious point of entry. None of the general restrooms in the school are compliant. The only handicap accessible restroom is located in the library.

The major issues of the district are at the elementary school and the district offices at Memorial Hall. The district recognizes there are other deficiencies on campus beyond these two buildings, but they are not as high of a priority. The Ag shop and Weight room suffer from water intrusion. The high school has security concerns with the public library and electronic door security. The separated buildings of the high school do pose some security concerns. The Memorial Hall and Rock Building require some maintenance and ADA upgrades. Resolving these issues are part of the long-term master plan but are not part of this first phase of work. The district will be addressing these issues with future district funds as well as additional small grants.

### **Diligence undertaken to determine the deficiencies stated above:**

The school district has hired two separate master planning companies to provide building evaluation and master planning services since 2018. The first company evaluated all district buildings compared to the state assessment, and in 2021 the Neenan Company validated, added, and helped prioritize critical facility concerns from the previous master plan to help the district with a new direction.

### Master Plan Amendment

In 2021 we updated the facility assessments, and subsequently the strategic plan, working with The Neenan Company (TNC) to amend our Master Plan to best address the District's needs. Based on critical facility concerns at the elementary school, the amendment focused on evaluation of student population & curriculum requirements specifically for the elementary and other critical areas. Evaluation included an updated facility assessment, including an on-site, room by room walk by architectural and construction professionals. Drone footage of the entire school property provided accurate info on features and existing grading. Staff interviews confirmed major safety, security, health, and educational deficiency issues and also provided detailed information on the programmatic needs of the district.

### CO2 Testing & Report

Using AutoPilot, a CO2 monitoring device, we tested levels intermittently through January 2022.

Radon testing was also performed.

### Engineering Assessments

The original master plan included Structural, Mechanical, Electrical, and Plumbing evaluations of the facilities, documented in the master plan.

### Environmental Testing & Reporting

The school district has recently hired a firm to provide a detailed investigation to sample, identify & quantify any hazardous materials such as asbestos, lead & radon. This information will allow us to obtain a cost estimate for abatement to verify the amount in the grant request. This estimate should be completed by March 2022.

The District has invested over \$100,000 in professional services since starting the master planning services, including investigations & assessments. These services have allowed us to align on the critical needs in the district and strengthened our decision to replace the elementary school.

### **Proposed solution to address the deficiencies stated above:**

This solution is a MAJOR PART of the master plan for the district. The master plan is to maintain the existing campus as the PK-12 campus for the district. While there are multiple facilities on campus that require some amount of maintenance and

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

remodel, the most critical issues and concerns of the school district are at the elementary school and the aging, underutilized “old high school” in Memorial Hall, currently being used as the district offices. This solution replaces the elementary school and removes the unnecessary square footage at Memorial Hall. The master plan identifies other minor needs for improvement at the secondary school and site that will not be part of this grant request and will be addressed in future phases through district capital funding and smaller grants.

Through the master planning process and meetings with school staff, community, and building professionals, the school district has determined that the best outcome is to build a new elementary school building including district offices, and to demolish the antiquated classroom addition at the Memorial Hall. As part of a PK-12 campus, the elementary school building provides some amenities required for the campus as a whole.

### THE ELEMENTARY BUILDING

The school building is designed for grades PreK-5 with one classroom for each grade. The new program includes special education and art spaces that are missing in the current building and provides a stage that can double as a music room for space efficiency. The building will be designed with adequate power, high performance building systems providing healthy air quality, improved classroom acoustics, and ADA accessibility throughout.

As part of the K-12 campus, the building provides kitchen, serving, and dining space for all students PK-12. While the district desired a separate gymnasium and cafeteria area for ease of scheduling, the solution proposes a multi-purpose room with a divider curtain to accommodate both of these needs in order to conserve overall square footage. The kitchen and cafeteria will be designed so that high school students have easy access to utilize the cafeteria without interrupting elementary functions. In addition, the kitchen will have easy delivery access if the district chooses to deliver food to the high school building.

The new building design will configure the main entry to face south, toward the center of campus, and allow for full view of those entering and exiting the building. The solution also provides space for district offices which allows better supervision and access to the new “center of campus” rather than keeping them separated, as they are currently. These measures will improve the safety and security of students in the building, but also allow for better view of the campus itself.

### THE CAMPUS AND SITE

The school reviewed various options for alternate locations on the site and the possibility of increasing size of the school property. Ultimately, building on the north end of the site makes the most sense for the school. The north end of the site allows for the least amount of disturbed site and provides a more level building pad, leading to reduced construction costs and less complicated building design, while also allowing for uninterrupted elementary education during the construction process. Also, placing the elementary on the north side of the site allows for the district to “book-end” the site activities, providing adequate space for and supervision of drop off, parking and play area between the elementary and secondary schools. Parent and bus drop off will be separated with parents at the main entry parking loop and busses on the opposite side of the site. Students will no longer need to cross streets or traffic to get to the school. Playground and field security is improved with perimeter fencing connecting the two buildings. The flatter area on the north end of the site provides safer vehicular circulation for parents, deliveries, and buses. This solves the site safety, access, and security issues noted in the deficiencies.

The site scope includes PK and elementary playground equipment areas; paved entry, parking and delivery area; perimeter fencing; landscape and irrigation; and utility connections to existing municipal systems. Offsite improvements are not anticipated beyond water and sewer taps and patch and repair of city streets and sidewalks around the perimeter of the construction site.

### THE REMOVED SPACE

The removal of the underutilized “old high school” square footages requires minimal repairs to the remaining Memorial Hall to allow that portion of the building to function for the school district. This includes exterior skin repair and reconnection to public utilities as well as site and landscape repair.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

### SCHOOL SIZE:

The new total elementary school size at approximately 29,800 square feet is roughly 8,800 square feet larger than the current elementary building, largely due to the existing undersized gym/cafeteria, missing classroom, special education space, and kitchen spaces. The increase in size also includes 1,200 square feet of district office space that is not in the existing building. Within the proposed solution, classroom sizes are based on CDE Public School Facility Construction Guidelines 1 CCR 303(1) for traditional elementary schools for class sizes that vary between 14 to 25 students.

Moving the district offices to the elementary building allows for 10,000 square feet of underutilized, run-down space attached to the Memorial Hall to be demolished, thereby reducing the overall square footage of the district by 1,200 square feet.

Looking at the elementary without district offices, at a total of 28,200 SF and an average enrollment of 118 students, the 239 square feet per student number may seem high. But as mentioned above, the kitchen and gymnasium serve the whole district, providing lunch and a cafeteria space for the whole district, as well as valuable practice space for middle school sports, which does push the elementary SF/student slightly higher. The low student count is also a factor. As a school approaches 100 students, the SF per student raises due to the shared common spaces required of all schools regardless of population. Looking at the overall district square footage with this proposed project: 87,800 total square feet with 231 students shows a SF/student of 380 which is lower than many of the recently approved PK-12 projects.

### Due diligence undertaken in defining the stated solution:

Our updated master plan, proposed solution, and grant request is in response to the feedback received after our first attempt at a BEST grant in 2020. That application was a request to replace all school facilities with a new PK-12 building on our sports field site. We heard the BEST board comments: the high school didn't seem old enough to justify replacement, the project was too large and costly for the number of students, the building seemed overly complicated, the solution committed a large portion of funding to sports fields, and there wasn't a clear plan for the vacated buildings. After the failed attempt, the district refocused on the greatest health and safety need: the elementary school.

The district re-assessed the 2019 master plan and hosted a full-day collaborative work session with staff, community, design and build professionals on 08/19/21. The group listed all concerns and voted on highest priorities. The group broke into small work tables for short work sessions to determine and develop various possibilities to address the biggest needs. The full group reconvened periodically to determine each option's viability and drawbacks, later voting for their preferred options.

The work identified many issues on campus that need repair or upgrade, but none as immediate as the elementary school. Also, through the MP revision, the community recognized the sentimental and community value of two existing buildings that should be maintained: the 1938 Rock Building and the 1945 Memorial Hall, built by community members to commemorate veterans of WWII.

Options included building next to the secondary school to create a PK-12 facility, converting the historic structures to the south into a PK-5, building new on the north side of the campus, purchasing additional land to the north to grow the campus area, a phased plan on the sports field property away from the current campus, and renovation of the existing elementary school. While the option of providing a contiguous K-12 building was desired, the site slope, bedrock complications, and site constraints made it a more costly solution. We did not believe there was enough benefit to outweigh the cost.

Drawings and design descriptions for all master plan concepts are located in Section XVI—"Strategic Plan for Implementation of the Master Plan Amendment".

Options were presented at two school board meetings to achieve consensus & buy-in on a preferred option and financial strategy to achieve the option. Based on the board alignment, Option A4 was chosen: replacing the elementary school and addressing other site and facility issues. This option provided for the needs of the district and was financially viable. This information was captured in the final section of the MP amendment, Section XVII, "Conclusion". CDE representatives were involved throughout the process.

Construction cost estimates were developed by the Neenan Company and verified with input from both local subcontractors and subcontractors with school experience. At first glance the \$/SF seems high, but there are several factors to consider: 1)

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

this is a rural area with no nearby subcontractor base. All workers will require relocation. 2) the project is a relatively small SF which drives the \$/SF up. 3) the existing building requires extensive asbestos abatement prior to demo. 4) construction costs have risen significantly in the last year and an 8% inflation rate has been added on top of the construction estimate.

The school met with the town manager about public utilities surrounding the existing school. The project would require new taps to existing public utilities and minor repair at street connections. The project would not require improvements to offsite utilities. The town is in alignment with the direction of the school district.

### **How urgent is this project?**

The elementary students are in particularly unsafe situations both on the way to school and inside the school. Additionally, those students do not have the spaces needed for adequate education.

When would deficiencies need to be resolved before failure? The building security and kitchen issues need to be resolved right away. If the grant is not secured the school will begin replacing all exterior doors at the elementary school. The kitchen is inadequate for serving the campus and has many health department violations so likely an additional portion of the school would be commandeered to provide space for kitchen, thereby reducing the space for education even more. The mechanical system provides no fresh air or temperature control. Plans would begin immediately to resolve fresh air issues.

The water supply and plumbing waste system is currently failing, evident by the smells throughout the building and the emergency repairs to the water supply required over winter break. This is something that likely could not be resolved without replacement of underground lines. A major financial undertaking, this likely would not be initiated without a catastrophic failure. There is no way of telling when this would happen, but more than likely it would be when school is in session, and when the system is experiencing the highest use, resulting in a school shut-down to provide repairs.

What would happen if not awarded? If the grant is not approved, the school district will ask the community for bond funding to repair the existing ineffective and inefficient building until replacement can be achieved. The 2021 ballot question already asked the community for a bond to self-fund an elementary replacement. It failed. The community cannot do this project without financial assistance. Without a grant the school will fix what it can each year, and request a bond for major repairs. If the community can be convinced it is valuable to spend money on aging buildings that will likely need to be replaced in a short time, funding will first go to exterior doors, kitchen improvements, new HVAC system with fresh air supply, water and sewer upgrades, and a perimeter drainage system to keep water away from the building. Since BEST funding is generally reserved for districts with the most dire need, it will also prove to our community that the elementary school, in fact, is in urgent need of repair.

This work will not address the fact that the exterior envelope is inefficient. Mechanical utility costs will likely remain high. This work will not fix the fact that much of the building is below grade with site sloped toward the building. Exterior drainage work will likely not eliminate the amount of water infiltrating the building. This work will not address the exterior issues of the school, namely safety of students in the street, ADA access deficiencies, parent drop-off congestion and driveway conditions due to the nature of the building location and steep surrounding site.

This work will not address the lack of required education space for the students. There is no art room, no music space, undersized special education spaces, undersized P.E. space, and improvements to the kitchen will reduce education space further.

We'd like to reiterate that this would mean investing significant money into a building that does not work for us educationally. Education will have to take a back seat to safety and health. The above scopes will require a local bond to afford the work but will still be band-aids on top of a flawed, unsafe and inaccessible building, and will not address the long-term needs of the school and community. Students would still be required to learn in sub-standard classrooms. These band-aids would be difficult to justify for local voters who are looking for a fiscally responsible way to provide for our students. With BEST funding, we can update our campus to serve our students and community for decades to come.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How does the applicant plan to maintain the project if it is awarded?

Replacing the elementary building for the district will allow us to use our current resources, which are sufficient to maintain and keep the facility functioning and looking the best it can as it ages. Our current buildings are held to the highest standards for cleanliness and appearance. Although the buildings are old, they have been maintained so the students have the best learning experience we can possibly provide to them.

As we move into the new elementary building we will continue to budget at the current amounts which are approximately 21.6% (or \$360,000) of base funding. This includes salaries and benefits for our custodians, maintenance and grounds supervisor, as well as supplies for maintenance and custodians, and contract Labor/Machine for upkeep and repairs. Once operational costs are determined in the new building, I believe we will be able to reduce the current levels of spending on maintenance and custodial.

Beginning with the 2022-23 District budget, \$60,000 per year will be budgeted in the Capital Reserve fund. At the base funding numbers from CDE, \$30,000 is 1.8% of the base exceeding the 1.5% minimum required. Since the project is an educational facility, building updates and major repair expenses will be minimal for the first 10-15 years when warranties begin reaching their limits, so there will be approximately \$300,000 accumulated in reserve earmarked for facilities to extend the life of the building.

Dolores County has always prioritized upkeep and longevity in our buildings. With an average age of 61 years, we have been able to maintain them and know that this commitment will not change. With a plan in place and monies budgeted for capital renewal, this will not be a new idea for us, but we did want to document the plan here for verification.

## 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:

This application specifically addresses the 7th Street Elementary School built by the school district in 1952 and the "old high school" addition on the Memorial Hall built by the school district in 1949. It is believed that construction of each building was funded through community taxes. The buildings were built to the contemporary codes and design standards of the day, however, these buildings no longer support a safe and healthy learning environment.

The main structure of the Memorial Hall building, built in 1945, has historic and meaningful value to the community. It is not designated as a historic structure although is eligible for listing on the state register. The 1949 high school addition to the east of Memorial Hall does not have historical value, significance to the community, nor is it fit for classroom space for the district. The district currently uses the space for storage, district offices, and rents a portion to the county nurse.

Other buildings maintained by the school district, but not part of this application, were also built by the school district including the Rock Building built in 1938, VoAg Shop built in 1959, Weight Room built in 1987, Dove Creek High School, built in 2002, and Athletic Fields built in 2002.

## Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:

The most significant improvement to 7th Street Elementary was a 2,500 sq ft classroom and library addition completed 20 years ago in 2002. In the last three years we have spent an average of \$77,695 on emergency repairs and replacements in order to make the elementary school usable for staff and students. More recently, we replaced the main waterline (Emergency Fix) in December 2021; replaced water heater with a larger capacity unit in November 2021; added a water diversion outside the building at the east lunchroom entrance to reduce water entering the building in the fall 2021; added basketball hoops on both playgrounds in the Summer 2021; added split-system Heating/Cooling Units at each classroom (after not receiving the 2020 BEST grant) in the Summer 2020 (we spent \$117,500 on these HVAC upgrades, of which most were focused on the Elementary school and the administrative office portions of Memorial Hall- this is not included in the \$77,695 annual expenditures for emergency repairs); faucets and toilet fixtures (ESSER Funds) were replaced in the fall of 2020, and added vestibule doors and slider window at the main entrance in the Summer 2018. The cost to maintain Memorial Hall has been minimal since it is not used for educational space and we have prioritized other facilities in our district that have more urgent needs.

## What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?

The district attempted a community bond in the fall of 2021 to self-fund the new elementary school, but the community was not aligned with raising taxes that high. While the district land has high A/V, the impact on landowners was too great to endure. There is local uncertainty of the future of oil and gas value with rumors of Kinder Morgan leaving the community.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

Dolores School District has recently utilized ESSER funding for replacement of toilets and faucets at their campus. The school is preparing to apply for a Gates Family Foundation grant, due in March, to either help with matching funds or possibly fund other needed projects outside of this BEST grant request including AG shop/classroom improvements and Memorial Hall repairs. The grant specifically gives preference to technical education programs and preserving community/historical buildings.

The school has recently pursued and received a \$10,000 grant to replace dishwashing equipment at the kitchen.

Much of the new network equipment in the school will be financed through E-Rate funding and is factored into this grant request.

The district is planning to pursue the Great Outdoors Colorado Community Impact Grant, March of 2023, for the playfields and potentially playgrounds on campus, but this is not factored into this grant request because of the uncertainty of successfully obtaining it.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

For FY 20, 21, & 22 the Dolores County School District has transferred \$606,538 to Capital Reserves averaging \$133,000 transferred from the general fund each FY. In FY21, the district transferred \$206,538 to the Capital Reserve Fund from the Bond Redemption Fund which were funds remaining after repayment of the district 2001 bond was complete. By reducing the district carry over funds and increasing Capital Reserves we will have the needed funds for emergency improvements. The district will continue to budget a minimum of \$45,000 to Capital Reserves for building improvements which is \$177.86 per pupil currently. These are districtwide figures.

With the deteriorating old buildings in the district, Capital Reserves are continually being drawn down for emergency repairs and safety concerns. A BEST Grant award will provide Dolores County School District with much needed financial relief in allocating funds to repair aged building systems. The district is committed to maintaining sufficient annual fund transfers to a Capital Reserve fund to finance improvements in the future.

### **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Dolores County School District utility costs for 7th Street Elementary School- total annual costs from 2021:

Electrical: \$26,743

Gas: \$1,486

Water/Sewer: \$2,985

Trash: \$3,968

Internet: \$4,578 (District Wide, after ERATE Credit)

The 7th Street Elementary School improvement 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, 7th Street Elementary School will see significant reductions to energy bills anticipated at 25-35%. Furthermore, new plumbing fixtures and smart sensors, and efficient irrigation systems should decrease water use by 15 – 25%.

### **If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The existing elementary school facility will be demolished. The classroom addition on Memorial Hall will be demolished. Demolition cost is included in the cost breakdowns and is estimated to be \$1.2M.

<b>Current Grant Request:</b>	\$12,648,692.65	<b>CDE Minimum Match %:</b>	63.00
<b>Current Applicant Match:</b>	\$10,348,930.35	<b>Actual Match % Provided:</b>	45.00
<b>Current Project Request:</b>	\$22,997,623.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		Matching funds for this project will come from a Bond Effort in 2022.
<b>Total of All Phases:</b>	\$22,997,623.00	<b>Escalation %:</b>	8
<b>Affected Sq Ft:</b>	29,738	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	115	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$773.34	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$105.69	<b>Adverse Historical Effect?</b>	Pending
<b>Hard Costs Per Sq Ft:</b>	\$667.65	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$199,979	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	259	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$117,960,634	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$491,503	<b>Bonded Debt Failed:</b>	\$16,000,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$2,907,804	<b>Year(s) Bond Failed:</b>	21
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$47,917	<b>Outstanding Bonded Debt:</b>	\$130,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	46.20%	<b>Total Bond Capacity:</b>	\$23,592,127
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$23,462,127
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$2,591.16		
Applicants Median:	\$2,381		





### BEST School District and BOCES Grant Waiver Application

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 Dove Creek, CO because the realistic bond amount that the community will vote for is around \$10 million. During our failed bond attempt, the community was adamant a bond for much more than \$10M would be too difficult for the community to support. The award of the BEST grant and the passing of the bond would provide our students and staff with the school they so badly need for safety, security, and technological needs. As our elementary principal has stated, "it feels like the building is falling down around them more every day." Our elementary school and district have made great strides in the past three years relative to student achievement. To move into an educational facility not constrained by so many distractions will only serve to improve these outcomes and become a truly 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 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 be able to maintain all our remaining facilities.

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

We are asking to be responsible for a 45% match (\$10.35 million dollars of our project) and feel this is a number we are confident our community can afford and will support to provide the same health, safety, and security opportunities to our students that are available to others across the state. Under previous CCAB weights, the match requirement for DC RE-2 would have been 59%, but under revised CCAB weights, the match requirement is 63%. The revision significantly increases our expected match, impacting our ability to plan for capital needs. We have sought, identified and applied for all outside financial support available to us, including BEST grant, and at the time of the BEST grant application submission we are completing the Gates Family Foundation grant to help supplement much needed facility improvements across our district. We reserve funds in our budget to continue maintaining our secondary school facility and improving safety and security concerns around the district. With the ever-shrinking budget for education, there is not money available within our current budget to be freed up to help support our match. Along with the elementary school we have to fund improvements to all our other facilities to improve safety and security for our students and must also continue completing capital improvements to expand the life of those buildings.

As we continue to see great strides in our elementary student achievement, we don't believe the continued increase in student achievement will be sustainable unless staff turnover is reduced. Consistency is very important to the success of any program or business, and our current elementary facility is not an inviting building to work. Staff has the option to work in Cortez and Dolores and they must deal with climate control issues in the classrooms and lunchroom as well as unmanageable odor and CO2 levels that are not acceptable. The completion of our new elementary project will increase staff retention leading to much need consistency and increased student achievement.

By asking for a 45% match, we will be able to build a bond campaign that can be successful. Asking our community for a \$10.34 million dollar bond is the absolute maximum our community will support.

*\*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.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant's PPAV: \$491,502.64

Weighted Rank: 6.92% of 8% max

Dolores County School District's per pupil-assessed valuation is currently \$491,500 with the assessed valuation decreasing by an average of \$7,397,190 since 2015-16. The size of our district boundaries affects our assessed valuation. Our district in geographic size is large, encompassing 1,067 .5 square miles. The population, however, is estimated at 2,326 persons. This is a total of 2.2 persons per square mile. According to the Region 9 Economic Development Council, only 35% of the land in Dolores County is privately owned. The National Forest and Bureau of Land Management own 61% and the State owns the remaining 3%. A large percentage of the property located within our district is used for ranching and agriculture and there are very few businesses located in the county. The PPAV is not indicative of reality in our community. Our oil and gas company's viability causes regular concern about their remaining time in the county, the majority of agricultural ground is dry land and owned by older farming families who can barely make ends meet every year, and a large percentage of the population rent their homes so they do not pay any taxes into the county. These three factors lay the burden of property taxes on a small percentage of the community.

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$47,917

Weighted Rank: 4.35% of 18% max

Using comparative information from <https://www.census.gov/quickfacts> for Dolores County and the state of Colorado (2015-2019), the Dolores County District median household income is \$45,972 which is approximately 31% below the State of Colorado median household income of \$72,331. The Dolores County per capita income is \$26,323 which is 68.9% of the State of Colorado per capita income of \$38,226.

C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: 46.2%

Weighted Rank: 11.5% of 23% max

The District percentage of pupils for free and reduced cost lunch is 46.2%, which is 10.9% less than the district average from two years ago. This percentage does not accurately reflect the number of families who would qualify for free and reduced cost, as our efforts to get all families to apply who are eligible have not been successful. The pandemic has reduced this percentage for our district as families are not applying for free and reduced meals as the state has provided free meals for all students since the beginning of the pandemic.

D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections: 1

Adjustment: -1% (-1% per attempt)

Dolores County School District attempted to get a voter approved bond to build a new elementary school in 2021. The bond was not successful for a variety of reasons. The main concern the community had was the amount of money being asked for- feedback was that the bond was too high. When polling community members, most were in favor of a \$10M bond and the idea that BEST would be helpful since other



neighboring districts in the area were successful in obtaining BEST funds. Another reason the bond failed was due to a percentage of voters in Rico on the eastern end of the county that send their kids to Telluride for school. The majority of Rico voters do not support school funding measures because they perceive that they do not get the “benefit” of increased taxes to improve their own kids’ education. Therefore, the remaining voters in Dolores County must have a high enough turn out to account for the “no” votes in Rico. Other concerns coming from district voters were that the oil and gas company has continuous discussion about leaving the county. Fear and uncertainty of the oil and gas company’s future creates a perception that voters would be burdened with the entirety of bond indebtedness should this major corporation close its doors in Dolores County.

Through the bond campaign process (holding rallies, bond committee meetings, and design committee meetings) communication with the voting population to garner feedback happened as often as possible. It was overwhelmingly obvious that the elementary school needs to be replaced as soon as possible. The majority of the county voters understood they would have to pay for the new school through a voter approved bond. While our MLO passed by a substantial margin, the final common discussion revolved around attempting to get BEST funds- voters wanted to see a more focused application to help support building a new elementary school. Since November 2021 we have continued to communicate about building a new school and what the process will look like as well as the submission of a BEST grant

E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant’s Bond Mill Levy: 0

Weighted Rank: 23% of 23% max

The Dolores County School District Bond mill levy is currently at 19.574. With the states mill levy correction currently in place, the district mill levy will increase 3.126 in the next four years increasing property taxes for the voters.

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

Applicant’s Remaining Bond Capacity: \$ 23,462,127

Weighted Rank: 14.08% of 23% max

With the current bonding capacity at \$23, 462,127, the 63% match would leave only approximately 8.6 million dollars of capacity. Our district’s top priority is to replace our current elementary building for safety and security reasons, but there are other facility needs across the district that must be taken care of in the next 5-10 years. Using 63% of our bonding capacity will not allow our district to have the means to pursue future bonds even though there are major repairs needed for our other facilities. Our secondary school, built in 2002, is our other major facility and is 20 years old. Our district cannot afford to use 63% of our bonding capacity in the elementary school with the possibility of needing to improve our secondary building before the elementary bond is paid out.

G. The school district's unreserved fund balance as a percentage of annual budget.

District’s unreserved fund balance as a percent of annual budget: 75.29% Weighted Rank: 4.04% of 5% max

The district’s unreserved general fund balance is 75.29%. With the extent of major construction upgrades and improvements in all district buildings, our district does not have enough in reserve to carry out all of the projects needed to improve student safety, security, health and academics. The need for a new elementary school, new district lunchroom, new Agricultural classroom/shop, new weight room, new/renovated Rock building with music, art, and middle science classrooms plus replacing the secondary roof membrane, and all the safety and security updates are not possible with only our unreserved general fund balance. The district has been using the unreserved fund balance to take care of urgent needs such as surveillance systems, monitored entrances, replacement of secondary water heaters, and replacement of elementary water heaters,



heating/cooling units in the elementary (which are beginning to fail), gymnasium maintenance and upkeep for safety reasons, replacement of the waterline from the town supply in to the elementary building, updating all curriculum in the district and teaching resources, and improving our very outdated transportation department vehicles.

For the last three years, there has been an average of \$77,695 a year to keep the elementary school functioning without tackling the major safety and security issues such as new exterior doors. This average doesn't include the more than \$117K in emergency repairs we had to make to the HVAC system in 2020. We do not have the capacity to complete the major needs of the elementary school.

H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

The lack of strategic planning in previous district administrations has led to financial setbacks throughout the district. The programming and textbook inventory in the district was ignored for years and we are now spending from the district's unreserved general fund to update all our programming to twenty first century learning. Along with programming, we have had to make cutbacks to staff headcount. With our desire to be able to offer art and CTE programs in the future, it is difficult to repair past mistakes from previous administration while also creating new opportunities for our students. The district needed to improve the SEL supports as students need more support than ever before, as well as increased resources in our understaffed Special Needs department. With ESSER funds, we have been able to increase the personnel in the special education program and provide some of the resources needed to support students, but those are not permanent funds. As a very rural—Frontier—school district, our students only have the option to drive 45 minutes one way to attend concurrent enrollment classes with an instructor. We have created a distance learning classroom, but we cannot staff the room. As a result, these students are completing online classes on their own which is not an ideal scenario for this type of learning. Another big expense we are budgeting for and catching up is in our transportation department. Our bus fleet is aging and in need of replacement. We have been able to replace some route vehicles and a couple large buses, but we are still using 30 year old buses on most of our routes.

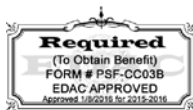
With all these major expenses due to lack of planning in the past, our focus has been on improving our instructional resources and programming, and now we are completing smaller capital projects and maintenance needs for the secondary school.

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 district has been using unreserved fund balance to complete projects in the last three years. We have applied for playground grants as a partner in the grant with the local BOCES, but the grant was not awarded to us. We have been utilizing E-rate for improving our technology and surveillance across the district. In 2019, we applied for a BEST grant, but the project was not funded so we have taken the input from that process and submitted a very good project that will set the district up for a great future. At the time of this application submission, we are completing a Gates Family Foundation application which is to be completed by March 15, 2022, and we are looking into Historical funding for the historic Rock Building on campus and possible for Memorial Hall. Greater Colorado Outdoors is being considered as part of the improvement for this major project but will be applied for based on the outcome of this grant and our election in 2022.

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

CDE Minimum Match Percentage:



Division of Capital Construction

## BEST School District and BOCES FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

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

Under previous CCAB weights, the match requirement for DOLORES COUNTY RE NO.2 would have been 59%. Under revised CCAB weights, the match requirement is 63%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

**DOLORES COUNTY**  
**SCHOOL DISTRICT RE-2(J)**  
PO Box 459, Dove Creek, CO 81324  
www.dc2j.org



**Jenny Smith**  
65701 Highway 491  
Dove Creek, CO 81324  
(970) 739-9690  
jsmith@dc2j.org

January 30th 2022

To Whom it may concern ,

I'm writing to express my support for a new elementary school in Dove Creek. As a member of our community for nearly seventeen years, and a board member for seven of those years, the need is evident.

The list is long, but I know the BEST boards time is valuable, so I'll attempt to just hit the high points. School safety, or the lack thereof, rings the loudest amongst my concerns. The doors don't always latch, the parent drop off is seasonal, due to the grade and condition of the makeshift driveway, the front office view of visitors and students is inadequate because of the obscured view, and the playgrounds lack appropriate barriers from the general public. Due to the age of the building, the pipes, heating and cooling systems and overall condition of the buildings require immediate attention. Our school kitchen, which supplies meals for students kindergarten through 12th grade, is so outdated that we just cross our fingers that the state continues to "grandfather us in" and not shut our operation down.

Our remarkable staff has done their best to perform under less than ideal conditions, but my fear is that while dealing with the above list of deficiencies, instruction time is lost. My hope is that with a BEST grant and support from our community, we could all get back to what matters most- growing our youth in an environment that supports their success!

Sincerely,

Jenny Smith

**Your Name**

1/20/2022

To Whom It May Concern,

I am writing this letter in support of the Dolores County RE-2J BEST grant proposal. I currently serve as the principal of 7th Street Elementary in Dove Creek and live day to day life in the building, we are requesting funds to replace. I have served in this position for two and a half years and have learned in this time that the current building is unsafe, not the best for high quality learning, and makes it hard to compete for high quality staff and retention of that staff.

On a daily basis I see red flags all over 7th Street Elementary as far as safety is concerned. We have banks of windows that are a direct line of sight into current classrooms. We have exterior doors that don't fully shut when students or staff walk through them. I constantly remind everyone to pull the door shut behind them, but I often find doors unlatched and therefore a threat of someone just walking in. There are also issues with our pick-up and drop off line in that it is in an area with a huge incline that is in direct line with a gas line. On snowy days I have to shut it down and pull kids in off the street in front of the school. Further, a couple of weeks ago a kindergarten just walked out because our front office is not set up to be able to see a student of that size walk out. Also, students that are hurt are sent to a nurse's station that has no sink or toilet. Therefore, sick and hurt kids have to go to the restroom that is too far away from the nurse's station. In addition, our students and staff go to school in a building that smells like sewage on the north end quite frequently. We have tried to mitigate this issue to no avail. These are just a few of the issues with our current building, but these as well as others affect student's ability to learn.

High quality learning is tough to achieve in our building. I have a great staff that works wonders with the resources we do have, but I often wonder what they might be able to accomplish in a building without as many deficiencies. The current classrooms are cold. Our old boiler system went out a year and a half ago and mini-spills were installed. It has turned out they are inadequate to heat the north end of the building where kids go in and out of doors for recess throughout the day. I have a lunch room that has not had much heat all year due to us waiting on parts in a harbor somewhere. It breaks my heart to see our students in coats while reading, doing their math, and eating lunch. Additionally, our classrooms were built for a different educational environment where technology was not utilized. Currently our internet cannot support the whole building and our projection boards often times can't be read due to the windows position in relation to the white board. Further, our rooms have very little storage and it makes for rooms that can be overcrowded with teacher and student materials. I currently don't have enough room for our special education student's one on one interventions. I have a very small room with dividers in it for multiple meetings that are a distraction to all students involved. BOCES staff have to meet in what used to be a very small principal's office with a restroom attached. Staff often have to walk through this room while a student is getting an intervention just to use the restroom since there really is no dedicated staff restroom.

As you can imagine all of these things make it difficult for one of the lowest paying teacher salary districts in the state to recruit and maintain high quality staff. We just can't compete - there is no small town charm that someone gets when they interview. All they see is a rundown dilapidated building that they don't want to be a part of.

This makes my job a very sad one at times. I do my very best and have wonderful students and staff that have worked to increase achievement scores in MAPS and DBELS over the last few years despite the pandemic. We are achieving such cool things under not such great environmental circumstances. I can't imagine what would happen if our environment matched the effort that is being put into our academics right now. In my opinion we are on our way to becoming a high achieving school and getting a new building might just be the additional push we need to get there. I am often saddened by the discrepancies between what my students have and what other students across the state have. With that said, I think one might wonder why the community hasn't done anything about it. Well, even though our tax basis may be high due to oil and gas, we are one of the most impoverished places in the state that relies on agriculture. Our median household income is \$51,591.00 with a poverty rate of 9.57%. Additionally, around 60% of our student population has typically qualified for free and reduced lunches. Our tax base is not what it seems. The people of our community cannot support the 18.5 million dollar bond we tried to pass for an elementary school this past fall, but I think it is reasonable to think they could help support a school with the help of BEST. Please consider us - my students are depending on you so they can get the education they deserve and have a fighting chance.

Sincerely,

*Charlotte Forst*  
Charlotte Forst

**Dove Creek High School/Middle School**  
Shane Baughman  
Principal/Athletic Director  
sbaughman@dc2j.org  
(970) 677-2327

**District Office**  
Ty Gray  
Superintendent  
tgray@dc2j.org  
(970) 677-2522

**7th Street Elementary**  
Charlotte Forst  
Principal  
cforst@dc2j.org  
(970) 677-2296

Crystal Jarmon  
P.O. Box 307  
Dove Creek, CO 81324  
970-560-1919  
[cjarmon@dc2j.org](mailto:cjarmon@dc2j.org)

January 30, 2022

To whom it may concern,

I am writing this letter to show my support for the new elementary school. I grew up in Dove Creek and attended elementary school in that building, as well as my kids, my siblings, my mom and her family. That being said, the building is old and has lots of issues.

For starters, the safety issues are a huge concern of mine. I live by the school and the amount of traffic that goes by every day is crazy. The playgrounds are not surrounded 360 degrees by fences or other barriers. The drop off / pick up area is seasonal and not in the best of shape. The kitchen has multiple issues. The pipes throughout the building are in bad condition due to the age of things. I know that there are many other issues as well, but I feel these are some of the most important.

I feel that with the BEST Grant along with the support of our community, we could better the learning environment of our students. Which in turn, would support our staff and students tremendously.

Sincerely,

Crystal Jarmon

January 30, 2022

To Whom It May Concern,

I am a local rancher and stay at home Mom with 2 high school aged children. I also serve on the Board of Education. I have a degree in Electrical Engineering and previously worked for a major semi-conductor company. I didn't grow up in this community, but moved here to be closer to my husband's family.

As a board member and a voter, I wanted to fully understand the issues around the elementary school to determine whether replacement is necessary. There are the obvious issues involving the kitchen, the aging plumbing, sewer and gas lines, asbestos, and the 1950's wiring inside of the school. Asbestos is always a concern, because everything that needs to be replaced runs through the walls and the floor tiles. In order to replace the freezers and large appliances in the kitchen, an engineering evaluation and an asbestos plan would be required, because the equipment was most likely moved in prior to the completion of the walls.

Despite all of these concerns, the issues that really moved me to believe that a new building is best, were the stories about the water flowing into the older portions of the building for about 60 years as well as the doors that were trimmed off because they weren't able to open fully as the building shifted. I'm convinced that although efforts to reroute the water have taken place in the last decade in the oldest portion, that significant degradation of the walls and foundations probably occurred. Water does not flow through the block walls freely for 60+ years and do no damage. If we weren't in a drought, we would still be experiencing water flow into the kitchen area, because the water has a direct path down the driveway to the middle of the elementary building from the upper road. That's 65 years of water infiltration. A large field is above the road behind the school causing a large amount of water to flow through the elementary school campus down to the lower road. The upper road is 18 feet above the lower road and the building and driveways occupy most of the land in between with impervious cover. The only ditches are located alongside the lower road and these overflow during storms.

As a community member and as a board member, I fully support the application for a BEST grant for the elementary school. As an agricultural community, that is experiencing the worst drought ever as well as the economic impacts of COVID19, the grant would be very timely since our need is great. Our youth are our future and they deserve our best effort.

Thank you for your consideration,



Kimberly Alexander

January 31, 2022

To Whom It May Concern,

I am writing this letter in support of the Dolores County RE-2J BEST grant proposal. My husband and I moved to Dove Creek in 2014 and have added to our family since joining this wonderful community. We have one child who attends school at 7th Street Elementary and another one who will start in a few years.

Since the first day of preschool drop off I became very concerned about the safety of the building. I could see many issues but had no idea as to what the inside of the building was "hiding". Last fall I took a tour of the school lead by the principal, Charlotte Forst, and I couldn't believe what the staff and children have been dealing with for years. This 1950's building is beyond its useful life and the "bones" of the building are no longer relevant to current teaching needs; the rooms are not set up for the current technology and the school is bursting at its seams. During the tour, I noticed a common theme from nearly all the staff I encountered: they are spending a lot of their time keeping the kids safe from the building vs. being able to spend all of their time teaching. There are constant issues with flooding, breakers tripping, insufficient heating and cooling, no ADA bathrooms or for that matter any ADA entrances/exits, insufficient hot water for the kitchen and bathrooms for hand washing and dish sanitizing, and the list goes on. My 5 year old typically wears her winter coat during class because the HVAC system can not keep the room comfortable.

I am very impressed at what the staff is accomplishing under the current circumstances and I'm so excited to see what they can achieve if they are able to actually teach with all of their time. Please help us ease the financial burden on Dolores County and help give our upcoming generations a safe place to start their lives.

Sincerely yours,

Lorraine Hancock

900 N. Dove St.  
Dove Creek, CO 81324  
928-386-0496



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

**LAKE COUNTY R-1 - Lake County ES 3-6 Addition Phase 2 - Lake County Intermediate – 1977**

<b>District:</b>	Lake County R-1
<b>School Name:</b>	Lake County Intermediate
<b>Address:</b>	1000 WEST 6TH STREET
<b>City:</b>	LEADVILLE
<b>Gross Area (SF):</b>	109,476
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$27,771,793
<b>Condition Budget:</b>	\$15,099,968
<b>Total FCI:</b>	0.54
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,009,352	\$3,538,134	0.88
Equipment and Furnishings	\$448,107	\$364,026	0.81
Exterior Enclosure	\$2,667,964	\$649,181	0.24
Fire Protection	\$741,424	\$1,297,599	1.75
HVAC System	\$4,764,106	\$2,755,283	0.58
Interior Construction and Conveyance	\$4,551,611	\$3,160,888	0.69
Plumbing System	\$1,627,430	\$1,506,485	0.93
Site	\$1,479,048	\$875,400	0.59
Special Construction	\$1,003,479	\$1,254,349	1.25
Structure	\$6,479,270	\$77,501	0.01
<b>Overall - Total</b>	<b>\$27,771,793</b>	<b>\$15,478,846</b>	<b>0.56</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** LAKE COUNTY R-1

**County:** LAKE

**Project Title:** Lake County ES 3-6 Addition Phase 2

**Applicant Previous BEST Grant(s):** 7

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

LCSD formed in 1877 and its boundary area is 384 square miles. LCSD serves all of Lake County and the county seat of Leadville, America's highest incorporated city at 10,200 feet in elevation. Lake County serves as a bedroom community for neighboring resort communities; approximately 70% of Lake County residents commute out of the county for work. LCSD serves approx. 1,000 students with 200 staff. Minority students account for 64% of the student population. English language learners are 30% of our students. 52% of our students qualify for free and reduced lunch. Our maintenance program is led by facilities staff equipped with HVAC, electrical, carpentry and general maintenance skills. Three employees handle maintenance duties across the District. Our facilities staff works diligently on prioritizing facilities maintenance projects to be as proactive as possible with limited funds.

LCSD has been fortunate to have been awarded several BEST grants. In 2012, we were awarded an emergency BEST grant to repair failing heating system components at an elementary school. Also in 2012, we were awarded a BEST grant, and with support of a bond measure, to renovate and add onto our existing HS and move the 7th and 8th grade students into this facility. In 2014 & 2015, we were awarded BEST grants for our Intermediate School to address a leaking roof beyond its life and to abate the mercury flooring in our gym. In 2019, we were awarded a BEST grant, and with support of a bond measure, we were able to replace our pk-2 elementary school. All of our BEST grant projects were completed on time and on budget.

Lake County Intermediate (LCIS) serves 258 students in grades 3-6. LCSD was excited to announce the transition of this school to an Expeditionary Learning (EL) curriculum and instructional model starting in 2014.

Lake County Elementary serves 297 students in grades pk-2 and started the 2021-22 school year in a brand new facility.

## Deficiencies associated with this project:

LCIS is a 142,600 SF 3-story steel and masonry building, completed in 1977. CDE completed the facility assessment for LCIS in September of 2021 indicating the FCI of the building was rated at 0.49. 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. Because of the needed partitions, classrooms are odd shaped, dark and narrow and not conducive to modern learning.

LCSD has a lease with the County Rec Department for use of the swimming pool and locker rooms, and as such that portion of the building is separate from the school and not used by the students. The aquatic center has been closed since December, 2020 for failures in the pool liner, equipment and deteriorated drainage lines from pool chemicals. As of this closure date, the rec department will no longer be maintaining this portion of the building.

Since the master plan facility assessments, maintenance staff have battled additional facility deterioration.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Deficiencies at LCIS are Priority 1 items, are critical and need to be addressed.

**Security:** LCIS has no secure entry vestibule. Staff members don't have a direct line of sight to see who is approaching the building. The District gets by with a camera solution in lieu of the vestibule and line of sight. A limited camera system is employed but does not have surveillance for all of the vast school. Nooks and crannies are abundant where people can easily hide. The confusing, maze-like layout, gives concern about delays for first responders to get to the correct location. LCSD has installed some 3M safety film, but the school has many windows and glass throughout without protective film. LCIS doesn't have capability to lock down classroom pods. A lock down 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. The school's fire alarm has old horn strobes, but no communication functionality with speakers. The doors between the pool and locker rooms are not fully secured to limit access to the school.

**Safety:** All exterior metal stairs have deteriorated into tripping hazards. A structural engineer recently reviewed concrete stairs outside of the library and told LCSD they were not safe for use - only in emergencies can these stairs be used as they are a path of egress. The exterior concrete stairs from the gym to the aquatic center have been demo'd because they completely failed. In winter, not all egress doors open because of heaving concrete and expansion/contraction of the 70's storefront assemblies causing a safety concern. Older concrete walks on site have experienced cracking and movement causing trip hazards throughout.

Interior railings and guardrails throughout the building are not compliant with current code. LCSD maintenance just 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.

**Hazardous Materials:** 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:** The water service to the building is at the end of its useful life. Failure of this service would cause the school to close until costly repairs are made. If the service line were to fail in the winter could cause a longer school shut down as repairs would take longer in the freezing temps. There is concern that if the supply line continues to deteriorate, the safety of the drinking water at the school could be in jeopardy.

**Sanitary Sewer and Plumbing Systems:** As noted in the CDE assessment and confirmed by the master plan Civil Engineer, the sewer service to the building is beyond useful life. The line has experienced several failures over the past few years resulting in raw sewage backing up into the school, causing portions of the building to be shut down for costly repairs and 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 causing the kitchen handwashing sink & teacher lounge sink to be removed from service. With the pandemic, it is important to have access to hand washing sinks. The sanitary line running in the 2nd floor classroom hallway has leaked raw sewage through to the classroom hallway below causing a health and safety issue. Last year, the District had so many leaks in the sanitary lines, they 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 spends 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 lead to more 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 big deficiency because the equipment used to prepare food in this area could catch on fire. There

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

is no fire lane around the building for access by the fire department in case of emergency. Fire hydrants on site are inaccessible and outdated.

**Heating Systems:** 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 the climate. Boilers are not equipped with glycol and were installed in 1999. Lacking glycol in the system puts these boilers beyond their intended life. District 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 controls system is unreliable and original from the 70's. It is a Honeywell system that is not compatible with modern controls systems and is beyond its useful life and should be repaired. An antique laptop is needed to control the systems. Pneumatic controls are also still utilized in portions of this facility.

**Ventilation/Indoor Air Quality:** The louvers for fresh air intake are stationary and cannot be adjusted to optimize the efficiency of fresh air intake, something known to combat Covid-19 airborne transmission. Therefore, the school is severely lacking in current recommendations in air exchanges for hours for classrooms. 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:** The structural engineer noted many areas of masonry deficiencies on the exterior of the building. Additionally, there is heaving of concrete; the wall at gym exit is showing signs of failure; the retaining wall at the emergency egress from library appears to be failing.

**Electrical System:** The electrical service to the Lake County Intermediate School is 1200 Amp, 480/277V Volt, Three Phase, 4 Wire, served by a transformer. With the exception of some distribution equipment when the classroom walls were built to move away from the open concept plan, the electrical system is original to the building. With the pandemic, it has taken longer and longer to receive needed replacement parts for the system. Some classrooms still have fluorescent light fixtures, installed in the 1990s. There is no generator at the school. There are limited convenience receptacles provided throughout the building. Surface mounted wiremold, 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:** Membrane roofs were replaced about 6 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. In the past the police supplied an officer to monitor parent drop off due to these hazards; this is no longer common practice due to short staffing.

**Accessibility:** ADA accessibility is limited. There is no ADA compliant entry anywhere. A hearing impaired system does not exist

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

and currently have students with this disability at the school. Casework is not ADA compliant. Interior doors have non-ADA compliant hardware. Single fixture restrooms throughout the building are inaccessible. Drinking fountains throughout are original to the building, and are 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. These items were confirmed by the master plan team and replacement was recommended. 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.

The majority of the deficient systems discussed above were noted in the CDE assessment recommending replacement by 2021

### **Diligence undertaken to determine the deficiencies stated above:**

As noted above the District utilized the assessment from CDE, engaged a master plan team of architects and engineers to assess the building systems and interviewed maintenance personnel to identify deficiencies. Full assessments are provided in the master plan.

The maintenance team has used a line camera to identify failures in plumbing and sanitary lines.

A structural engineer reviewed the exterior stairs.

ACM has been identified by the district's environmental consultant beyond a typical AHERA report.

The Lake County/Leadville Fire Chief has provided a letter of support for the project based on the department's knowledge of the fire safety of LCIS.

### **Proposed solution to address the deficiencies stated above:**

The proposed solution is a new addition to the recently completed Lake County Elementary School (current grades pk-2) for grades 3-6 to have a pk-6 school all under one roof.

Prior to 2018, the District's last facilities master plan was completed in 2011. The 2011 plan primarily addressed urgent needs related to Lake County High School, which was renovated and expanded through a BEST grant awarded in 2012. It was important to undertake a new master plan process to evaluate and prepare to meet 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 District formed a visioning team to guide the master plan process. The visioning team included 12 members from a variety of stakeholder groups, including LCSD staff, students, parents and community leaders. The visioning team established core values for the master plan; oversaw the facility assessment process and demographics study; evaluated options for the master plan; and established the final priorities. Working alongside the visioning team was an executive committee made up of the superintendent, finance officer, operations and maintenance director, school board member and representatives from TreanorHL and our owner's representative.

The unanimously supported solution for the master plan was a two phase approach: First, Phase 1, consolidate West Park Elementary (grades k-2) with the Center for Family Learning (pre-k) into one new modern facility at the West Park campus. Second, Phase 2 - and the subject of this application - is to build an addition onto the new pk-2 facility to serve grades 3-6. As Phase 1 was being planned, providing appropriate space for the eventual Phase 2 was often noted with the design and construction team. This ensured that the new construction would not require a lot of demolition or re-work as LCES pk-2 was being designed.

In 2019, the District applied for and was awarded a BEST grant to address the critical facilities needs of our youngest learners

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

in grades pk-2 with a replacement school at our West Park campus - Phase 1 of our master plan. With overwhelming support from our community with a 2019 bond measure (63.3% support), we are proud to say we opened a safe, secure and modern facility in August of 2021 - newly named Lake County Elementary School (LCES) for grades pk-2. Our project was seamless and was delivered on time and under budget, even with building through the challenges of a difficult winter at our 10,000'+ elevation.

As the LCIS facility has continued to deteriorate, the District investigated costs to address all of the deficiencies in the facility. Given that LCIS' school space (not including aquatic center) is about 110,000 SF, the costs to renovate were higher than to build a new, efficient, approximately 40,000 SF two-story addition to the new LCES.

Throughout 2021, our design 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 December 2021.

When the Phase 1 application for LCES was written in 2019, it 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 bump outs or an additional gym 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 full survey, traffic and geotechnical information, leading to soft cost efficiencies.

The separate bus loop and parking has already been installed and will provide a permanent safer traffic flow than currently at LCIS. The bus loop already serves as a fire loop and this improvement from the LCIS campus that does not have a fire loop. Snowmelt has been installed around much of the exterior walkways to reduce slip and fall hazards. A new synthetic turf playfield will be installed in the summer of 2023 as part of the LCES project and can be utilized for grades 3-6 recess as well. Some additional play equipment will be installed to accommodate more students in the school.

The new addition will address the LCIS critical deficiencies identified of security, hazardous materials, fire safety, water supply, sewer service & plumbing systems, heating system, structural systems, electrical systems, roof and building envelope, traffic safety, accessibility and interior systems.

The new addition will adhere to modern security, be energy efficient, be free of hazardous materials, 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. All k-6 students will have one main point of entry and exit at the beginning and end of each school day.

Technology deficiencies will be addressed with updated modern infrastructure with new servers, switches and wireless access points throughout the new addition, as well as new end-user devices for students. The phone devices installed at LCIS in the past 3 years may be re-used at the addition as the phone system installed is a District standard.

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 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. LCIS is the last of the aging facilities occupied by students needing to be addressed.

The District and Board of Education has been keeping the larger Lake County community informed about the process through public discussion at board meetings, social media and local media coverage.

With a successful BEST grant and 2022 ballot measure, design would commence in the fall of 2022, construction would start in the summer of 2023 and students would be able to use their new facility by the 2024-25 school year. Students would continue to use LCIS for the 2022-23 and 2023-24 school years.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The current budget includes full abatement and demolition of the LCIS building once the 3-6 students move into the new addition. The District has had several discussions with the Lake County Board of County Commissioners about the interest of the County acquiring the LCIS building. The County runs the aquatic center that has been shut to the community for many months with a vocal public urging the County to invest in repairs and open the pool again. This is the only public pool in Lake County. In addition, the County is in desperate need of office space and is seeking a location to potentially house the public library and a senior center. The LCIS gymnasium has been upgraded and is a community asset. 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. A letter of support to continue discussions of the county acquisition of LCIS by the Board of County Commissioners has been included in this application. 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 full demolition of the facility. The timeline to finalize an agreement would need to be by the spring of 2024, 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.

### **Due diligence undertaken in defining the stated solution:**

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.

As noted above, the District's design team for LCES has facilitated sessions to address programming needs with District staff and provided a site layout. Survey and geotechnical information is already completed because of the 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 may be transferred by the local sanitation District. New water and electrical services are already installed.

CDE's Regional Program Manager was actively involved throughout the master planning process, Phase 1 design and construction and was kept informed of planning for Phase 2 prior to her leaving the BEST program.

Our team of professionals have been studying the construction cost escalation market to provide appropriate escalation into the budget.

Letters of support have been provided from the Board of County Commissioners and our State Representative.

### **How urgent is this project?**

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 52% 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 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,

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

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 systems failure in LCIS, which would require us to divert limited resources to what would ultimately be a band-aid fix. Though LCIS has served Leadville/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.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

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.

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 (2021-22) budgeted are \$100 per pupil (\$42,000) for the LCHS 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 is \$185,500 annually, approximately \$186/pupil districtwide.

**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:**

LCIS was constructed from 1975-77.

LCES was constructed in 2020-21.

Funding for these schools was made available through local bond ballot measures (1974, LCIS) and bond ballot measure + BEST Grant (2019, LCES).

The school District did not have a successful bond ballot measure for 38 years between 1974 (LCIS) until 2012 (LCHS - 2 tries on the ballot). Then the District was able to pass a bond on the first try for LCES in 2019.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

LCIS improvements in past 3 years: New phone system  
New PA and bell system  
Boiler pumps and motors  
Interior railing  
Removal of failing exterior stairs  
General maintenance including but not limited to painting, tile replacement, flooring as needed, etc  
LCES - new facility

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

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.

The deterioration of major systems in the LCIS building are now of a scope that our current funding sources are insufficient to address them.

The District has carefully considered its request for a BEST grant. The District's bonding capacity is currently insufficient to



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

fund a school replacement through local dollars alone. 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.

While we were successful in 2019 with a waiver, we are not submitting a waiver application this year.

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, cafe and parking areas so that significant costs for these scopes, already paid for, do not need to be included in the proposed budget.

### How do you budget annually to address capital outlay needs in your district/charter?:

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 (2021-22) budgeted are \$100 per pupil (\$42,000) for the LCHS B.E.S.T. grant set aside. These transfers may increase as needed depending on the projects required each year. Financial Data (School District and BOCES Applicants)

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

For 2020-21, Lake County Intermediate School spent \$74,101 in annual utility costs for electric (\$25,680) and natural gas (\$48,421).

We expect our energy and water usage to be reduced with a replacement school.

The mechanical and electrical engineers have projected that we will see a savings of about 25% of our existing utility costs

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

As noted in the solutions section, the budget has included full abatement and demolition of LCIS. The District is hopeful a community stakeholder, such as the County, will want to acquire LCIS for community purposes and our application has provided a supplemental letter of support for this concept from the County Commissioners. The County has many needs, as well as their desire to continue to operate a public pool that has been shut down at LCIS.

The amount budgeted for demolition of LCIS in the application, and priced by a general contractor, is \$2.4M. 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.

<b>Current Grant Request:</b>	\$17,165,020.38	<b>CDE Minimum Match %:</b>	38.00
<b>Current Applicant Match:</b>	\$10,520,496.36	<b>Actual Match % Provided:</b>	38.00
<b>Current Project Request:</b>	\$27,685,516.74	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		Match will come from a voter approved ballot question in November 2022.
<b>Total of All Phases:</b>	\$27,685,516.74	<b>Escalation %:</b>	18
<b>Affected Sq Ft:</b>	39,650	<b>Construction Contingency %:</b>	8
<b>Affected Pupils:</b>	555	<b>Owner Contingency %:</b>	8
<b>Cost Per Sq Ft:</b>	\$698.25	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$164.27	<b>Adverse Historical Effect?</b>	No

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Hard Costs Per Sq Ft:</b>	\$533.98	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$49,884	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	182	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$25,267,430
<b>Assessed Valuation:</b>	\$223,684,416	<b>Year(s) Bond Approved:</b>	12,19
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$240,780	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$2,340,639	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$50,565	<b>Outstanding Bonded Debt:</b>	\$22,015,484
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	58.80%	<b>Total Bond Capacity:</b>	\$44,736,883
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	8.543	<b>Bond Capacity Remaining:</b>	\$22,721,399
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$10,381.62		
Applicants Median:	\$2,381		

February 2, 2022

Dear BEST Board Members:

Lake County Intermediate School located in Leadville, Colorado offers educational services for grades three through six and serves more than 250 students. The school building was initially built as an open-concept facility in 1976 and through the years of service physical spaces have been adapted in the facility to meet the educational needs of students. An aging building is now requiring the consideration of significant repairs or replacement of the facility within the next five years as noted by the CDE provided conditional deficiency school report. Upon analysis, the cost of repair and renovation of the facility has accumulated an expense competitive with the cost of replacing the facility, either of which are beyond the means of a small school district to assume. Additionally, with the facility master plan and the initial awarding of the B.E.S.T. grant for the Lake County Elementary feeder school, a phase two portion of the elementary school project identified a portion of the elementary parcel for the future construction of an intermediate school. This concept will allow the district efficiencies in servicing families as well as efficiencies in the future care of the facility.

Since 2018 I have represented Lake County school district at the Capitol. Being onsite has given me a first-hand exposure to the deficiencies of the building. From the failing building foundations, and deteriorating swimming pool, to the interior flaws the facility does not offer Lake County students the top-notch educational environments we should be providing for our students. And, while these are the more visible elements of the school, the CDE deficiency report identifies that the needs within this building extend into the HVAC, electrical and plumbing considerations.

Families in Lake County deserve to attend school in a building that provides a quality educational experience. Additionally, the pandemic has brought to light many needs around air quality HVAC systems and design that considers other health factors such as social distancing and heightened hygiene practices within the school day.

Please support the Lake County Intermediate School building project. It would provide a path forward for creating a quality educational environment for students within this rural mountain community.

Sincerely,



Julie McCluskie  
State Representative  
Colorado House District 61  
Office: 303-866-2952  
Email: julie.mccluskie.house@state.co.us



## Lake County Government Board of County Commissioners

505 Harrison Avenue • PO Box 964 • Leadville, Colorado 80461 • (719) 486-4101

Date: January 28, 2022

Re: Letter of Support for Lake County School District BEST Grant Application

Dear BEST Program,

On behalf of the Lake County Board of County Commissioners, I am writing to offer our unanimous support for the Lake County School District BEST Grant Application.

The LCSD proposal for a new 3-6 classroom block at a consolidated campus is based on a well-founded Facilities Master Plan. The project by design complements the recent LCES construction, which anticipated this classroom block in its site plan and sizing of support facilities and infrastructure. The new LCES construction has been well-executed and very well received by the community. It is our expectation that this successful track record by LCSD and the LCES project team will lead to similar performance and community support for this next phase.

I would also like to emphasize the financial need of Lake County. While Lake County is a growing community, and assessed value and sales tax have risen in recent years, all local jurisdictions remain in a situation of financial need. Economic indicators such as median income and property values lag well behind neighboring counties. As a result of the mine closure in the 1980s Lake County has a very significant backlog of deferred maintenance on buildings, infrastructure, and equipment, of which the school district facilities are pressing but by no means the only issue. The BEST grant program has been absolutely instrumental in the previous LCES renovation and the LCES construction, and will be for this next phase in the LCSD master plan.

Finally, I would like to express the BOCC's interest in potentially acquiring ownership of the LCIS building should LCSD be awarded this BEST grant. While there are many details to work through, consolidation of several aging County facilities into a renovated or new building on this single site could provide significant operational benefits to the County, while freeing up valuable parcels for housing or commercial development. Future County use of the LCIS building could also continue community use of the gym and playground that have received state grants.

Thank you for your consideration of the Lake County School District BEST grant application.

Sincerely,



Kayla Marcella  
Chair, Lake County Board of County Commissioners



---

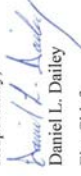
8116 Harrison Avenue      Leadville, CO 80461  
Phone (719) 486-2990      Fax (719) 486-3113      Emergency – Dial 911  
[www.lakecountyco.com/fire](http://www.lakecountyco.com/fire)      [www.cityofleadville.com](http://www.cityofleadville.com)

To: Whom it May Concern  
From: Chief Daniel L Dailey  
Subject: Letter of Support

I am writing to you in full support to build a new Lake County Intermediate School in Lake County Colorado. This project will have a tremendous amount of positive change for our community. In my professional opinion, this project will increase safety for all students, and teachers during an emergency. Currently, our intermediate school does not have the safety and protection systems that a school should have. By having a facility equipped with proper systems, responding units will have a fighting chance to apply our tactics for the safety of others in need. I am in great support of this project for all the reasons mentioned above, and will be hopeful for this project's success.

Please let me know if you need any more information or if I can answer any questions pertaining to my endorsement. Thank you for your time and consideration to life safety for our community.

Respectfully,



Daniel L. Dailey  
Fire Chief

LLCFR

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

**PLATEAU RE-5 - Plateau PK12 Addition/Renovation - Peetz Pre K-12 - 1945**

<b>District:</b>	Plateau RE-5
<b>School Name:</b>	Peetz Pre-K-12
<b>Address:</b>	311 COLEMAN AVE
<b>City:</b>	PEETZ
<b>Gross Area (SF):</b>	72,485
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$20,780,327
<b>Condition Budget:</b>	\$14,887,177
<b>Total FCI:</b>	0.72
<b>Adequacy Index:</b>	0.26



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,964,241	\$2,416,265	0.82
Equipment and Furnishings	\$568,853	\$711,066	1.25
Exterior Enclosure	\$1,809,860	\$659,945	0.36
Fire Protection	\$15,192	\$240,375	15.82
Furnishings	\$671,806	\$246,845	0.37
HVAC System	\$4,874,687	\$5,286,997	1.08
Interior Construction and Conveyance	\$3,494,117	\$2,832,114	0.81
Plumbing System	\$1,107,815	\$1,012,850	0.91
Site	\$2,388,476	\$1,646,730	0.69
Structure	\$2,885,279	\$60,689	0.02
<b>Overall - Total</b>	<b>\$20,780,327</b>	<b>\$15,113,876</b>	<b>0.73</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** PLATEAU RE-5

**County:** LOGAN

**Project Title:** Plateau PK12 Addition/Renovation

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

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

**If Yes, please explain why:**

## Project Type:

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> New School  | <input checked="" type="checkbox"/> Roof               | <input checked="" type="checkbox"/> Asbestos Abatement                         | <input checked="" type="checkbox"/> Water Systems     |
| <input checked="" type="checkbox"/> School Replacement   | <input checked="" type="checkbox"/> Fire Alarm         | <input checked="" type="checkbox"/> Lighting                                   | <input checked="" type="checkbox"/> Facility Sitework |
| <input checked="" type="checkbox"/> Renovation   | <input checked="" type="checkbox"/> Boiler Replacement | <input checked="" type="checkbox"/> Electrical Upgrade                         | <input type="checkbox"/> Land Purchase                |
| <input checked="" type="checkbox"/> Addition   | <input checked="" type="checkbox"/> HVAC               | <input checked="" type="checkbox"/> Energy Savings                             | <input checked="" type="checkbox"/> Technology        |
| <input checked="" type="checkbox"/> Security   | <input checked="" type="checkbox"/> ADA                | <input checked="" type="checkbox"/> Window Replacement                         |   |
| <input checked="" type="checkbox"/> <b>CTE:</b> STEM Lab, Wood Shop, Metals Shop, Tech Lab, Agriculture Lab and Classroom (existing to be renovated) |  | <input checked="" type="checkbox"/> <b>Other:</b> Gymnasium mechanical systems |   |

## General background information about the district / school:

The Peetz Plateau School District is a small rural district in the northeast corner of the state on the border of Nebraska. As with 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 many 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. As with many small towns, Peetz School serves as much more than just a school and is central to community events and activities year-round. The school district incorporates 380 square miles in the northeast corner of Logan County. The School District has 165 PK-12 students as of October 2021.

The Peetz Plateau School District has sustained 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 2017. No accreditation rankings were awarded in 2020 because of the COVID-19 pandemic. 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. The site contains a single story 72,500 SF preschool through 12th grade school facility, a bus barn, a maintenance building, and an abandoned residential home that previously housed the District Superintendent. The site also contains a combined baseball and football field, a practice field, and track.

## Deficiencies associated with this project:

The Peetz PK-12 school building is a 1945 schoolhouse with 6 different additions and major remodels creating a hodgepodge of spaces with structural, utility, and skin systems that are difficult to maintain and repair. More importantly, the aging facility poses health and safety concerns for the students, most of which are no longer able to be adequately addressed with repairs and maintenance alone. The majority of concerns are in the classroom and main office portions of the building, which are also the oldest portions of the building. These spaces have been carefully maintained for 77 years and have served their purpose, yet there are significant issues that can no longer be maintained, and we need to replace them. Peetz's building has an FCI of 0.72, which reflects that this building's systems are increasingly less cost-efficient to maintain, versus replace. As such, a significant amount of District dollars are required every year for piecemeal replacements, or band aids on components that cannot be refurbished or fixed, and must simply be accommodated for.

### SECURITY DEFICIENCIES

Due to the existing layout of the main entrance, there is limited visibility at entry. Although adjacent to the main entrance, the reception area is internal to the building and staff cannot see people approaching the building. Visitor check-in is separated from the entry vestibule and visitors gain access to the whole building on their way to reception. Four separate hallways lead

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

away from the main entry before visitors even reach the reception desk. Fifteen other exterior access points (many more than code required) also have no supervision and are frequently left open.

The school building has multiple narrow, looping hallways which prevent any type of separation between little kids and the big kids. There have been a few instances when high school students have become enraged or physically aggressive and we are unable to secure the preschool and elementary classrooms from the remainder of the school. The commons area used by students and serving as the main entry for student drivers is separated from the rest of the school by the gyms and has no visual security connection to the remainder of the school, causing difficulty in supervising students and monitoring building access points.

We do the best we can with additional staffing and various security add-ons, but the general building design and layout pose an inherent security risk. It is easy for an intruder to enter the facility due to the number of unmonitored entrances and nondescript main entry. Peetz School relies on facilitating annual trainings for staff and students to secure the building perimeter but this approach is not sufficient on its own. As an example, due to the confusing layout of our main entry area, access was granted for a flower delivery person by a staff member, from the back of the school. Although an innocent mistake, these types of situations occur frequently.

Given the rural location of Peetz and lack of local emergency services, all health and safety deficiencies pose elevated risk. The response time for first responders is a minimum of 20-30 minutes in an emergency, so there is an urgent need for us to minimize the existing safety and security risks in our facility.

### SAFETY DEFICIENCIES

#### Lack of fire safety:

The school does not have a fire sprinkler system. While the building and additions were created under a code that did not require them, the fire department is concerned with the fire safety of the building due in large part to the concealed spaces created by the multiple layers of over-roof systems. Early wood structures were covered by newer roof structures with no access to the concealed space between. Electrical branch wiring that is over 60 years old also contributes to the fire safety concerns. The fire department is concerned if a fire is started in the school it will rapidly spread throughout with no way to suppress it.

#### Unsafe Emergency Exiting:

In multiple areas, safe exiting from the building is a concern. The electronic locks on the exterior doors require use of an adjacent push-to-exit button in order to permit egress, which causes difficulty for students even in non-emergent situations. Large classrooms that require two exits, Science and English, have exits that are not far enough apart from each other per current code and could cause occupants to be trapped in an emergency. The basement music room is only accessed by narrow steep stairs. Recently after a student's knee surgery rendered him on crutches, we had to relocate the music class temporarily so this student could still attend music class. The non-ADA compliant ramp to access the library causes obstruction of the required emergency egress from that space. The preschool addition is settling at a different rate than the adjacent construction, resulting in an uneven floor in the hallway, posing a safe egress concern.

#### Life Safety Hazards:

The science lab and shop contain multiple safety hazards for the students and staff. In science there is no exhaust, no emergency shower, and an inconvenient, inaccessible emergency gas shut off. In the shop there is inadequate exhaust, and the dust collection system has been abandoned due to major fire safety concerns. We currently operate without dust collection which creates an air quality and ventilation concern. Given the importance of a strong CTE program in our community, our Ag shop is one of our most frequently used spaces; 95% of our student population enroll in these classes. There have been multiple complaints about headaches by staff and students in these spaces which leaves them in a compromising situation while teaching and learning the subjects they need.

The kitchen is grossly undersized for the number of student meals served. There is inadequate storage space, which is accounted for by using the basement and crawl space. There is inadequate space for kitchen staff to maneuver around the cooking equipment which has resulted in injuries and burns to kitchen staff. Our community's only restaurant is only open evenings and weekends, leaving the students with no other options for food service in the event kitchen staff cannot safely provide meals. The closest alternative to eating at school is at least 20 miles away, which is not acceptable for the majority of the student population.

#### Risky/Unsafe Electrical Service:

All of our classrooms have insufficient power resulting in the use of multiple extension cords and power strips which continually pop breakers. Some of these breakers lead to downed critical security infrastructure when flipped. The main electric service panel and its associated breakers are beyond the end of their serviceable life. As the school has grown and

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

electrical demand has been added, there is no room for additional service capacity to be added for future loads. Branch wiring has been observed to be original or added on to over the years as educational needs have been adapted to. Within the classrooms, surface mounted raceways and EMT have been added to provide additional outlets, but the quantity is still insufficient for current standards. As a result, multiple power strips and extension cords have been used to bring power to meet various classroom needs. This presents a safety risk, overloading an already outdated electric service and distribution system, and poses an issue with safe circulation within and out of the classrooms. The fire department has written up the school about this issue multiple times.

### Unsafe Site:

There is a significant site safety concern due to having no designated parent drop-off location. Parent and bus drop-off occurs on public streets and are not separated. Fortunately, we have only had near misses in the parking lot, which prompted additional safety measures. We have added posts and gates to create a pedestrian safe zone in the parking lot and the town has been supportive and allows for the closure of the public street separating the school and the playgrounds during the school day for added student safety. We are making the best of an unsafe situation with these additions, but inherently the layout and traffic flow through and around the site still pose a safety concern.

Poor drainage and water management at exterior entrances cause multiple dangerous ice situations. Ice build-up at the main entry, kitchen delivery, and preschool entry are all caused by poor drainage situations. Approximately 1/3 of the overall roof drainage discharges are adjacent to the doors used for staff entry, preschool entry, kitchen deliveries and cafeteria egress. This excessive volume of water floods and forms an icy patch at the doors each winter. Given the elevation of the adjacent city street, re-grading this area is not feasible. We have excavated a small trench adjacent to the sidewalk to get the water away from the door which helps the situation, but still requires staff and students to cross next to and over the trench. In warmer months water at this location flows back into the school under the door. Every year there are student and staff injuries; even the principal recently landed flat on his back because of the ice much to the amusement of the students gathered around. Since response times are 20+ minutes, even a minor event could turn severe.

### HEALTH DEFICIENCIES

#### Failing mechanical system:

Because of a significant lack of thermal control caused by aging and deficient systems, students often wear coats indoors in winter. Classrooms are too hot and too cold despite a large HVAC remodel in 2012. Additionally, failure of the boilers required emergency replacement of two boilers in 2021. Underlying the thermal comfort issues with the mechanical system is the lack of fresh air. Safe indoor carbon dioxide levels are 400-1000 ppm. The elementary classrooms have levels ranging from 1033 ppm to 1587 ppm throughout 8 different rooms. The cafeteria also recorded levels of 1139 ppm. These carbon dioxide levels are associated with causing drowsiness, headaches, sleepiness and stagnant, stale, stuffy air. Sources also point to these levels of carbon dioxide causing poor concentration, loss of attention, increased heart rate and slight nausea. The original 1940s building design relied on operable windows to provide fresh air, but the windows are in such disrepair the staff can no longer operate them. One teacher even broke their arm due to a faulty window sash.

#### Water and weather infiltration:

Water, weather, and critters are indiscriminate in Peetz: they enter through the roof, the walls, and the floor. The roof, composed of multiple roof systems built over the top of old systems and additions, is the source of many leaks in the building. The construction also makes tracing leaks virtually impossible. The science room, science prep room, and preschool rooms have all had mold issues. The light fixtures in the commons have filled with water due to leaks. Most recently the ceiling in the elementary restroom caved in. After every storm event and as part of our regular building maintenance we perform required upkeep and make necessary repairs, but given the overlapping roof construction, the best we can do is continue to add band aids. Joints in the exterior skin between materials and additions that move differently are also a cause of many water leaks. Much of the exterior skin is EIFS, which is deteriorating and allows for water infiltration. Cracks in exterior walls and windows allow snow, dirt, insects, even snakes into the business, math, and art rooms. The existing building layout includes an interior courtyard formed by multiple additions, with no water drainage out of the courtyard causing leaks into the building.

### Diligence undertaken to determine the deficiencies stated above:

Despite our on-going attempts to repair and maintain the mechanical system and work within the hodge-podge of spaces created by multiple additions, our teaching staff still struggles with the conditions and recurring issues that cause stress and disruption to the classrooms. Recurring complaints and maintenance expenditures were a major reason for developing a master plan. Deficiencies identified in CDE's 2017 Assessment Report, which have only increased since that date, reinforced that need.



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

### Master Plan information gathering

In 2021 we formalized this information by working with The Neenan Company to develop a Master Plan (MP) to best address the District's needs. The first phase of master planning included detailed investigation by design and construction professionals. This began with detailed interviews of school staff. 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 both accurate info on features and existing grading, & 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 that did not show up on the assessment. Data collected throughout was captured in Ch. 5 "Interpret & Analyze Data."

### Fire Safety Concerns

The fire chief of the local volunteer fire department joined the master planning work sessions and made clear the concerns they had with the conditions of the school and the significant risk they see in the multiple layers of roof with concealed spaces and wood structure.

### CO2 Testing & Report

On December 15, 2021, the school building was evaluated while under standard occupancy for carbon dioxide in each room using a handheld CO2 meter. As noted in the health deficiencies section, almost every classroom in the elementary wing measured above 1000 ppm, and two additional junior/senior high classrooms measured above 1000 ppm. In addition the cafeteria measured at 1139 ppm. Of note, the gyms, ag shop, and other spaces identified to be refurbished had levels ranging from 426-720 ppm showing less concern in the areas identified to remain.

### Environmental Testing & Reporting

In August 2021, the school building was thoroughly sampled by an experienced environmental consultant to identify & quantify any hazardous materials such as asbestos, lead & radon. This investigation went beyond a review of all existing Asbestos Management Plans and Reports to include sampling of suspect materials. These additional sampling efforts were necessary due to the myriad of renovations and additions to the building dating back to the 1940's. Through these investigative efforts we were able to determine several materials will require additional abatement efforts before any demolition activities. These include but are not limited to mastic tile, drywall texture, block filler, and pipe insulation.

The District has invested over \$50,000 in performing these additional investigations & assessments. We recognize these types of studies are typically completed during the design process, but we felt it was critical to better understand these deficiencies & their impact on our students as soon as possible. These studies also strengthened our decision to replace a major portion of the existing building.

### **Proposed solution to address the deficiencies stated above:**

Through the master planning process and meetings with school staff, community, and building professionals, the school district has determined that the best outcome for the school is to preserve the functional existing gymnasiums and Ag shop (with appropriate health and safety renovations), build a new classroom/common space addition and demolish the aging classroom and administration 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, and a renovation/addition project most cleanly solves the myriad health and safety deficiencies.

### REPLACE WHAT'S BROKEN, KEEP WHAT WORKS

Work sessions with the staff and community resulted in an overwhelming alignment: the gymnasiums and Ag shops spaces work well for the school. They are the newest portions of the building and, with some remodel, will be more than sufficient for their intended use. The classrooms and administrative areas dating back to 1945 are the urgent issues. If they were replaced it would take care of the majority of the safety, security, health, education, and maintenance issues in the school. The community thought there would be good alignment for local bond support if we took a fiscally responsible approach: replace what is broken, but keep what works. The replacement of classroom and administrative spaces is the most cost-

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

effective solution that provides the district with a safe, healthy, and durable facility.

### HEALTHY AND SAFE ENVIRONMENT FOR 21ST CENTURY LEARNING

The master planning team looked at multiple options for attaching the classroom addition to the existing gyms and Ag shop. The addition will include a new, secure main entry and provide an easily supervisable circulation system throughout the school. Due to access, adjacencies, and phasing considerations, an addition makes the most sense to the east of the existing building, providing a new south facing entry for the building with space for parent drop off away from the public streets. The building solution is planned to meet CHPS Verified Leader requirements and account for radon, have no asbestos, be built to mitigate mold and carbon dioxide levels, and have improved thermal comfort. New building mechanical systems with new energy efficient heating and cooling systems will be provided so that the students and staff will no longer need to wear outdoor clothing while trying to work and learn.

### PROJECT SCOPE NARRATIVE

The proposed project consists of a 36,000 SF addition of new classrooms, administration, commons, music room, CTE wing, library, 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. This addition will meet all current codes and construction standards. The remodel includes repair and maintenance of the building envelope including replacement of all metal roof panels, replacing windows and storefront doors, and repairing failing EIFS exterior on the west façade. All renovated areas will receive new mechanical systems, lighting, electrical upgrades or replacements, fire sprinklers, and fire alarms. The site work will include: utility work to relocate the main water line under Coleman Avenue (likely to the west side of the building), creating new staff, student, and visitor parking lots on the south side of the building, separate bus drop off, and new playgrounds and equipment. Site work would also include minimal landscaping around the building and repair to affected areas during construction.

### SCHOOL SIZE

At a total of 74,000 SF and an average enrollment of 164 students, the 450 SF per student may appear higher than typical Front Range school standards. However, the project aligns with other similar PK-12 projects within the last five 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. As these are the two newest portions of the current building, the district recognizes them as an asset that would be irresponsible to remove or replace. 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, as well as providing a necessary hands-on lab space in the high school to be shared by four subjects. Proposed 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.

### **Due diligence undertaken in defining the stated solution:**

Throughout our Master Planning (MP) process we consistently assessed our District's needs & engaged staff, community, and governing agencies in the solution.

The master planning team discussed multiple possibilities and developed three different options for analysis & input. These options are captured in MP Ch. 6 Options.

After identifying the benefits and drawbacks of each option, and pricing of each, results were shared in several community meetings and school board meetings to achieve consensus & buy-in on a preferred option. Based on the feedback received, Option B was chosen: Replacing the classroom and administration portion of the school and keeping the two gyms and Ag shop. This information was captured in the final section of the MP, Ch. 7 Strategic Plan.

The master plan was used to establish program requirements and a plan was developed to verify the viability of the proposed size and ability to build next to existing features. Detailed discussions were had between design and construction professionals on potential phasing of the project to verify school can remain in session during construction.

The following due diligence was completed to help minimize risk to the project and reinforce the accuracy of our budget and requested BEST Grant amount.

### MULTIPLE CONSTRUCTION COST ESTIMATES/EVALUATION OF MARKET

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Construction cost estimates were developed based on costs of similar school projects in NE Colorado by the Neenan Company and verified by NV5 with other construction companies. These estimates were aligned with what has been determined for the proposed budget, and appear to reflect the current market for Colorado, and construction in the rural northeast portion of the state. Additionally, our industry professionals carefully evaluated appropriate contingencies and escalation for this project. Because the project is not anticipated to be contracted until late Spring or Summer of 2023, and due to current market trends, an appropriate escalation has been anticipated. Additionally, because of the inherent risk in unforeseen conditions for a renovation and connecting addition, a slightly higher than average Owner's contingency has been included.

### TOWN ALIGNMENT AND UTILITIES

The school met with the Peetz Town Council about public utilities surrounding the existing school, as well as vacating Coleman Avenue, if needed for the final proposed solution. Additions to the school may require relocation of public utilities and the Town has provided agreement that they would support the school project and the process of relocating utilities. A resolution from the Town of Peetz which documents the Town's willingness to move forward with the road vacation process, and utility realignment.

### ABATEMENT QUOTE

Abatement costs were developed by an environmental consultant experienced in Colorado K-12 projects after a detailed site investigation of all school structures. These costs were evaluated based on worst case conditions, and probable extent of scope, to determine an overall anticipated abatement scope.

### How urgent is this project?

The longer we delay replacing the unsafe and 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 spent \$110,000 on emergency replacement of our boilers this fall, and continually deal with snakes, bugs, birds and water entering our classrooms. We do not have the financial means within our community to permanently address our facility issues. Most of our building systems and components are 25, 60, even 75 plus years old and have reached or are beyond their useful life. Unforeseen issues like the boilers will continue to appear at random times throughout the year. District funding will be used for repairs rather than enriching student education.

If the project is not awarded, our safety, security, and health issues will need to be addressed through small revisions and repairs to the existing ineffective and inefficient building. We would like to reiterate that this would mean investing significant money into a building that will never be able to be fully corrected, and funds for education will have to take a back seat to safety and health repairs. Our school district spent over \$200,000 in maintenance issues in the current fiscal year, which is a significant impact to available operational funds.

Air quality needs to be addressed for the health of the occupants as soon as possible. An extensive HVAC upgrade was attempted in 2012, but does not provide adequate heating, cooling, or fresh air. This again will require extensive work to provide adequate heat, cooling, and fresh air to a flawed building envelope and configuration. Meanwhile, the unsafe levels of carbon dioxide and toxic fumes in inadequately exhausted classrooms are perpetuating an unhealthy environment for our students.

Additionally, building leaks and water infiltration will need to be continually chased and addressed to stop the growth of mold within the building. Based on the number of connection details between additions, the over framed double roof system, and the variety of envelope conditions on the building, this will be an ongoing outpouring of money and effort with little long term benefit.

Next, security concerns will need to be addressed at the main entry and multiple building exits through a new add-on security system, door frame and hardware replacement, the addition of a secure vestibule, and reliance on camera and intercom systems rather than actual view to entry due to current building configuration.

Next, safety concerns outside of the building should be addressed by providing sitework and stormwater work for reducing icing around the building as well as driveway and parking reconfiguration for parent and bus drop-off. However, this will be money to partially address site issues for a building that has multiple problematic floor level changes, rather than addressing

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

the inherent issue itself. Any amount of money spent on redirecting the water that currently flows toward the doors will still leave us with a ponding and ice issue just given the elevation of the doors and public streets; there is nowhere for the water to go.

Each of the above scopes will require a local bond to afford the work but will still be band-aids on top of a flawed, unsafe and inaccessible building and will not address the long-term needs of the school and community. Students would still be required to learn in a sub-standard environment. These band-aids would be difficult to justify for local voters who are looking for a fiscally responsible way to provide for our students. Peetz has no possible way of funding a long-term school solution on its own. With BEST funding, we can update our K-12 campus to serve our students and community for decades to come. However, we cannot make the majority of these important and critical improvements without a BEST grant due to our limited bond debt capacity.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

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 maintenance 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. This employment structure would continue if the district were awarded a BEST grant.

Our district will commit \$40,000 to \$50,000 annually to the Capital Reserve Fund at a minimum. Not only has the district increased its annual appropriation toward Capital Reserves but has also increased its annual maintenance and operations costs to \$350,000, including salaries. Unfortunately, due to the aging condition of the existing building, Peetz School District will not be able to finance replacement of failing systems through annual appropriations alone.

Peetz School is adopting proactive measures to ensure funding to maintain an improved PK-12 facility. At minimum, the district would commit to ensuring funds exceeding minimums required by the Capital Construction Assistance Board are transferred to this account on an annual basis as a Capital Renewal Reserve.

**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, these buildings no longer support a safe and healthy learning environment.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 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 was 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. The addition included a second gym, locker rooms, and Science classrooms. There were also renovations to the HVAC systems, lighting and building exterior. A preschool addition and cafeteria expansion was added in 2004. In 2015 the school district installed a new metal roof over areas where the existing roof had failed. In the last three years the only improvements made to the school were the replacement of two new boilers to replace failing equipment.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Peetz Plateau School District has evaluated multiple options for funding necessary improvements to the school facility. The bonding capacity for Peetz School District is just shy of \$12 Million. The school district has no indebtedness due to outstanding obligation bond, so the bonding capacity taken at 20% of the assessed valuation of the district is unlikely to change in the

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

coming years. Due to the high costs of school construction, even if General Funds supplementing bond funds were also used for this project, the total funding available would only cover a portion of the needed improvement costs.

Peetz School District will only be able to finance this project with the award of a BEST Grant. However, Peetz is still planning to fully leverage project funds by targeting other grant opportunities for the project. Additionally, we continue to look for grant funding to supplement other areas of our budget with respect to staffing and equipment, which allows more dollars to be allocated to capital facility funding. These include a Colorado Office of Early Childhood grant for preschool equipment which was recently received, and a USAC Emergency Connectivity grant to fund technology improvements. ESSER funds have also been recently used to meet other technology and transportation needs of the district. Potential grant opportunities include GOCO for outdoor areas, and a DOLA grant. However, these future funding opportunities are not built into the project funds, because they are future opportunities and are not guaranteed.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Under new administration as of June 2021, Peetz School is prioritizing investment in the long-term sustainability of its facilities by establishing a Capital Reserve Fund and appropriating \$123,000 toward the fund in the year 2021. This is a substantial increase from the annual appropriations in years' past. Current commitments to the Capital Reserve Fund of \$30,000-\$40,000 per year equates to approximately \$300 per student.

A BEST Grant award will provide Peetz School District with much needed financial relief in allocating funds to repair aged building systems. The district is committed to maintaining sufficient annual fund transfers to a Capital Reserve fund to account for necessary facility needs over the next several decades.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Peetz School District current utility costs for the 2021:

Electricity:

- Vo Ag: \$672
- Main Building: \$41,279
- Ballfields: \$10,245
- Bus Barns: \$1,358
- Parking Lot Lights: \$274
- Propane: \$30,385
- Internet: \$14,371
- Trash: \$7,405

Water:

- Main building: \$4,154
- Ballfields: \$1,937

There is a flat monthly rate for the main building water and the Town estimates for the ballfields. 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. With the installation of new HVAC equipment and better insulation throughout the new building addition, Peetz anticipates utility costs throughout the year will go down.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

No existing school facility will be abandoned or repurposed as a result of this project.

<b>Current Grant Request:</b>	\$23,196,639.00	<b>CDE Minimum Match %:</b>	71.00
<b>Current Applicant Match:</b>	\$11,844,142.00	<b>Actual Match % Provided:</b>	33.80102173
<b>Current Project Request:</b>	\$35,040,781.00	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		Matching funds for this project will come from a Bond Effort in 2022.
<b>Total of All Phases:</b>	\$35,040,781.00	<b>Escalation %:</b>	10
<b>Affected Sq Ft:</b>	73,860	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	160	<b>Owner Contingency %:</b>	8
<b>Cost Per Sq Ft:</b>	\$474.42	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$73.88	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$400.54	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$219,005	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	462	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A - Bond election			

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$59,220,710	<b>Year(s) Bond Approved:</b>	
<small>Statewide Median: \$116,019,842</small>			
<b>PPAV:</b>	\$420,648	<b>Bonded Debt Failed:</b>	\$11,870,000
<small>Statewide PPAV: \$167,001</small>			
<b>Unreserved Fund Bal 19-20:</b>	\$2,090,665	<b>Year(s) Bond Failed:</b>	21
<small>Statewide Median: \$3,102,240</small>			
<b>Median Household Income:</b>	\$61,429	<b>Outstanding Bonded Debt:</b>	\$0
<small>Statewide Avg: \$59,201</small>			
<b>Free Reduced Lunch %:</b>	37.00%	<b>Total Bond Capacity:</b>	\$11,862,272
<small>Statewide Avg: 46.98%</small>		<small>Statewide Median: \$23,203,968</small>	
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$11,862,272
<small>Statewide Avg: 6.71</small>		<small>Statewide Median: \$11,500,738</small>	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,489.79		
<small>Applicants Median: \$2,381</small>			



**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>\$24,878,955</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$59,220,710</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$11,844,142</u>
D. Current outstanding bonded indebtedness:	<u>\$0</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$11,844,142</u>
F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit): (This should equal line E)	<u>\$11,844,142</u>

**School District: Plateau RE-5**  
**Project: Peetz Plateau PK-12 Renovation/Addition**  
**Date: February 1, 2022**

**Signed by Superintendent:** 

**Printed Name: Jeff Durbin**

**Signed by School Board Officer:** 

**Printed Name: Shauna Raker**  
**Title: President**



PO Box 187, Peetz, Colorado 80747 | 970-334-2222 | peetzfire@peetzplace.com

1-20-2022

Dear CDE Capital Construction Assistance Board,

I write this letter on behalf of the Peetz Volunteer Fire Department in support of the Peetz Plateau School District's efforts to update and improve the school facility for Peetz K-12. The school building has gone through many changes and remodels over its long history. As a volunteer fire department, we have had the opportunity to visit, tour, and conduct training exercises in the school building. We will continue to use the school for future training opportunities because as the central hub of our community the safety and security of the students is taken very seriously by our department members.

In our visits to the school there have been many issues and concerns shared by Peetz Volunteer Fire Department members when it comes to the safety and current construction of the Peetz Plateau School building. As the building has aged there have been multiple remodel projects that have taken place to the original building structure. As each remodel has added additional layers of roofing, there is a safety concern for what could take place in the event of a structural fire. One of our visits consisted of some of our firefighters climbing into the lower level ceiling of the school only to discover these layers of roofing above. The main concern Peetz Fire Department discussed following this discovery was in the event of a structure fire, how we would be able to control or extinguish a fire in these multiple layers while assisting in a building evacuation.

Another concern Peetz Fire Department had on our most recent tour of the school was the aging electrical system. Administration pointed out that in some areas of the school there weren't sufficient electrical outlets to support all of the ever increasing technology devices used in a modern educational system. Some areas required electrical extension cords to be used in classrooms. In other areas of the building multiple electrical outlets couldn't be used simultaneously without popping the electrical breaker.

The Peetz Volunteer Fire Department would strongly urge you as the Capital Construction Assistance Board to consider the needs of our rural school and community in updating and improving what is essentially the heartbeat of our community through the BEST Grant. Thank you for your time and consideration.

Sincerely,

Steven Schumacher, Fire Chief  
Peetz Volunteer Fire Department



## TOWN OF PEETZ

PO BOX 7 621 MAIN STREET PEETZ, CO. 80747  
Tel 970-334-2473 Fax 970-334-2472  
towncl@peetzplace.com  
townofpeetz.com

Dear CDE Capital Construction Assistance Board,

Please accept this letter of support with respect to the BEST Grant application for the Peetz PK-12 School Project. Funds are greatly needed to address deficiencies impacting the health and safety of students, and to improve the technology and educational environment needed to keep up with 21<sup>st</sup> century education needs.

There are significant issues with the Peetz School facility that can only be addressed with the financial assistance of a BEST Grant. These needs include securing the building with many access points, providing a fire sprinkler system, repairing overbuilt roof spaces that pose a significant risk of major loss to fire, and providing ADA accessibility.

On January 10, 2022 the Town Board voted to support, and endorse The Peetz School BEST Grant application. The Town has reviewed the Master Plan prepared by Neenan Architecture and endorses the proposed improvements. The Town has also agreed to work with the School District to relocate utilities and abandon Coleman Ave. to accommodate the proposed plan.

The Town of Peetz is a small community of 200 people, with the school serving as a primary community gathering place. Not only does the school service the community of Peetz but many of the surrounding areas ranging from Sterling, CO to Sidney, NE. Peetz School has been instrumental in the economic success of the town, and the consistent high quality of education has continued to attract students from neighboring communities.

We respectfully request the Capital Construction Assistance board award a BEST grant to ensure the continued success of our public school.

Sincerely,

Mayor



**P PEEZ PLATEAU SCHOOL**  
**DISTRICT RE-5**

P.O. Box 39  
311 Coleman Ave  
Peez, CO 80747  
Phone: 970-334-2361  
Fax: 970-334-2360  
www.peetzschool.org

School Board  
Shauna Reker, President  
Darrin Feiringer, Vice President  
Tiffany Vallier, Secretary  
Jeff Long, NEBOCES Rep

Jeff Dublin, Superintendent  
Mike Forster, Principal



1/19/22

Dear CDE Capital Construction Assistance Board,

Please accept this letter of support regarding the BEST Grant application for the Peez Plateau RE-5 School District project. Our school district began researching and assessing options for a renovation or new build in the Summer of 2021. Rather than starting from scratch with demolition and a new build, the Peez Plateau RE-5 school board members support a hybrid approach to expand and renovate the existing facility. This strategy will allow us to keep the structures that can be utilized and/or repaired rather than demolishing and starting over. This hybrid model allows us to repair, renovate and modernize our facilities.

- We are looking to elevate our student and teacher experiences all while addressing the following:
- Improve physical & safety conditions- Unfortunately, many tragic instances of school violence have occurred over the past 20 years and our school was not built with these safety features in mind. The many access points in our current configuration create a threat to the safety of our students and staff.
  - Infrastructure for updated technology- Infrastructure improvements will allow us the opportunity to keep up with advances in technology and teach students competitive skills for the 21<sup>st</sup> century workplace.
  - Enhance the educational environment- provide more inclusive spaces for all children including ADA accessibility.
  - Reduce maintenance & operational costs- As our building continues to age, the upkeep of our pieced-together building is a constant challenge. We have old wiring, leaks in our roof, and foundation issues just to name a few. Keeping our students safe, warm and dry should be a basic function of any school building. A modern facility would greatly reduce our need for frequent repairs & renovations.

Peez School is the foundation of our small community and without the financial support of a BEST Grant we will not be able to address the deficiencies mentioned above. Please consider supporting our school and our community with this project that is not possible without your financial assistance.

Sincerely,

Peez Plateau School Board members:

Shauna Reker, President

Darrin Feiringer, Vice President

Mike Hill, Treasurer

Tiffany Vallier, Secretary

Jeff Long, NEBOCES Rep



*To positively influence students to be knowledgeable, skilled, and self-reliant learners.*

**P PEEZ PLATEAU SCHOOL**  
**DISTRICT RE-5**

PO Box 39  
311 Coleman Ave  
Peez, CO 80747  
Phone: 970-334-2361  
Fax: 970-334-2360  
www.PeezSchool.org



1/19/22

Dear CDE Capital Construction Assistance Board,

I am writing on behalf of the Student Council of the Peez Plateau School District RE-5. Our student body strongly supports and commends the efforts of our local school board to secure a BEST grant and update our facilities here at Peez School. The oldest part of our building is nearly eighty years old, and the rest of the building has been slowly added here and there over the years. This school is a bit Frankensteined itself – being made up of people from surrounding communities, farms, and local town folk. While the building itself reflects this character, our sporadic growing pains have left us with an aging building which at best is inconvenient, and at worst may possibly be life threatening.

As the school grew over the years, classrooms, lunchrooms, and sports facilities were continually added on one end or the other. The original gym was transformed into a computer classroom and then a library, with lowered ceilings and improved lighting, but there is some original wiring up in the old gym rafters. The three-story school here in the 1940's burned to the ground in 1944. The hodge-podge makeup of this building could lead to another fateful catastrophe. Should there be a fire just below the newest roof-line, firefighters would have to fight their way through the ceilings below it just to find the fire. Perhaps the fire will be put out by the leaks in our roof themselves – every time it rains, or the snow melts off of the rooftops, the hallways become cluttered with trash cans catching the spontaneous indoor rain events. There isn't a fire sprinkler to be found anywhere in this building. Speaking of water being where it doesn't belong, the preschool side of the building is slowly sinking. One side-effect of this phenomenon is the instant ice-skating rink everyone gets to "enjoy" as they are entering the south side of the building and delivering supplies to the cafeteria.

There are a dozen doors into the building. It wouldn't take much imagination for someone who was up to no good to Watergate their way into the school and do something nefarious and endanger our lives. While Congress required in 1990 that all public buildings be accessible to all Americans, even those with disabilities, the only access to our music and band room is down a long flight of steep stairs. A few years ago, an angry boy pushed a classmate down those stairs. Luckily, the victim survived, but any wheelchair bound child would be forced to wait at the top of the stairs while their classmates went down to enjoy the wonders of John Philip Sousa.

Our community has outgrown our old building. The only space available for a weight room is too tiny for a half-dozen people to work in. Athletes are in constant jeopardy of taking a barbell to the face as their classmates attempt to exercise. We need at least three more classrooms. We don't have sufficient facilities to learn to sew, or cook our own food. We also have a three robotics teams who are competing at the state level, but they don't have a space in the building to work on their project and not disturb the agriculture classes or drama club.

A few years back the school tried improving the heating system. Through some magic of modern technology, the hallways are now a bone-chilling 50 degrees in the middle of winter, and the classrooms are somehow never at a comfortable temperature. No doubt new windows would go a long way to improving the situation.

It is our fervent hope that your committee will find the funds to help our community make our school safer for our students, faculty, and staff.

Sincerely,

*Chance Segelke*

Chance Segelke,

Student Council Treasurer



*To positively influence students to be knowledgeable, skilled, and self-reliant learners.*

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

**PLATEAU VALLEY 50 - Plateau Valley PK12 Addition/Renovation - Plateau Valley ES/MS/HS - 1959**

<b>District:</b>	Plateau Valley 50
<b>School Name:</b>	Plateau Valley ES/MS/HS
<b>Address:</b>	56600 HIGHWAY 330
<b>City:</b>	COLLBRAN
<b>Gross Area (SF):</b>	95,785
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$30,664,534
<b>Condition Budget:</b>	\$16,827,182
<b>Total FCI:</b>	0.55
<b>Adequacy Index:</b>	0.39



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,742,218	\$3,602,222	0.96
Equipment and Furnishings	\$838,052	\$192,715	0.23
Exterior Enclosure	\$5,050,567	\$2,221,964	0.44
Fire Protection	\$444,202	\$890,592	2.00
Furnishings	\$1,901,232	\$361,837	0.19
HVAC System	\$2,071,435	\$1,607,162	0.78
Interior Construction and Conveyance	\$6,300,114	\$3,753,693	0.60
Plumbing System	\$2,050,756	\$1,713,933	0.84
Site	\$3,822,099	\$3,622,147	0.95
Structure	\$4,443,860	\$47,631	0.01
<b>Overall - Total</b>	<b>\$30,664,534</b>	<b>\$18,013,896</b>	<b>0.59</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** PLATEAU VALLEY 50

**County:** MESA

**Project Title:** Plateau Valley PK12 Addition/Renovation

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

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

**If Yes, please explain why:** Not awarded in 2020: AV/pupil too high  
Awarded in 2021: Bond measure did not pass by 61 votes

## Project Type:

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

## General background information about the district / school:

PVSD formed in 1950 serving the Towns of Collbran, Mesa and Molina and Plateau City. Grand Junction, the closest major city and airport, is located 40 miles from the school. PVSD's boundary area is 802 square miles with a population of 1,400. PVSD includes a Job Corps HS administered by the US Dept of Labor, at a different site. PVSD is the largest employer w/ 68 staff.

Economic drivers in PVSD include agriculture and tourism with a large % of residents commuting outside PVSD. Assessed Value (AV) fluctuates wildly as it is closely tied to oil/gas and has decreased \$53M in the past year. The AV/pupil is high because we have a low number of students over vast amounts of land. In 2020 our AV was \$192M. In 2021 our AV plummeted to \$139M (28% drop), reducing our bonding capacity.

PVS has 283 students enrolled in pk-12. Our school district is "Accredited" and the graduation rate is 90% within 5 years. We offer 4 AP courses and dual-enrollment at a community college. 2 of our HS teachers hold master's degrees. In the class of 2019, 69% of our graduates went onto higher education, trade schools or the military. Our community is not wealthy. We believe our free/reduced lunch qualifying population is significantly higher than reported. A food bank sends home bags of food with students every week. PVSD was featured in the 2013 food documentary "A Place at the Table" examining hunger in Colorado.

The agriculture program at our school is popular. Participation in Future Farmers of America is high and our FFA chapter has won many awards in the past five years.

The maintenance program is led by staff with a variety of skills. The director has kept a detailed and chronological list of all maintenance performed on the facility since 1982. PVSD has been fortunate to have been awarded 2 BEST grants in the past: one for abatement and one for RTU units. If awarded, we plan to relocate the RTUs to the Job Corps to improve that facility.

## Deficiencies associated with this project:

CDE updated the facility assessment for the 95,750 SF school, which includes an attached transportation & maint. shop, in Jan of 2022. The FCI is 0.55, a jump from an FCI of 0.45 in 2018. Upon further investigation with the design team, a few deficiencies were not covered by the CDE report which would have increased the FCI. These items include necessity of bringing natural spring fed water supply to current standards & fire suppression requirements, sanitary sewer pumps owned by the Town needing to have backup power installed and required improvements to HWY 330. After factoring in these items and removing the 2006 portion (27,700 SF) that will remain, the revised FCI score is 0.76, indicating a strong candidate for building replacement.

Deficiencies at PVSD can all be categorized as Priority One items:

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Security (Security, Safety, Health, Tech): There is no safe and secure entry vestibule, access control system, integrated panic button or visibility at entry. There is no physical barrier to prevent a vehicle forced entry. Admin is 60' away from the entry door that is not locked during the day. Visitors cannot check in without being allowed full entry. Security cameras are outdated and 10 do not function. There are 31 exterior doors - 9 located in classrooms. There are no door positioning sensors nor egress exterior lighting, and doors have large drop offs at the outside. There are no markings on exterior doors to communicate with emergency responders. There is no card reader system. Panic hardware is non-code compliant lever handles and could be chained. Classrooms have vertical blinds with missing panels and malfunction. Students must leave the main building and cross a service drive to access classroom buildings. The door to the Ag program is not secured during the day. Gym is not separated so visitors can access the facility while students are in classrooms.

HazMat (Safety, Health): ACM can be found in flooring and roof materials. Radioactive uranium mine mill tailing sand was utilized in building materials in the 1959 portion and needs remediation.

Indoor Air Quality (Safety, Health): CDE scored IAQ the lowest rating for odor and CO2 concerns. Science rooms do not have ventilation or hoods. Wood shop does not have a dust collection system. There is no exhausted finishing room in the shop, so finishing takes place within the shop area. Welding shop program does not have proper ventilation. Poor indoor air quality is concerning with the Covid-19 pandemic and the lack of our facility's air to turn over to combat airborne illnesses.

Radon test results areas in the 1959 portion are 3 times over the EPA limit. Because of the presence of uranium mill tailing sand the radon level is elevated and needs mitigation.

Site Safety (Safety, Security, Health): PVS is on CO HWY 330 with heavy truck use. The school zone is 40 mph when blinking, which is not lower than the stated speed limit. Motorists frequently travel with speeds of 65 mph+. The entry drive forces an almost U-turn maneuver to make a left turn into campus and is on a curve impacting visibility. There have been close calls over the years with student drivers. Cafeteria, media center and front entry are only 100' from the HWY and a semi-truck losing control could crash into our populated areas of the school. The HWY has no appropriate accel and decel lanes to enter and exit the campus.

There is no separate bus loop for bus riders or a separate service delivery area from pedestrian traffic. The facility takes deliveries at the main entry with the delivery trucks parking along the sidewalk curbing. Site lacks proper way-finding signage. Parking does not have appropriate site lighting.

All asphalt paving is cracked and should be replaced. Asphalt is crumbling in areas that make pedestrian access a trip and fall hazard. Sidewalks have sloped over time and are a slip and fall hazard.

There's no separate pk play yard which is not compliant with licensing. Pk students use existing play yard, with equipment last upgraded in the early 1990's. Fall zones are not compliant with code.

Athletic facilities are failing, and the closest field is 30 mi away. Gravel track is uneven and does not meet CHSAA standards. The field grass is lumpy with potholes throughout the sod surface as it has not been crowned since the early 1990's.

Roof & Envelope (Safety, Security, Health): The roof system is a mixture of spray foam, ballasted EPDM and fully adhered EPDM. Spray foam section has had foam re-applied many times causing problems such as impediment to proper drainage, subsurface air bubbles prone to puncture and difficulty finding leaks for repair. The current re-coat is 12 years old, 7 years beyond its lifespan. Skylights have been foamed over in lieu of removal. There are no overflow drains. Ballasted EPDM has significant tenting of the membrane. This roofing system makes finding more and more frequent roof leaks nearly impossible. Overflow scuppers exist, but they were installed higher than industry standard resulting in pooling after a precipitation event. All roof flashing and fascia are failing except in the 2006 portion.

33 out of 40 rooms have roof leaks and most are classrooms. Leaks from the ballast system require endless chasing and take years to identify. Turkey roasting pans have been placed above ceiling grid until leaks can be repaired. Some turkey pans have been in place for 8 years. We constantly replace or paint ceiling tiles. We are concerned about potential mold growth in

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

classrooms. Because of chronic leaking of the cafeteria roof, maintenance personnel installed what can be best described as an indoor gutter system. They devised a system to collect the leaking roof water above the ceiling grid and funnel it into a gutter system that exits into an indoor floor drain. Prior to installing this system, facilities staff were replacing ceiling tiles in the cafeteria two times per day during heavy storms.

The envelope is failing. Exterior windows are original from the 1959 building and have cracked seals and worn frames. Exterior windows from 1989 and 1997 portions are original and have deteriorated sealant, worn frames and damaged screens. These windows, in addition to being steel and without a thermal break, do not have low e glass. The building envelope is in poor condition and not compliant with current energy codes. Engineers determined that 74% of the entire facility's walls and 46% of the facility's roofs are performing at less than 50% of the current 2015 International Conservation Energy Code. There is no acoustic separation.

Caulking in all areas is deteriorated and cracked. Water infiltration occurs at the foundation. Evidence of water infiltration is noticed in interior water staining on the walls, exterior deterioration on the stucco and efflorescence. The OH doors for the Ag program and transportation are not thermally insulated. The Ag program's attached greenhouse has failing panels.

Water (Safety, Health, Tech): Supply is a natural spring used since 1959. Current storage tank is 20,000 gal and code requires over 42,000 gal for the partial sprinkled area and over 128,000 gal for the full building. Water pressure is low. The spring system needs significant improvement. Deficiencies include inefficient water collection and lacking chlorine contact time to sanitize drinking water. Domestic water line is original and deteriorated. There are concerns of drinking water contamination from leaching metals.

Fire Sprinkler (Safety, Security, Health, Tech): 70% of classrooms have no fire sprinkler system. Water storage tank for the sprinkler does not meet code. There are cross corridor security gates that do not meet code and there is no voice evac fire alarm system.

HVAC & Plumbing (Safety, Health, Tech): There is a jumble of HVAC systems original to their vintage and beyond useful life. The evap cooling has failed and the hard water causes the fans to deliver insufficient make up air. The heat shuts off constantly requiring staff to check on functionality every weekend. HVAC distribution is poor including ductwork, domestic water piping, hydronic piping, storm and sanitary services. Individual thermostats are the only temp controls. Boiler system has no redundancy. A hot water circulation line fails about 4 times per year. In 2019 a leak from this line flooded the football storage room.

The sanitary line from the kitchen clogs often. Camera views of the line showed areas where settlement caused negative slope. Food sewage backup overflows cleanouts in the cafeteria. A wet/dry vacuum is used to hose out sewage so that the students' lunch periods are not disrupted. This occurs with more frequency each year indicating the problem is getting worse. In the past 12 months, a sewer line collapsed causing the locker rooms/restrooms in the 1950's portion of the building to be unusable for 3 weeks.

Electrical (Safety, Security, Health, Tech): Buildings are served by 3 elec. services that are beyond useful life and have no additional capacity. There is no phase protection. There is no backup generator. Not having the generator means there is no backup for the town's sanitary sewer pump. When power goes out we have 20 minutes to shut down and then 25 minutes to transport our students home before a sewage backup occurs. Emergency lighting is provided with battery packs, causing a maintenance hardship. Greenhouse does not have power to serve the growing lighting and students use extension cords and power strips for lighting and operation of fans.

There is an exterior mounted switchboard. Downstream panelboards are original, from mixed manufacturers and at the end of useful life. Finding replacement parts is difficult. Classrooms have fluorescent light fixtures, which can contribute to poor learning performance.

Students use laptops and receptacles are sparse. Surface mounted wire mold/outlets and extension cords/power strips are used everywhere in classrooms and offices. Media center floor is crisscrossed with extension cords causing a trip hazard.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Tech (Security, Tech): IT is beyond useful life and hardware must be replaced to maintain security and reliability. Cabling is a mix of old, varying products that are out of warranty. Server system needs replacement. Lack of tech infrastructure and outdated equipment inhibit delivery of the most basic education. Unreliable WiFi and internet, Smartboards or laptops that do not work, and lack of power take time away from teaching and learning. Classroom projection is too small for students to see. Thick walls make adequate wireless coverage and access a constant challenge.

Food Service (Safety, Health): Food service equip. is 20-30 years old. Lack of power inhibits additional or modern equipment. In 2004, an additional freezer was installed in the cafeteria, reducing cafeteria space. Aged kitchen equipment makes preparing healthy food difficult and staff must rely on processed and pre-packaged foods with added sugars and preservatives. A modern kitchen facility would provide healthy food choices to students with food insecurity. In the past two years, we have had to repair failing kitchen equipment with duct tape and bailing wire - literally hanging on by a thread.

ADA (Safety, Health): Play yard does not meet ADA. Students carry a disabled classmate to the play area. This student rides the bus each day and upon arrival, all the other students exit the bus at the front entry and she waits on the empty bus to be driven to the back where there is one ADA entry. There are not adequate ADA parking stalls. ADA bathrooms are not available. Handrails/guardrails and ramps are not ADA. When we held a student design charrette, the #1 concern was that their friend did not have accessible accommodations at school.

### **Diligence undertaken to determine the deficiencies stated above:**

PVSD has been committed to comprehensive due diligence which includes the following that the District has funded without grant assistance:

Engaged in a thoughtful long-term facilities master planning process in 2018-2019. The master plan team undertook a thorough facilities assessment and planning process to provide more detail to the work done by CDE staff. The master plan team met with ALL staff members, student representatives from elementary, middle & high school, and community members. A visioning team was formed and met monthly with the design team throughout the year+ long master plan process. This visioning team included parents, staff, community and three students.

An Owner's Representative was hired to manage the process and keep CDE's Regional Program Manager up to date with activities related to master planning and grant application.

Given the school's proximity to a Colorado State highway, the district added a transportation engineer to consult on CDOT requirements and safety improvements for the master plan.

The district commissioned a water demand study from the Town of Collbran's consulting engineer. The study ultimately ruled out the feasibility of bringing water/sanity from the Town to the school site.

A technology consultant was hired to provide a deficiency assessment.

An environmental consultant provided additional hazmat testing and research with CDPHE regarding the uranium detected. Then the district had the environmental consultant test for radon because of the presence of radioactive uranium.

An ecologist has been consulted for wetlands considerations. Minimal wetlands were identified on site and will not be impacted by the proposed solution.

A hydrologist familiar with Collburn consulted on floodplain as there is no FEMA or county info available for the school site. The school is adjacent to Plateau Creek. Per this consultant, it is not believed there will be any flood plain issues with the proposed solution.

All previous geotechnical reports for review by the master plan team. Like many western slope areas, the soils are considered poor and require a deep foundation system.

PVSD has spent approximately \$200,000, out of our limited budget, since 2018 to perform due diligence on the deficiencies. This does not include the additional dollars spent on arriving and developing a solution.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## Proposed solution to address the deficiencies stated above:

PVSD is submitting for a BEST grant for the 3rd consecutive year, and therefore the solution continues to be refined by additional due diligence the district has undertaken since initiation of the master plan in 2018. The solution has been presented at countless community meetings for feedback, supported by our State Senator and a motivated & dedicated campaign committee.

After the BEST award in 2021, in advance of the bond vote, the district wanted to hit the ground running. They competitively engaged a team of professionals and moved forward into finalizing Schematic Design prior to November of 2021.

The proposed solution, supported through community meetings and committees, is new school construction attached to the 2006 portion of the existing building. The 2006 portion is approximately 27,000 SF and includes an auditorium, athletic gymnasium and locker rooms. New construction will serve as new academic spaces and will be approximately 77,000 SF. Because of the demolition, an approx. 4,900 transportation/maintenance shop will need to be constructed as a component of the program.

The new school addition will be designed for modern security, energy efficiency, accessibility, free of hazardous materials, 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 in an equitable learning environment regardless of grade level or physical disability. The new construction will comply with BEST Construction Guidelines. We will have a fully fire sprinkled building with upgrades to our water storage and supply system. The food service area will be upgraded and appropriate for preparing and serving healthier meals. Our VoAg program will have proper spaces to deliver this important educational opportunity for our students' future careers.

The site plan provides for the main entry to be moved much farther away from the State Highway, properly lit parking lots and a 90-degree safe turn into the site. The front entry will be obvious for visitors and our administration staff will have a direct line of sight to see who is approaching the building. We will incorporate a security vestibule, upgrade security cameras and work with the design team to secure the exterior of the school using appropriate building materials and technology solutions. Technology deficiencies will also be addressed with updated modern infrastructure with new servers, switches and wireless access points throughout the new facility, as well as new end-user devices for students as needed. We will build an ADA accessible play yard. The addition will have a radon mitigation system incorporated into design. Our pk program will have a separate play yard for students to meet licensing requirements. The new roof will have at least a 20-year warranty. Given our new door hardware project, we will reuse as many of these sets as possible in the new construction.

The 2006 portion will need limited work to the MEP systems and minor renovation to open up spaces in which to have more effective and flexible learning environments and usable locker rooms. The 2006 portion is in generally good condition and includes a large gym and auditorium. Having an auditorium increases the SF/pupil, however this grant application is not asking for dollars to complete a major renovation in this area nor the existing gym. The design team has utilized a lean grossing factor for the new addition, which between this and limited area to build, has translated into a compact and efficient design.

The district will analyze options as it relates to pursuing a sustainability program and commits to pursuing one of these programs and targeting the certification level required by BEST. We commit to having an efficient building envelope and infrastructure systems.

With a successful BEST grant and 2022 bond measure, design would continue into Design Development in the summer/fall of 2022, construction would start in the summer of 2023 and students would be able to use their new facility by mid-way through the 2024-2025 school year (occupancy December of 2024). Students would continue to use PVS for the 2022-2023, 2023-2024 and half of the 2024-2025 school years. The existing facility would then be abated and demolished in the winter/spring of 2025 and the site work will follow to be completed by the summer of 2025.

A project of this size in our community would provide enormous local economic stimulus for the duration of construction in addition to providing our students with a modern learning facility at completion. We have submitted a letter of support from our State Senator regarding positive economic impact and a modern learning facility.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The 2021 bond failed by a margin of just 61 votes with over 1000 votes cast. The campaign committee believes they will be able to reach enough voters in 2022 to put them into the 'W' column and are motivated to get back to work on the campaign.

### **Due diligence undertaken in defining the stated solution:**

As noted above, PVSD has been committed to investing in due diligence to set up the project for success from the beginning. The following items show the additional due diligence completed to arrive at the solution - since last year's application:

During the master plan process, cost estimates were provided for several options, including a renovation option. It was determined the renovation was similar in cost to the new construction, and would last about ½ the lifecycle of new construction. Additionally, a renovation project would not allow students to stay in their classrooms and therefore would be very disruptive for students during construction. Money would be spent on temporary facilities with no ultimate value to the District. These students have already endured a lot of disruption during the Covid-19 pandemic. The direction of the project, vs. renovation, was confirmed with community support for the direction during many town hall discussions.

An owner's representative was competitively procured in the summer of 2021.

A geotechnical engineer was competitively procured and the district will move forward with additional soils testing in the spring/summer 2022.

A surveyor was competitively procured and the ALTA survey was completed in the fall of 2021 to ensure there were no property boundary issues for the proposed solution.

A traffic engineer was procured and will provide all guidance and design related to CDOT requirements.

A design team was competitively procured. The design team started a Design Advisory Group process in the summer/fall of 2021 and schematic design has already been completed and paid for by the district. The DAG is comprised of parents, community members, key staff and students.

An OAC meeting was established and led by the design team each week. The design team has met with student groups and teachers to gain feedback on the schematic design. The schematic design process provided a further refined and confirmed solution well beyond than a typical master plan.

Last year, the program included a separate field house near the athletic fields for restroom code compliance. With further study during SD, we were able to keep the athletic field in a similar location and with some renovation of the 2006 portion, no longer need the field house per code, leading to cost savings and building efficiencies.

A CM/GC was competitively procured and is providing pricing and constructability reviews for the schematic design. The CM/GC attended and participated in all DAG meetings and OAC meetings. Based on the Schematic Design, they have developed a construction phasing and safety plan to minimize temporary classrooms and ensure safe separation of construction activities from the occupied school.

Because the project is at Schematic Design, the team has been able to work through a valid 'Value Engineering' process already to reduce costs.

CDE's Regional Program Manager has been involved every step of the way and has presented to our visioning team and community regarding the BEST grant.

Outside of the District, a campaign committee has mobilized and is motivated to take on the work for supporting a 2022 bond after learning from the 2021 unsuccessful bond.

The team has been closely watching construction escalation in our region and have appropriately budgeted more than typical for this application for a 2023 construction start to reflect what is being experienced in the market.

From PVSD's budget, the district has spent approximately \$150,000 at advancing the well planned solution. This is in addition to the \$200,000 spent on due diligence to identify the deficiencies.



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How urgent is this project?

Given this facility is the only facility in our district of over 800 square miles, we must continue to have our students attend school in this building.

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 PVS. Outside of the BEST Grant program, we would be unable to raise the large amount of funding needed to address band-aid solutions nor build a new facility. Our bonding capacity alone could not fund this project and our assessed valuations can fluctuate wildly from year to year.

We learned firsthand the negative impacts of going fully remote outside of our facility during the Covid-19 shut down. The experience exposed the unfortunate combination of poor internet infrastructure and poor cell phone coverage in our district. Many families do not have access to internet service and providing 'hot spots' which work through cell phones were of no use because of lack of cell phone coverage. We are still trying to catch students up to grade level after going remote in 2020. The learning loss is more evident in our students that have families that are not as committed to the child's education and also the ones that don't have reliable internet. We were unable to consistently feed the students lunch and breakfast because of the distance the school is from many student's homes. The mental health of our students declined and has been a huge focus of our staff. The nearest school facility to our students would either be in Palisade or DeBeque, communities that are 20-40 miles away through winding canyon roads.

The foam roof section of our school, which is failing, was estimated by FCI Constructors to replace. With soft costs and abatement costs, the roof replacement alone would cost almost \$3,000,000. Replacing this roof at this cost would not include addressing any other known deficiencies.

The spring fed water system is original from the 1950's and in need of being addressed to continue water service to the school. Our budget alone could not support the needed upgrades to this system.

As we learned through our master plan process, the condition of our facility's infrastructure is poor and in desperate need of upgrading. We must avoid throwing good money after bad to keep the inefficient systems running.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## How does the applicant plan to maintain the project if it is awarded?

PVSD 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 to ensure all manufacturers' warranties stay in effect. 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 new school. 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.

The past five years of actual costs for capital projects averaged approximately \$100,000 per year, which is about \$350/per pupil and we would continue with budgeting this amount moving forward.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**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:**

Plateau Valley pk-12 school (PVS), located just outside of the Town of Collbran, was originally constructed in 1959 and served as a k-12 school. Over the years, and through a consolidation with two schools in the same district, PVS became the only pk-12 public school facility in the district boundaries. Original funding for this school and the multiple additions were made available through local tax revenue sources.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Additions to the original 1959 facility came in six main phases: 1969 for kindergarten, band and library, 1982 for shop and transportation, 1989 for a cafeteria addition and media center, 1997 for cafeteria addition (again), general classrooms and district offices and most recently in 2006 for the auditorium, main gym and locker room spaces. Based on information available, the only bond measure that has passed after the original build in 1959 was in 2004 for the 2006 addition. It is believed all the other previous phases were funded through school district budgets. Upon analysis from the consulting team, these phases were viewed as band-aid solutions as issues arose and a comprehensive master plan effort did not occur until 2019. Within the last three years, the district has changed the interior door handle hardware in classrooms to levers with push button locks per State requirements for a non-sprinkled school facility. Classroom doors original to 1959 were replaced. The phone system was replaced. The district had to hire out a service to disconnect the school to the failing leach field which means the school has no redundancy for sanitary sewer. The agriculture program shop had electric and air compressor plumbing upgrades in the past three years. No major capital projects have been done in the past three years. Because of the age of the facility, information was submitted to History Colorado about the facility and proposed project. They have responded that because of various additions or alterations, PVS is not a good example of a type as under Colorado's Mid-Century Schools. They believe the proposed BEST grant project would result in no historic properties affected.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The district has addressed the emergency facility needs at PVS that our capital budget could support, including safety/security investments such as replacing the classroom door hardware.

Knowing our district would need to demonstrate due diligence for our proposed solution for our community, PVSD has spent approximately \$350,000 on these efforts. These dollars have paid for a master planning process, site survey, water feasibility study, traffic analysis, environmental testing beyond AHERA and a hydrologist study for the flood plain. Schematic design is complete, and paid for directly by PVSD, and therefore design is much more advanced and vetted than a typical BEST grant application.

Being through the SD phase has allowed the team to identify Value Engineering/Scope Reduction options and those cost savings are included in our proposed budget.

We have spoken to the Town of Collbran about collaborating on grant funding, however neither entity had the funds available to provide as match dollars for the grant opportunities. It was also determined that bringing water & sanitary sewer to the school was not feasible.

Our master plan and schematic design provides us with a strong road map for the future. In the event we are awarded a BEST grant and have a successful bond vote, we are committed to leveraging those dollars further to pursue other grant opportunities through GOCO, Homeland Security, ESSER and DOLA.

**How do you budget annually to address capital outlay needs in your district/charter?:**

As noted above, our capital funding is through our general fund and averages \$100,000 per year, which is \$350/pupil. Maintenance of a new school will be budgeted appropriately as part of the district's annual operating budget. These budget amounts may increase as needed depending on the projects required each year. We will budget \$200-\$400 per student per year for maintenance on the new facility. As the budget allows, we will strive to add to this per student budgeting during our annual budgeting process. We only have one facility for pk-12 students in our district and the budgeting described will be for this single facility.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

For the past five years, PVS averaged \$82,400 in annual utility costs for electric (\$56,100) and natural gas (\$26,300).

We expect our energy and water usage to be reduced with a replacement school. The mechanical and electrical engineers have projected that we will realize a savings of about 30% of our existing utility costs.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

We plan to abate and demolish the existing PVS structures built prior to the 2006 addition: 68,050 SF will be demolished, and 27,700 SF will remain. We will keep the programming as-is in the 2006 addition and add the new facility portions to the 2006 building so all pk-12 students can be under one roof. PVSD has only this campus for our pk-12 students, therefore our solution from our master plan and in this grant, application is addressing all our facility needs.

Per our budget submitted with the BEST grant application, the costs for abatement and demolition are approximately \$850,000, including environmental consulting.

<b>Current Grant Request:</b>	\$29,388,231.00	<b>CDE Minimum Match %:</b>	73.00
<b>Current Applicant Match:</b>	\$27,037,280.00	<b>Actual Match % Provided:</b>	47.91676588
<b>Current Project Request:</b>	\$56,425,511.00	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		If our BEST grant is successful, we plan to present a bond measure to our voters in November of 2022.

Our calculated match last year was 77%. We applied for a waiver because of our wildly fluctuating AV to reduce our match to 60%. The waiver application did not pass. As noted in the general section, our AV in 2020 to 2021 went from 192M to 139M. The AV in 2019 was 231M, meaning in just two years AV has dropped by 92M (40%). Prior BEST applications had requested waivers for a reduction in match because of the potential of AV fluctuation, which has proven necessary now that our bonding capacity has been restricted by this sudden drop in assessed value to the point that the statutory limit applies to the match this year.

If our bond had passed in 2021, we would have had to sell our bonds prior to mid-December of 2021 to have the bonding capacity available to issue the bonds. This year, the calculated match is 73%. Because of our lower bonding capacity, the application will fall under a statutory waiver, which will mean we would ask our voters for approximately 8M less in a bond measure. We believe this lower ask of our small & fiscally conservative community will be able to move the bond measure to pass after a defeat by only 61 votes out of over 1000 votes cast.

<b>Total of All Phases:</b>	\$56,425,511.00	<b>Escalation %:</b>	15
<b>Affected Sq Ft:</b>	108,909	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	292	<b>Owner Contingency %:</b>	8

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Cost Per Sq Ft:</b>	\$518.10	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$56.39	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$457.85	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$193,238	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	370	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$139,161,400	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$486,575	<b>Bonded Debt Failed:</b>	\$34,650,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$3,879,733	<b>Year(s) Bond Failed:</b>	21
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$65,682	<b>Outstanding Bonded Debt:</b>	\$1,275,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	28.50%	<b>Total Bond Capacity:</b>	\$27,832,106
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	1.843	<b>Bond Capacity Remaining:</b>	\$26,557,106
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,327.31		
Applicants Median:	\$2,381		



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>\$41,190,623</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$139,161,400</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$27,832,280</u>
D. Current outstanding bonded indebtedness:	<u>\$795,000</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$27,037,280</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E)	<u>\$27,037,280</u>

School District: Plateau Valley School District 50  
Project: pk Addition and Renovation  
Date: February 1<sup>st</sup>, 2022

Signed by Superintendent:

Printed Name:  
Michael L. Page

Signed by School Board Officer:

Printed Name:  
Dane Hilgenfeld

Title: School Board President

State Representative  
MATTHEW SOPER  
Colorado State Capitol  
200 East Colfax Avenue, Room 307  
Denver, CO 80203  
Office: 303-866-2583  
Email: matthew.soper.house@state.co.us



Vice-Chair:  
Legal Services Committee  
Member:  
Energy & Environment  
Committee  
Health & Insurance  
Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**

STATE CAPITOL  
DENVER  
80203

Monday, January 17, 2022

**RE:** Letter of Support for Plateau Valley School District 50  
BEST Grant application

Dear Sirs:

Plateau Valley School, located in Collbran, Colorado, contains grades pre-K through 12 and has 400 plus students. The school is a complex, comprised of a 1950s era building with a couple of additions, the latest being a gym added in the mid-2000s. The cafeteria, classrooms, and gym in the older part of the complex have roof leakage issues. Since Collbran is in an area that receives a fair amount of snow, a compromised roof has reached the stage of needing critical and costly repairs.

Over the past three years that I have represented Plateau Valley School, I have come to know the school well and have seen first-hand the 'jerry rigged' system to drain melting snow off roof and buckets to collect water dripping into the building. Even though the building has been taken care of over the years, age and environment have resulting in an urgent need to replace the oldest part of the school.

The students at Plateau Valley School deserve a new building modern building, which is currently lacking. It is also not a healthy environment to have buckets catching water in the classrooms.

The Plateau Valley region, below Grand Mesa's north slope, is very rural and remote area. Economic activity is mostly associated with agriculture and the once profitable natural gas industry is rapidly fading. The main industry has been

cattle ranching, which continues to be a key industry in the region. A major school construction project would bring much needed economic activity to a region of the West Slope that has been economically suffering for a long time.

Over a year ago, Plateau Valley received a RISE Grant to implement a project that includes an internship and capstone project that teaches students the basics of coding, crop sensor use, data analysis, and comprehensive skills associated with agriculture production. I have checked in several times with the school to monitor the success and am very pleased – in many ways I wish I could re-start my education in the Plateau Valley. I am proud of the hard work and dedication of passionate teachers who help Collbran and Mesa area students be successful. I'd like to see the state invest in a new building project to ensure these kids have a modern, safe, and environmentally friendly classroom and cafeteria space to learn and grow.

The Plateau Valley School District addition project is a critical need in my legislative district. It would replace a building that is literally falling apart and provide a modern learning environment for kids in a part of Colorado that is often overlooked. I would encourage funding the maximum percentage allowable under law.

Thank you in advance for your consideration.

Best regards,

Matthew Soper, LLB, LLM  
Representative, Colorado House District 54

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

**PLATTE CANYON 1 - Platte Canyon PK12 Addition/Renovation - 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:	\$15,096,573
Condition Budget:	\$13,367,747
Total FCI:	0.89
Adequacy Index:	0.22



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,037,358	\$2,444,035	1.20
Equipment and Furnishings	\$191,024	\$121,732	0.64
Exterior Enclosure	\$1,239,658	\$786,708	0.63
Fire Protection	\$13,857	\$372,038	26.85
Furnishings	\$60,270	\$0	0.00
HVAC System	\$3,048,971	\$3,811,215	1.25
Interior Construction and Conveyance	\$3,325,193	\$3,174,270	0.95
Plumbing System	\$630,487	\$730,164	1.16
Site	\$1,904,988	\$1,773,610	0.93
Special Construction	\$466,879	\$466,878	1.00
Structure	\$2,177,888	\$56,069	0.03
<b>Overall - Total</b>	<b>\$15,096,573</b>	<b>\$13,736,719</b>	<b>0.91</b>

**PLATTE CANYON 1 - Platte Canyon PK12 Addition/Renovation - 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:	\$38,731,684
Condition Budget:	\$18,615,193
Total FCI:	0.48
Adequacy Index:	0.08



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,606,582	\$4,589,578	0.82
Equipment and Furnishings	\$854,276	\$728,665	0.85
Exterior Enclosure	\$3,074,178	\$881,252	0.29
Fire Protection	\$972,824	\$387,821	0.40
Furnishings	\$402,254	\$389,812	0.97
HVAC System	\$7,333,604	\$5,236,734	0.71
Interior Construction and Conveyance	\$7,217,212	\$4,400,134	0.61
Plumbing System	\$2,015,504	\$108,418	0.05
Site	\$5,454,211	\$2,266,934	0.42
Structure	\$5,801,035	\$0	0.00
<b>Overall - Total</b>	<b>\$38,731,684</b>	<b>\$18,989,348</b>	<b>0.49</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** PLATTE CANYON 1

**County:** PARK

**Project Title:** Platte Canyon PK12 Addition/Renovation

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

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

**If Yes, please explain why:** N/A

## Project Type:

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

## General background information about the district / school:

### General Background:

Platte Canyon School District #1(PCSD) serves the mountain community in and around Bailey, Colorado; located in the north-central portion of Park County.

### District Demographics:

PCSD enrollment PK-12 is at approximately 840 students.

An average of 19% of students qualify for free or reduced lunch.

### Academics and Educational Programming

Operates on a 5-day school week with daily electives available to middle and high school students and daily specials at the elementary level including PE, art, music, technology, and library on a rotating schedule.

PCSD offers world languages, physical education, art, music, technology classes, ACE programming, and theater/speech.

We offer robust college/career preparatory curricula including in-building Advanced Placement courses in Biology, Calculus, Computer Science, English, U.S. History, and World History, as well as numerous Honors and Concurrent Enrollment options.

Our AP students routinely outperform the state on AP exams.

### Affected Facility

Ten separate buildings make up the district on two distinct sites; the elementary school, transportation building and preschool temporary buildings are on one site while the high school, middle school, and administration/pool buildings are on the other site.

### Facility and Maintenance Programs:

PCSD has a transportation/maintenance supervisor that oversees all facilities on campus, completes yearly inspections on district systems, and monitors owner's manuals to follow recommended service procedures.

The district meets annually with the maintenance supervisor, administrators, and the board to determine current and future facility maintenance needs for all eleven buildings. The district's annual O&M budgeted costs currently stand at \$1,130,318.

The Maintenance Director determines the priority facility needs of the District in consultation with the Superintendent.

## Deficiencies associated with this project:

In order to ensure a comprehensive understanding of the current situation at Platte Canyon School District #1, we carefully planned and executed a master plan process to identify all district deficiencies. At the outset, it was our priority to fully understand the condition of each PCSD facility and campus then subsequently appraise how the condition of each school building affects student learning, student/faculty safety, and fiscal stewardship. PCSD hired an architecture firm to provide a comprehensive assessment of all district facilities.



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The assessment process reviewed all aspects of the buildings and campuses. The direst circumstance occur at the elementary school where nearly all building systems are original to the 40 year old building. The most evident safety and security concern at a District level became evident as we evaluated ten separate facilities on two different campuses. The following facilities are stand-alone facility:

- Elementary School
- Elementary Music
- Elementary Science
- Pre-school classrooms, (3) portables
- Transportation Building / Shop
- Middle School
- High School
- District Office including Band Room, weight room, Gym, Auditorium, Community Pool

The disjointed campuses require students to travel outdoors and in-between facilities multiple times daily. Volatile weather and the inability to adequately monitor the vehicular and visitors accompanying students during class transitions identified the need to consolidate on a single campus. The multitude of deficiencies listed below:

### SAFETY AND SECURITY

**ELEMENTARY SCHOOL (1st through 5th Grade):** From a District perspective our enrollment can be served on a single campus. The current parking lot drop-off loop for parents and for buses is not designed for proper drainage of snowmelt and we have had numerous slip and fall injuries. Within the last two years, an ambulance needed to be called for a staff member who fell and had to be transported to the hospital. Additionally, the out-of-date building entrance is not supervised by any staff as the administration area is located near the center of the school. Upon entry to the building there is immediate access to the cafeteria.

On the elementary school campus, students must go outside to reach music and science located in portable buildings.

**REMOTE PRE-K FACILITY:** Pre-K students are housed in 3 temporary buildings that have been on-site for 28 years. They are located closest to the parking lot and are well removed from the main elementary building but provide direct access to anyone entering the school parking lots. Communication with them is not consistent and they are at a much greater safety risk of being separated from the main building. Staff must walk back and forth between the portable building to the main building to retrieve lunch and snacks for students. Their out-of-date playground is also closest to the road and parking lot, raising further safety issues for our youngest students.

**ELEMENTARY UNSAFE DROP-OFF / PICK-UP:** Each morning, pre-school thru 5th students are dropped -off in the lower parking lot of the elementary school and walk up a set of old metal stairs to cross the bus lane to get to the front door. Teachers and administrators monitor this situation daily, but there is only so much that we can do to ensure student safety. Currently, we are dismissing students with a modified carpool pickup system that requires parents to loop around the lower parking lot to get in line to drive up to the upper lot in front of the elementary school. There is oftentimes confusion and a need to change lanes based on the grade of the student needing to be picked up. Additionally, our buses need to park quite a distance from the front door in order to allow for carpool pick up, resulting in students walking on dirt drives and through uneven conditions to get to their buses. Pre-school parents are required to join the lower parking lot waiting area for afternoon pick up, often blocking one lane of traffic in the lower lot.

**MIDDLE SCHOOL / HIGH SCHOOL CAMPUS:** The band, auditorium, PE, and weight rooms are located in the district office building, approximately 700' outdoors across the parking lot adjacent to highway 285 presenting numerous safety concerns for students, faculty, and maintenance staff. Staff monitor this process every day and navigate the weather, parking lot, and lose of instructional time during this transition. After the unfortunate events in September 2006, our school staff and community continue to have significant concerns with students leaving the building daily. Even with enhanced safety and security protocols to monitor the school grounds and enter the buildings students still leave the building daily to access other classes on campus. As with the numerous other stand-alone facilities across the district, this daily outdoor travel disrupts learning, puts students at risk of harm, and impedes teacher and staff ability to monitor students.

### SECURITY TRIAGE:

The work that was completed with the Safety and Security Grant from Homeland Security has benefited the entire district. If

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

this current grant is awarded our intention is to relocate as many of those systems and resources to the consolidated District campus.

**ADA ACCESSIBILITY/ LIMITED ACCESSIBILITY TO STUDENTS AND COMMUNITY MEMBERS:** The elementary school ramp is beginning to deteriorate, with pieces of cement failing. The pre-school does not have an ADA bathroom. The current expansive and geographically dispersed configuration of both campuses put all students at a disadvantage but students with wheelchairs, on crutches, or those with other physical limitations are more heavily impacted. Currently, PCHS's ramp is not ADA compliant. The only ADA-fitted restrooms are located in each office at each school. Additionally, the sidewalk ramp leading to the high school and administration buildings are steep and slippery during adverse conditions. With the exception of the middle school building, none of the other District facilities have easy access for students and/or community members in wheelchairs or with ADA challenges.

**FIRE SAFETY ISSUES:** During the master planning process the District and our Architect worked with the local fire department to understand the wildfire risks at each of our school sites. The elementary school was identified as the school site with the most challenges due to the proximity to the forest area and residential neighborhoods. The elementary school site is located on a road with a single point of entry and egress. If there were a forest fire that blocked that point of egress, there would be no way to evacuate the site during school hours. Neither the elementary school or middle school have a complete fire sprinkler system. Lastly, we are currently unable to evacuate both campuses at the same time.

**HEALTH:** Asbestos has been identified primarily in Deer Creek Elementary, Middle School, and District Office facilities. We are currently dealing with abatement due to the elementary boiler breakdown that resulted in flooding in the kindergarten classrooms. Those areas have been isolated and the asbestos had to be removed in order to repair the affected walls and ceiling due to water damage. After this most recent issue, we are working with our asbestos consultant to verify and expand our existing ADHERA reports. We expect final verification of the identified asbestos scope to be identified in the spring of 2022.

### FAILING SYSTEMS:

**AGING ELEMENTARY SCHOOL FACILITY:** The original elementary school building was constructed in 1973 and is 49 years old. The two additions were constructed in 1980 and 2002 and are 42 and 20 years old respectively. The majority of the mechanical, electrical, and plumbing systems throughout the elementary school are the original systems. As a result, the Colorado Department of Education's most recent Facility Condition Index (FCI) for this facility is 0.88, making it one of the highest in the state. Currently, there are single-pane windows, a partial faulty fire sprinkler system on the stage, and the electrical and mechanical systems issues throughout the building operating well below an ideal state and well beyond their useful life. It would require multiple school years and extensive modifications to the existing building let alone the funds required to replace all of these systems in an aging building. When considering the scope of these issues, the cost of upgrades is significant but also considering the impact to students and staff over a multiple year construction process, it was clear to the school board and master planning committee that constructing a new elementary school is the best option.

**OUTDATED HVAC SYSTEMS:** The current elementary HVAC system is roof-top mounted air handling units with DX cooling. 75% of our roof-mounted equipment is 18 years old. As these units age, they have disrupted students daily learning environment due to loud, distracting noise and consistent maintenance issues in a mountain environment. There is not enough room between the ceiling and roof to accommodate a modern HVAC unit and subsequently, ductwork is mounted on the roof. The existing ductwork is deteriorating due to the exposure to the elements and insulation has become brittle and is beginning to crack and fall off the ductwork. The age of the mechanical systems along with the uninsulated building with original doors and windows create a highly energy-inefficient building. The current elementary school HVAC design of the system limits classroom temperature control because there is only one thermostat for every three classrooms. Due to the nature of the rooms, staff and class preferences, several teachers use portable units to keep their rooms comfortable.

**PLUMBING ISSUES:** Due to plumbing issues, PCSD has had to continually put funding towards the standalone septic system at the elementary. There have been multiple issues with drain lines over the years and the maintenance team works on the sink, toilets, and urinals weekly. Additionally, restrooms have outdated finishes and due to their age are deteriorating which creates difficult cleaning conditions and unsanitary conditions.

**WINDOWS:** Windows in the Elementary School are aluminum framed, single paned windows and original to each building. Multiple classrooms have windows with broken latches. These windows are taped shut.

**ELECTRICAL DEFICIENCIES:** – The elementary, middle school, and district administration buildings are over 40 years old and do not have the electrical capabilities to sustain the electrical requirements necessitated by 21st Century learning. Classrooms do not have enough outlets to support technology, electrical systems are sometimes short throughout the day and teachers frequently run power cords throughout classrooms.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## TECHNOLOGY DEFICIENCIES:

The existing elementary school and middle school are over 40 years old and technology cabling and wi-fi have been installed ad hoc given the limitations of the existing buildings. Systems are outdated and construction techniques, and presence of asbestos makes updating these systems expensive and disruptive. WiFi coverage and internet capacity are a constant challenge in both elementary and middle school buildings.

### **Diligence undertaken to determine the deficiencies 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 process to identify all-district deficiencies. At the outset, 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 an architecture firm to assess all district facilities with the exterior, interior, code compliance, and site conditions in mind. Completing diligent research has enabled our development of a comprehensive, financially responsible solution that will best serve PCSD students and staff for years to come.

Assessing each facility on a micro-scale was vital in developing a solution that would address deficiencies on a macro-scale for the entire district. Through the assessment process, asbestos was identified as present in the elementary and district office facilities. All building systems were identified as operating well beyond their useful life with the direst circumstance at the elementary school where nearly all building systems are original to the building and at least 40 years old. Additionally, the age and lack of electrical adaptability throughout campus restrict technology capabilities in the classroom. The most evident safety and security concern is posed by eleven separate facilities that make up the Platte Canyon School District #1 campus. The following facilities are not connected to each other and are each stand-alone facility:

Elementary School

Elementary Music

Elementary Science

Pre-school classrooms in 3 portable buildings.

High school/Middle school

District Office: housing band, ACE, gymnasiums, auditorium, and weight room

Transportation Building and Shop

The disjointed nature of our campuses means that most of our students have to travel outdoors and in-between facilities at least once per day during class time. This issue has far surpassed mere inconvenience. Between volatile weather and the inability to adequately monitor the vehicular and visitors that accompany students traveling outside during class transitions, the need for a consolidated campus is undeniable. This solution will address the multitude of deficiencies listed below.

### **Proposed solution to address the deficiencies stated above:**

The proposed solution consolidates the Preschool/Elementary School with the Middle/High School to create a single PK-12 facility for Platte Canyon School District. The consolidation and renovation will address the urgent safety and security concerns on campus, address the issue of outdated building systems, and will improve the learning environment where students, teachers and staff can thrive. PCSD is pursuing a BEST Grant to actualize this solution.

The district-wide assessment of all facilities ranked identified items on the following three criteria:

1. What is the problem or concern?
2. Failure Expectancy, When is the problem likely to occur?
3. Consequence, what happens when the failure occurs?

Using this data, we identified and triaged the deficiencies and developed a full-scale, strategic, and financially responsible solution that will serve PCSD for generations. PCSD convened a planning assistance team (PAT) including board members, teachers, administrations, parents, and community members to review master plan concepts.

After working through existing conditions, site, and demographic data, multiple master plan options were evaluated by the PAT. After a reduction in two primary options, PCSD hosted two community meetings, one virtual and one in-person to gather feedback directly from the community. These meetings were intended to update the public on the progress of the master

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

planning process and obtain feedback from the public on two masterplan options equally supported during the planning advisory team meetings. An online survey was presented at the end of each community meeting to ensure every voice was heard. The feedback collected from these meetings and surveys helped the planning advisory team and school board ultimately decide on a single unified campus and a consolidated PK-12 building. A unified PK-12 building eliminates students traveling across parking lots to get to the gymnasiums, the auditorium, and fitness rooms, it improves safety, and shares resources across all grade levels.

The PK-12 Masterplan campus will reduce the maintained campus square footage by over 35% or 89,000 sq feet. This plan also eliminates the 8-mile distances between campuses. The proposed solution will include modern systems in an energy-efficient facility that addresses the significant cost of running and maintaining aging and inefficient systems in five separate campus buildings, plus 9 existing portable classroom buildings across the district.

The middle school and high school will be consolidated into the current Platte Canyon High School building. This building is the newest and in the best condition of all district facilities. It will require only minor renovations to achieve the middle/high school program consolidation including minor wall re-configuration in classroom pods, and minor cosmetic upgrades.

The aging Fitzsimmons Middle School will be demolished and, in its place, a two-story elementary and preschool addition will be added to the west end of the High School to complete the transformation into a PK-12 facility. The existing kitchen will be shared by all students with a dedicated eating area for the elementary school grades. The Fitzsimmons Middle School gymnasium will be repurposed as the elementary school gymnasium during the school day and a practice facility for middle school and high school students after hours.

A gymnasium addition to the east of the current Platte Canyon High School building will house a shared middle/high school gymnasium, locker rooms, a stage with an adjacent drama room, a music room, a fitness room, a new building entry, and the administration offices. This addition will improve student safety by eliminating student travel across the parking lot on a daily basis to the high school gymnasiums, auditorium, and fitness facilities currently located in the administration building.

This consolidation effort will facilitate learning in a 21st-century environment that accommodates modern technology and eliminates distractions caused by outdoor travel, failing systems, and inadequate security. The consolidation of facilities also allows the District to consolidate administration space, student resources, and share more educational resources such as the library, art, music, gymnasium, and special education spaces.

The following is a summary list of the solutions to the existing conditions at PCSD. The solution addresses all deficiencies that affect the health, technology deficiencies, safety, accessibility and/or functionality of our students, staff and families.

**SINGLE BUILDING PK-12 AND CAMPUS:** Eliminating the need to travel between buildings will provide additional instructional time for students and improve access to instructional spaces such as: library, art, music, consumer and family studies, physical education, and vocational education. Parent drop-off/pick-up will occur in a single location for jr./sr. high school student at the east in front of the main entry of the building. Parent drop-off/pick-up for the elementary school students will occur at the west end of the building with a separate entrance off of highway 285 improving safety during high traffic times. Bus pick-up/drop-off for all students will move along the north side of the building to improve the separation of buses and vehicle traffic.

**STUDENT AND STAFF SAFETY:** A consolidated campus will completely eliminate the District's most significant safety and security concern; students traveling outdoors between buildings. Consolidating all campus facilities will allow all district students to stay on one campus throughout the school day.

**SITE CIRCULATION:** A consolidated campus will allow for a simplified bus drop-off and pick-up loop on campus separated from the parent drop-off loop. Separate parent drop off loops will occur on each end of the consolidated campus. The west end of the campus will accommodate pre-school and elementary students. The east end of the campus will accommodate middle/high school students. Bus and District vehicles will occupy the extreme east end of the campus.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**PRE-K, KINDERGARTEN, AND ELEMENTARY SCHOOL:** The Pre-K and Elementary School will be added onto the west side of the consolidated Jr./Sr. High School facility. The elementary school will be a 2-story facility, with Pre-K attached. By connecting these facilities to the existing jr./sr. high school, student resources will be readily available to assist in the educational goals.

**CAFETERIA:** A separate elementary school cafeteria will be constructed to the west of the middle/high school facility. The location of the existing kitchen, which resides on the far west side of the existing middle/high school facility can service the elementary and existing middle school and high school. The existing high school cafeteria space will be used by middle/high school students. This allows for a consolidation of the maintenance-intensive kitchen while allowing the smaller children their own age-appropriate eating space.

**GYMNASIUMS:** Platte Canyon High School was designed for a gymnasium to be located to the east of the building but was never realized. This master plan completes the design by adding a new gymnasium addition as planned but also re-locating the main entrance from the north side to the east side overlooking the parking lot for passive security. The new gymnasium will have two cross courts and a curtain so that two P.E. or practices can be held at one time. This new gymnasium addition allows for the Fitzsimmons Middle School gym to be repurposed into the elementary school gymnasium at the west end of the building.

**MUSIC/DRAMA/WEIGHT ROOM:** The new gymnasium addition will also need to function as a school auditorium. A stage will be added with an adjacent drama classroom and music room down the hall. This consolidates the louder instruction spaces away from the open concept learning spaces in the main building.

**ADMINISTRATION:** The district administration offices and the jr./sr. high school offices will be consolidated at the east end of the school at the new middle/high school main entrance. This location allows for visual observation of the entire east side of the campus and parking lot. The administration offices for the elementary school will reside on the west end to overlook and observe the west end of the campus, play area and parking lot. The separation of entrances and administration offices provides more passive security around the building and at entry points of the campus.

**BUILDING SYSTEMS RENOVATIONS:** The current HVAC system at Platte Canyon High School are in good condition but will receive upgraded filtering to meet or exceed current air quality standards in the consolidated facility. Plumbing systems have been inspected and are in good condition. Restroom upgrades at the transportation offices will be completed as needed to address inefficient fixtures and inoperable plumbing systems. The issue of old and failing systems at Deer Creek Elementary School and Fitzsimmons Middle School will be addressed in the construction of a new elementary school addition and consolidation of the middle school students into the Platte Canyon High School building. The old and failing systems at the Administration Building will be addressed by repurposing a portion of the structure into the transportation offices and repair garage that will require a new HVAC system in the garage and office spaces.

**ROOF RENOVATIONS:** The roof at Platte Canyon High School is in good condition and will be maintained. The issue of old and failing roof conditions at Deer Creek Elementary School and Fitzsimmons Middle School will be addressed in the construction of a new elementary school addition and consolidation of the middle school students into the Platte Canyon High School building.

**FIRE ALARM SYSTEMS:** Integration of systems will allow for the creation of a single public address system across campus. Placement of all transportation systems on one campus will allow for a unified evacuation of the grounds if ever necessary.

**21ST CENTURY LEARNING ENVIRONMENT:** All but one of the buildings on both campuses are 40 plus years old. Some of these are temporary buildings that have been in use for over 25 years and have all been used for school functions. This opportunity to consolidate to one campus and have all services, classes, and supports in one place is a financial must. To have modern, climate-controlled, technology-appropriate classrooms for students and staff all in one location is a great opportunity. In this model the District can offer a larger variety of opportunities for students that we have not been able to offer in the past.

Future work that the District may work towards but is not asking for BEST support with:

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**TRANSPORTATION OFFICES AND MAINTENANCE GARAGE:** The bus repair garage and transportation offices will need to be relocated in order to complete the one campus consolidation. The former Administration Building at the east end of the campus will be reworked to house these facilities. The old high school gymnasium structure will be repurposed into the bus repair garage with a cluster of existing offices and bathrooms saved to serve as the transportation offices adjacent to the repair garage. The existing auditorium and a large portion of the west end of the administration offices will be demolished to make this building re-purposing possible. This new location of the repair garage and bus parking area will align with the new bus drop-off/pick-up route along the north side of the PK-12 facility.

### **Due diligence undertaken in defining the stated solution:**

After the competitive selection of our architectural consultant for our master plan, the design team performed a district-wide assessment.

The data identified and triaged 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, administrations, parents, and community members to direct the process.

Extensive site evaluation was completed on three separate district properties including traffic patterns, utilities, grading and drainage, site circulation/safety, and ability to accommodate the school facilities. Additionally, the local fire department provided input on fire risks associated with each site if a forest fire occurred including the ability to evacuate each site. Conversations also occurred with CDOT to understand future improvements to highway 285 which runs through the district.

The PAT evaluated multiple solutions and arrived at two options:

1) Renovate the existing elementary school with an addition to eliminate the portable classrooms. This would be a multi-year multi-phased elementary renovation. The Bailey campus would see a consolidation of the middle school into the high school. The high school would receive a gymnasium, administration, music, and main entry addition. The District administration building would be partially demolished and repurposed into the district bus and maintenance facility with a transfer of the pool to the community group managing the pool.

2) Demolish the existing middle school on the Bailey campus and construct the elementary school at the west end of the High School. Consolidation of the middle school into the high school. The high school would receive a gymnasium, administration, music, and main entry addition. The District administration building would be partially demolished and repurposed into the district bus and maintenance facility. This option creates a single consolidated campus.

PCSD hosted two community meetings, one virtual and one in-person to gather feedback directly from the community. These meetings were intended to update the public on the progress of the master planning process and obtain feedback from the public on two masterplan options equally supported during the planning advisory team meetings. An online survey was presented at the end of each community meeting to ensure every voice was heard. The feedback collected from approximately 100 voters was not conclusive on the direction of the master plan.

A bond question was included on the ballot in November of 2021 which did not identify a preference between the two master plan options. The bond measure failed and 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 and efficient use of district resources.

The feedback collected after the bond measure and subsequent community meetings and surveys informed the planning assistance team and school board that a single unified campus was identified as the clear approach which would be more desirable. In addition, the Bailey campus was determined early in the evaluation process to be the best site in case of a forest fire and allows for the best routes to evacuate the school sites. The Bailey campus has access to utilities, more site area to improve circulation, and is more cost-effective option that improves safety and security for all students in the District.

If successful with our BEST grant the District will move forward with a new bond question in November 2022. The bond question will focus on the distinct safety, security, and educational benefits of an effectively consolidated campus.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How urgent is this project?

The Platte Canyon School District #1 has worked to strategically stretch every dollar over the years. By allocating our money for repairs and focusing on necessary maintenance, we have been able to keep our facilities operational. These patches cannot provide the necessary safety precautions, technology, or modern learning environment that the 21st Century requires. The unfortunate reality is that, without the assistance of a BEST Grant, PCSD does not have the financial resources or independent bonding capacity to provide our community with a lasting solution.

Building and site deficiencies throughout the district have been identified by experts as operating beyond the critical threshold and requiring immediate action. The Colorado Department of Education has identified Deer Creek Elementary/Pre-School site as in need of major improvements. The most recent Facility Condition Index score assigned to that site is 0.88, one of the highest in the state. The elementary school has undergone virtually no capital improvements in 30 years and is running on building systems that are original to the facility. The layout and age of these facilities prohibit the installation of modern systems and due to the presence of asbestos, vital safety and modernization improvements cannot be made without significant abatement work. The critical condition of our facilities and building systems (HVAC, fire safety, plumbing, etc.) in the elementary, preschool, middle school, and district administration buildings would be justification enough for the urgency of improvements. When these deficiencies are considered collectively with the additional student and staff safety complications presented by operating two campuses, both of which have secure outdoor travel issues, the necessity of a campus consolidation and renovation is irrefutable.

Under current conditions, the District will continue to operate the existing facilities with maintenance dollars available. Due to the cost of abatement at the Elementary and District Office facilities, major improvements to life safety systems, mechanical and electrical systems are not achievable. Based on the District's limited bonding capacity, major upgrades to these systems would require multiple bonds over the next decade to address these critical systems. It is only because of the District's relationship with the state, local building, and fire officials the PCSD has been fortunate to continue to operate these facilities even when not compliant with life safety requirements.

If PCSD receives the BEST Grant, we are confident that the Bailey voters of Park County will approve a \$44.7 million bond in November 2022. In receiving the BEST Grant for Campus Consolidation and Renovation this year we will be able to leverage the knowledge that we have gained through the master planning process to successfully pass a matching bond. With any delay, we risk losing the benefit of the momentum that we have already generated from the positive community outlook towards supporting our district.

We have worked diligently to understand the state of our district facilities, source information from experts and insight from the community, and have created a plan that is strategic, financially responsible, and most importantly, places the well-being of our students as a priority. Consolidating the elementary, preschool, and transportation facilities with the existing middle/high school will address the multitude of building systems, health, safety, and security issues that PCSD is currently enduring. If we receive a BEST Grant to fund this important construction project, our students, staff, and community will no longer have to be exposed to unsafe, unhealthy, and outdated learning environments; rather, students will be enabled to succeed because of the learning environment that they, their teachers and families, enter, with pride, every day.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

Platte Canyon School District #1 works hard at prioritizing regular maintenance time and funds to our facilities to help extend the life and value of each. A new elementary school/preschool and any additions to the middle/high school building will be under a warranty with the general contractor. We will work in conjunction with them to develop a maintenance schedule that addresses annual maintenance expectations and extends the life of the new facilities.

In order to extend the life of the new facility and upgrades the district will:

1. Develop a facility maintenance plan for preventative and upkeep maintenance. This will include routine maintenance of the building in the mechanical, electrical, flooring, and lighting. The inspection of the interior and exterior inspections of walls,

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

doors, hardware, ceilings, floors, fire alarms system, and new intercom system. Inspections and testing will be coordinated with manufacturers' and contractors' recommendations,

2. Develop a painting schedule for all facilities to be carried out on a rotating basis
3. Involve local contractors and repairmen when we are unable to do needed servicing in-house
4. Perform in-house repairs or service that needs immediate attention
5. schedule all inspections on a rotating basis as needed
6. Develop replacement plans in order to budget appropriately
7. Develop in-house expertise by sending our maintenance staff to training for new systems

Our maintenance plan for the proposed new building and renovations will be based on the best practice of “predictive” maintenance with the goal of avoiding the practice of “breakdown and emergency” maintenance. Annual maintenance is anticipated to be in the estimated amount of \$3.30 per square foot based on approximately 189,000 square feet for a total of \$150,992. This information was based on information gathered from local contractors.

### CAPITAL REPLACEMENT PLAN

PCSD's capital replacement plan is to earmark funds for the purpose of replacement of each of the major systems of the new school as they reach the end of service lives. The district plans to allocate approximately \$50,000 - \$75,000 annually in a separate capital reserve account based on the Capital Replacement Plan. To prepare the capital replacement plan, PCSD will determine the estimated service life of each category item, the estimated replacement cost, and the annual amount based on a straight-line method to be set aside in capital reserves in order to pay for the cost of replacing the item at the end of its useful life. Of course, this capital replacement plan will need to be modified for the actual systems, as specified during the construction of the school.

### 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 \$155,000. In order to assure 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 between \$125,000 - \$150,000/year for capital improvements and this amount has been sustainable within our budget. Thus, we are confident that we can financially support the maintenance and capital replacement plan.

The district employs a Director of Instructional Services whose job description encompasses locating and securing other grant opportunities for both construction projects as well as educational classroom assistance. This process allows us to make better use of our annual revenues. We believe saving in these areas will allow us to maintain the contributions to our capital construction fund.

**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 campus were constructed with the express purpose of public education. Construction dates of all campus facilities are as follows:

Deer Creek Elementary School: Original Construction 1972-73—49 years old

First Addition: 1980— 42 years old – This included the addition of the gym, the library, and additional classrooms.

1990 – wood structure added - residential build with residential heating unit

Second Addition ADA ramp: 2002 – 20 years old

Detached Pre-K Facilities (Portables): 1993 – 28 years old

Fitzsimmons Middle School: 1981 - 40 years old

Addition: purchase of land for the playground: 2004 – 17 years old



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

Platte Canyon Jr/Sr High Original School (now district offices): 1957 - 64 years old

Addition: 2 story portions added to original building: 1965-66 – 55 years old this included the addition of the kitchen, cafeteria, large gym, auditorium, home economics, and woodworking center, as well as additional classrooms.

Addition: pool: 1978 – 44 years old

Converted to District Offices, PE, band, and ACE: 2001

Platte Canyon High School: 2001 - 21 years old

Addition of the softball field: 2010 – 12 years old

Maintenance & Bus Facilities: 1978– 43 years old\*

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Past Capital Construction Projects: The majority of PCSD capital improvement projects have been completed out of necessity. From repairing heating systems including replacing boilers, to replacing carpet that is over 20 years old in the elementary, middle, and preschools, we have had to allocate the majority of our funding towards temporary, stop-gap measures and emergency situations. Over the past 2.5 years, we have spent approximately \$537,677 on capital projects to keep the pre-school, elementary school, and middle school open for students. This cost does not include District labor associated with these projects.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The District's current reserves are in excess of \$5,719,800 in unassigned fund balance. Although the District has consistently budgeted in excess of \$100,000 annually for large capital construction projects, it has become obvious that our current deficiencies far exceed our current revenues in the budget.

The District realizes this project will exceed our budget capabilities and that we will need to ask our community to secure a bond issue to cover our match. In April, we will begin a campaign to gain support from the community with a plan to go to the ballot in November of 2022.

We went to bond in the fall of 2021 without a determined plan for construction and consolidation. Based on feedback from our failed attempt, we have revised our plan to be specific and demonstrate the best use of all district funding and locations. We now have a firm decision on a unified campus to demonstrate to our community our commitment to a financially responsible facilities plan that will allow us to build in additional efficiencies over time while offering our students, staff, and community the best possible educational environment. Securing the BEST grant will give our voters additional confidence and a stronger likelihood to support this much-needed bond.

The district also currently has a full-time employee on staff that applies for and manages grants, among other responsibilities. The district plans to take advantage of this resource to pursue grants and local donations to help with continued needs. A continued effort to secure assistance with the educational end of our budget will also be continued as this will help the general budget continue to be able to make the contribution to our capital construction fund.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Platte Canyon School District has struggled in the past to maintain a budget for capital outlay due to the age and deteriorating conditions of many buildings on both campuses. We have had to use unassigned money to replace failed systems. We have not been able to create a capital outlay schedule to implement and upkeep new systems.

The total annual estimated amount for costs under the maintenance plan and capital plans as described previously is approximately \$155,000. In order to assure 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 between \$125,000 - \$150,000/year for capital improvements and this amount has been sustainable within our budget. Thus, we are confident that we can

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

financially support the maintenance and capital replacement plan.

Additionally, Platte Canyon School District #1 employs a maintenance director in addition to three full-time maintenance workers who perform most of the onsite maintenance, plumbing, internal repairs, and grounds work. Their salaries with benefits are estimated to be \$212,880. Any major problems that they are unable to manage or beyond their skill level are contracted out to local contractors and vendors.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

For the fiscal year 2021, actual electrical costs across the Platte Canyon School District were \$180,500. For the fiscal year 2022, electrical costs were estimated to increase to \$185,910. For the fiscal year 2021, actual natural gas costs were \$177,713. For the fiscal year 2022, we anticipate natural gas costs will be \$179,423.

For the fiscal year 2021, actual telephone/internet/network costs across the Platte Canyon School District were \$95,000. For the fiscal year 2022, telephone/internet/network costs were estimated to increase to \$98,000. For the fiscal year 2021, actual waste disposal costs were \$28,000 and this cost was expected to remain at \$28,000 for the fiscal year 2022

Total monthly billed utility services for the District were \$481,213. For the fiscal year 2022, the total monthly billed utility services for the District were expected to be \$491,333.

RTA estimates that a consolidated campus would produce more efficient District operations. Using a simple estimation involving the reduction of square footage with a consolidated campus, RTA calculates that the District would be 34% more efficient. If that estimation is applied to annual utility costs, the District would save roughly \$167,000 per fiscal year in utilities alone. This estimation of increased efficiency does not include reduced/shared custodial/maintenance cost due to a reduced facilities footprint that includes 34% less square footage.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

Platte Canyon School District will close the Deer Creek campus upon the completion of the newly consolidated preK-12 campus. We will have a market analysis completed to determine the value of the property and place it up for sale.

<b>Current Grant Request:</b>	\$22,575,256.60	<b>CDE Minimum Match %:</b>	71.00
<b>Current Applicant Match:</b>	\$34,720,020.40	<b>Actual Match % Provided:</b>	60.59839871
<b>Current Project Request:</b>	\$57,295,277.00	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Platte Canyon School District will go for a Bond in November of 2022.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$57,295,277.00	<b>Escalation %:</b>	9
<b>Affected Sq Ft:</b>	162,155	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	837	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$353.34	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$40.24	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$313.10	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$68,453	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	194	<b>Who owns the Facility?</b>	District

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$181,500,102	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$243,952	<b>Bonded Debt Failed:</b>	\$33,900,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$4,231,453	<b>Year(s) Bond Failed:</b>	21
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$81,298	<b>Outstanding Bonded Debt:</b>	\$3,065,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	24.60%	<b>Total Bond Capacity:</b>	\$36,300,020
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	5.38	<b>Bond Capacity Remaining:</b>	\$33,235,020
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,694.12		
Applicants Median:	\$2,381		

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>\$39,029,842</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$181,500,102.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$36,300,020.40</u>
D. Current outstanding bonded indebtedness:	<u>\$1,580,000.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$34,720,020.40</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E)	<u>\$ 34,720,020.40</u>

School District: Platte Canyon School District 1  
Project: Platte Canyon School District  
Date: 02/03/2022

Signed by Superintendent: 

Printed Name: Mike Schmidt

Signed by School Board Officer: 

Printed Name: Amy Carman

Title: Board President

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

**CRIPPLE CREEK-VICTOR RE-1 - Cripple Creek CTE Mini-Factory Construction - Cripple Creek-Victor Jr/Sr HS - 1976**

District:	Cripple Creek-Victor RE-1
School Name:	Cripple Creek-Victor Jr/Sr HS
Address:	410 NORTH B STREET
City:	CRIPPLE CREEK
Gross Area (SF):	81,300
Number of Buildings:	1
Replacement Value:	\$21,094,872
Condition Budget:	\$7,264,291
Total FCI:	0.34
Adequacy Index:	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,478,538	\$2,559,877	0.74
Equipment and Furnishings	\$332,515	\$78,706	0.24
Exterior Enclosure	\$2,722,733	\$891,268	0.33
Fire Protection	\$820,464	\$0	0.00
Furnishings	\$254,102	\$0	0.00
HVAC System	\$1,631,077	\$1,438,354	0.88
Interior Construction and Conveyance	\$4,895,132	\$1,082,493	0.22
Plumbing System	\$1,206,182	\$533,974	0.44
Site	\$1,329,269	\$728,413	0.55
Structure	\$4,424,860	\$0	0.00
<b>Overall - Total</b>	<b>\$21,094,872</b>	<b>\$7,313,085</b>	<b>0.35</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** CRIPPLE CREEK-VICTOR RE-1

**County:** TELLER

**Project Title:** Cripple Creek CTE Mini-Factory Construction

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Cripple Creek-Victor School District (CCVSD) is a small, rural school district in southwest Teller County with approximately 350 Pre-K thru 12th grade students. CCVSD traces its roots back to 1896, when the original high school was established along with the burgeoning mining communities. Our principal programs offer a well-rounded education that promotes health, wellness, philanthropy, academics, and post-secondary success.

At the elementary level we focus on research based direct, explicit instruction on the five pillars of reading. Our K- 5 students participate in mindful practices and rigorous 21st Century skills. Junior high students participate in a robust Advisory program that teaches team building, organizational skills, self reflection, and responsibility. This continues into the High School, where a traditional college prep curriculum is augmented by a growing Career & Technical Education (CTE) program, connecting students to real world learning opportunities. We provide free breakfast and lunch to every student, a robust after school program that includes tutoring and a variety of clubs, and an athletic program offering three seasons and six sports. Being a no fee district, all of our extra curricular activities are free for students to participate in.

CC-V students and families are defined by generational poverty, government dependency, family dysfunction, lack of opportunities and transience. Our community experiences domestic violence, substance abuse and mental health issues at higher rates than the state average.

Our constituency is at significant risk which requires us to be more than an educational institution: we are a resource for the underserved, a hub for those in need, and a bridge to assistance. It is through school-based programs, grants and external partnerships that we have been able to help address some of the above inequities.

## Deficiencies associated with this project:

Due to the increase in construction pricing the funding received to date will not be adequate to cover all costs of construction so additional assistance is being sought

## Diligence undertaken to determine the deficiencies stated above:

Two construction quotes are attached.

## Proposed solution to address the deficiencies stated above:

N/A

## Due diligence undertaken in defining the stated solution:

N/A

## How urgent is this project?

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

The District will continue to acquire outside funding.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

The District allocates at least \$100,000 to the capital fund for major purchases or repairs that may be needed within the District and this facility will be included in the future budgeting projects.

**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 building will be constructed next to the existing Jr/Sr high school building on a vacant section of school district property

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

This will be a new construction project

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Cripple Creek-Victor School District (CCVSDS) has received capital grant awards from Colorado Springs Health Foundation (\$150,000); CC&V Newmont Gold Mine (\$50,000); El Pomar (\$30,000); Myron Stratton Home Foundation (\$25,000) RISE Grant (\$1.49million). While the RISE Grant was a significant funding amount, it cannot be used towards capital construction costs. RISE Grant funds are being used to purchase equipment, materials and supplies for the Building Trades Program and is finding a 1.0 FTE Building Trades Instructor. Several organizations have donated time and/or volunteered to the project, including: the City of Cripple Creek Public Works; Dirt Cheap Excavating; Johnson Construction; Housing & Building Association of Colorado Springs, Colorado Springs Health Foundation and Careers in Construction Colorado. We are currently waiting for a decision from CC-V Newmont Gold Mine 2022 Community Investment Program. If awarded, an additional \$50,000 will be contributed to the construction project costs. CCVSD obtained a \$1million COP loan from Vectra Bank.

We have a promise of support and resources from Colorado Springs Electrical JATC; IndieDwell; Soldier for Life-Transition Assistance Program; and the Pikes Peak Small Business Development Center.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The District over the last five years has budgeted transfers averaging \$440 per student in order to prioritize any construction related projects for upkeep of buildings and other capital items. There are no plans of changing this allocation in the future.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

The District has recently gone through an electricity analysis and replaced lighting throughout the District to create an estimated savings of \$17,000 per year and used the incentives and savings to finance the project. The District is also going through an additional analysis of our water and gas utilities to determine if there are additional savings available.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

There are no facilities being vacated with the construction this is an expansion of current Jr/Sr high school facilities to accommodate the new construction program to align the offerings at the school with the need of the community.

<b>Current Grant Request:</b>	\$572,935.73	<b>CDE Minimum Match %:</b>	64.00
<b>Current Applicant Match:</b>	\$1,018,552.41	<b>Actual Match % Provided:</b>	64.00
<b>Current Project Request:</b>	\$1,591,488.14	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		The District has obtained one million in COP funding from our local

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

bank and has currently obtained grant funding of approximately \$500,000. The District continues to write for additional grant funding and is hoping to begin construction in the spring.

<b>Total of All Phases:</b>	\$1,591,488.14	<b>Escalation %:</b>	0
<b>Affected Sq Ft:</b>	14,500	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	194	<b>Owner Contingency %:</b>	0
<b>Cost Per Sq Ft:</b>	\$109.76	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$17.24	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$92.52	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$8,204	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	419	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

The financing obtained from the bank was for certificates of participation and repayments will be scheduled over 20 years.

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$373,882,690	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$1,168,457	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$167,001	<b>Outstanding Bonded Debt:</b>	\$4,940,000
<b>Unreserved Fund Bal 19-20:</b>	\$3,191,410	<b>Total Bond Capacity:</b>	\$74,781,244
Statewide Median:	\$3,102,240	Statewide Median:	\$23,203,968
<b>Median Household Income:</b>	\$55,926	<b>Bond Capacity Remaining:</b>	\$69,841,244
Statewide Avg:	\$59,201	Statewide Median:	\$11,500,738
<b>Free Reduced Lunch %:</b>	47.60%		
Statewide Avg:	46.98%		
<b>Existing Bond Mill Levy:</b>	2.5504		
Statewide Avg:	6.71		
<b>3yr Avg OMFAC/Pupil:</b>	\$1,943.41		
Applicants Median:	\$2,381		



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

**JOHNSTOWN-MILLIKEN RE-5J - Milliken ES Renovation - Milliken ES - 1999**

<b>District:</b>	Johnstown-Milliken RE-5J
<b>School Name:</b>	Milliken ES
<b>Address:</b>	100 BROAD STREET
<b>City:</b>	MILLIKEN
<b>Gross Area (SF):</b>	56,600
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$15,005,783
<b>Condition Budget:</b>	\$10,612,826
<b>Total FCI:</b>	0.71
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,436,938	\$2,807,359	1.15
Equipment and Furnishings	\$359,901	\$449,876	1.25
Exterior Enclosure	\$2,234,356	\$348,905	0.16
Fire Protection	\$14,177	\$637,706	44.98
HVAC System	\$3,109,284	\$2,690,541	0.87
Interior Construction and Conveyance	\$2,924,077	\$2,293,383	0.78
Plumbing System	\$824,168	\$774,878	0.94
Site	\$1,134,974	\$1,149,075	1.01
Special Construction	\$82,199	\$82,199	1.00
Structure	\$1,885,709	\$0	0.00
<b>Overall - Total</b>	<b>\$15,005,783</b>	<b>\$11,233,922</b>	<b>0.75</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** JOHNSTOWN-MILLIKEN RE-5J

**County:** WELD

**Project Title:** Milliken ES Renovation

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Weld County RE-5J is a growing school district in northern Colorado, located in both Weld and Larimer counties. Our schools serve 3,780 students in the towns of Johnstown, Milliken, Berthoud and Greeley. The district consists of three elementary schools, one middle school, one high school, and two charter schools. We place a strong emphasis on educating the whole child and inspiring lifelong learners. Our students are empowered to be involved in their learning and to own their educational experiences. We are committed to ensuring that every student reaches their full potential and is prepared for college, or a career, when they graduate from high school. As a forward-thinking district, we implement extensive technology integration and are continually expanding partnerships, courses, advanced placement offerings, CTE Pathways, and extracurricular opportunities for ALL.

Our Vision is to collaborate to support and teach social, emotional, academic, career, and communication skills essential in the preparation and transformation of a well-developed student into a well-developed citizen. Our goal is to have an engaged community that is proud of its school facilities and students. To bring it all together, Family, School, and Community Partnerships are achieved through maintaining a welcoming and safe environment within all of our schools. The pride of being a Roosevelt High School "Rough Rider" is instilled at all grade levels and allows our growing community to maintain a sense of pride and ownership in their schools from the first day of class thru graduation.

We have been actively engaged in Master Planning for the past several years to not only address the needs of today, but to prepare for the future. We hope that you will come to the same conclusion as our Board of Education and community, that Weld RE5J has a clear need for the partnership and support of BEST in the renovation of Milliken Elementary School.

## Deficiencies associated with this project:

The issues that need to be addressed at Milliken Elementary are described in our response to this section. The deficiencies are related to specific health, safety, security, and educational adequacy that must be addressed for the building to continue to serve as an Elementary in the future. There are synergies between each of the systems that suggest that the renovation be undertaken as a whole building project as opposed to individually targeting each systems failures (mechanical vs security vs etc.). By bringing the entire building up to current safe and effective operating standards, Weld RE5J can ensure that the entire campus can sustainably support the students into the future. In general, the security issues result from the building architecture where entry points to the building cannot be monitored and controlled. From a safety lens, the challenge of having three separate buildings on campus (main, modular, ECC) where students must transfer multiple times a day must be addressed. Life safety systems that are failing and / or not present in the building (fire alarm, fire sprinkler) add to the safety concerns onsite. The health issues in the buildings are a result of hazardous materials (asbestos and mercury flooring) along with significant deficiencies in air quality (HVAC). And finally, educational adequacy of the spaces is deficient. The classroom partitions, failing technology infrastructure /systems, acoustics, lighting, and programming contribute to the justification to pursue a whole building renovation. A detailed breakdown of the facility components needing to be replaced are included in the Facilities Assessment submitted as part of this application. Each of these areas are justification for pursuing a grant for

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

support, but when looked upon as a whole building problem, the issues described below detail why our facilities team is recommending a whole building renovation.

### Safety / Security

The district installed a camera and intercom buzzer system at the front entry door to control visitor access. The system does not meet CDE Construction Guidelines 4.1.11.3 because there is no containment vestibule or line of sight to the office once a visitor is admitted to the building. Visitors to MES enter a hallway and have the opportunity to enter into the building without having to pass in front of the Main Office. There is no access control into the ECC building or modular on campus and no way to monitor / control access into these areas, other than keyed doorways. The phone / intercom / paging systems are past their serviceable life, no longer supported with parts, and lack the ability to communicate or initiate lockdowns in the case of an emergency. Further safety concerns are students traveling between the three buildings for their music, art, library, lunch, and special education services. With 32 existing exterior doors that do not have automated locking mechanisms or electronic access control (card readers) for staff, or notification if a door is propped or left open, and it is clear that the safety of MES staff and students can be greatly improved. It is important to note that the doors in question all date back to the original construction and in many cases are rusted, hollow metal doors that swell and cannot be closed with afternoon sun. There are no provisions for a lockdown button and there is no public safety or radio coverage available within the building. The fire alarm is addressable, but the Silent Knight SK-5208 main control panel is outdated, replacement parts are obsolete, and the notification device installation does not meet current Code requirements for coverage in corridors, classrooms, and large occupied rooms. Interior corridors throughout the building are not fire rated and there is no fire sprinkler / fire protection in the building.

### Architecture / Educational Adequacy

The classrooms throughout the building are adequately sized with programming adjacency by subject level. Portions of the core of the building lack access to daylight, but generally speaking the classrooms are functional. The interior lighting, finishes, casework, furnishing are at the end of their service life and need to be replaced. Corridors are not rated for fire separation with un-labelled doors / frames, wire glass, and multiple louvered fire penetrations into the nonsprinkled egress corridors. Milliken Elementary was not designed for modern instructional use. There are no spaces for small group intervention, teacher collaboration, or the expansion of special education programs. The Special Needs classroom is located on the stage area of the original cafeteria with limited accessibility for wheelchairs. Classrooms suffer from poor lighting, improper ventilation, and compromised instructional technology from a lack of electrical infrastructure. The cafeteria has asbestos containing floor tile and mastic and the gymnasium resilient floor system has mercury contamination. The lack of connectivity between the ECC building and the main building prevents collaboration within a grade level that impacts the overall delivery of the educational program. While not critical in nature, the educational adequacy of the campus is a deficiency that needs to be corrected.

### Mechanical / Plumbing

The issues with the mechanical systems were the basis for an emergency grant submitted and approved by BEST in the summer of 2021. This \$2.9 million HVAC replacement project is being addressed by that grant / match, but the significant impact of that renovation (in addition to correcting safety / security issues) is one of the drivers for a whole building renovation. As our design team prepared the scope of the mechanical work it became obvious that simply removing and replacing ductwork was not the best stewardship of the funds. With the ceilings down, a full renovation to rate corridors and classrooms for fire/ acoustics/ and ventilation, install fire sprinklers, update technology infrastructure, reconfigure spaces to better support program, address ADA bathroom compliance, and improve lighting are outcomes of the investigation into addressing the mechanical systems. Below is a summary of the mechanical system deficiencies identified in the 2021 Emergency Grant.

The ventilation systems at Milliken Elementary School are original construction (approx 50-35 years old) and have not been updated due to funding limitations. The COVID pandemic highlighted the significant health issues for our students and staff, due to grossly inadequate ventilation rates, improper filtration, poor air distribution, and building controls systems. With the awareness that our building HVAC systems are now contributing to create an environment that threatens the health and safety of our students and staff, the need to bring these systems up to current safe building standards constitutes an emergency

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Milliken Elementary School consists of three types of HVAC systems.

The 1977 HVAC system consists of two multi-zone roof top units (RTU), heating water coil (served by heating water boiler plant), duct board duct distribution, no cooling, MERV 8 filters, and low ventilation capabilities. Duct board duct distribution is a fiber board cut to form an air handling duct. The duct board distribution system is not a sealed system and the flimsy construction allows for mixing of supply and return air. Even if the proper ventilation rates could be supplied to the classrooms the duct board cannot support the air pressure requirements for distribution. The 45 year old multi-zone units serve the cafeteria, library, and adjacent area. The multi-zone units are constant volume heating only, and are not able to filter and supply the ventilation air rates necessary for healthy indoor environments. As a multi-zone constant volume with archaic pneumatic controls, there is no way to control or ensure adequate ventilation to the occupants in the building.

The east and south perimeter classrooms are served by unit ventilators with direct expansion (DX) condensing units on the roof, hot water heating coils and MERV 8 filters with low ventilation capabilities. Unit ventilators are an extremely poor HVAC device to use in classrooms because of noise, maintenance, and poor air distribution. Related to ventilation, they frequently get clogged as the outside air intake is located at grade where dirt and debris are highly prevalent. This prevents the under performing UV from delivering the correct amount of ventilation. The lack of functioning building control prevents the ability to ensure the proper functioning of the units, even if they were fully operational.

The third type of existing HVAC system consists of DX cooling, constant volume air supply, and no heat within the RTU's. Heating is provided via terminal duct heating coils. The units were designed for a low-pressure duct system with MERV 8 filters and low ventilation capabilities. This system serves the west classrooms, administration, and gym additions.

The three systems described above do not have the ability to accept MERV 13 filters and do not have the heating or cooling (UV system and DX RTU's) capacity to bring in more outside air. They are operating at 60% (76% in the west areas) of the required ventilation rate to meet IMC 2015 or ASHRAE 62 2019. New HVAC equipment is required to have outside air flow measuring stations to confirm proper ventilation is provided. It is likely the existing HVAC equipment is lower than 60% or 76% of the required ventilation rate since there is no air flow measuring verification and the poor UV air intake concerns. All three systems are well beyond their serviceable life cycle and fail to provide the adequate ventilation, thermal comfort, and indoor air quality for the occupants.

### Electrical

The existing electrical service is 800 amp, 277/480 volt – 3 phase. The main switchboard is a fusible switch distribution board and is served by a pad mounted utility transformer. The main switchboard feeds panelboards and mechanical units throughout the building, as well as the adjacent ECC building adjacent the elementary school. The main electrical panels are 50 years old and are full with minimal, to no capacity, for over current protection devices. The emergency egress lighting throughout the building is provided by battery units, and it does not appear there are adequate quantities to provide the Code required egress levels. General lighting throughout the school consists of fluorescent fixtures utilizing 28 watt T8 lamps with electronic PCB containing ballasts. Like most older schools there is inadequate power supply / distribution for today's high performing classrooms / technology needs. In order to upgrade lighting, power density, and mechanical systems a complete new electrical supply and distribution system is necessary. In a world where student access to instructional technology is a necessity, such limitations make it impossible to set up labs, or recharge devices to support one-to-one initiatives.

### Technology

Because of the original date of construction, there were no building provisions for technology equipment or infrastructure. The current MDF resides in an unventilated closet where service, security, and overheating are significant concerns. The limitations of the technology infrastructure not only impacts the learning environment, but the safety of the occupants with the inability to provide reliable emergency response notification, security camera coverage, and intrusion detection / monitoring in the case of an incident.

### **Diligence undertaken to determine the deficiencies stated above:**

In April of 2017, a complete facility assessment was performed by architects and engineers as part of a district master planning effort. The work has been ongoing with supplemental investigation leading up to a bond campaign in 2020 that

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

allowed Weld RE5J to engage RB+B Architects, Sampson Construction, and RLH Engineering to start formally developing the renovation scope at Milliken Elementary. Part of the scope development included review of mechanical systems that became the basis for the emergency ventilation BEST grant in the summer of 2021. The mechanical scope development brought to the fore front the existing safety, security, and educational suitability problems with the building, that are the basis of this grant. The discovery of the magnitude of issues needing to be addressed are why the project scope has snowballed from a mechanical replacement to a full building renovation. In determining the project scope Weld RE5J has conducted multiple community meetings, initiated a Design Advisory Group, sought input from BEST staff in reviewing the 2020 Facility Insight report, completed site surveys, asbestos inspections, and geotechnical studies to determine the best long term facility solution. The original schematic design submittal indicated a renovation scope in excess of \$17.0 million. After a review of the needs versus wants, the scope has been reduced to \$14.0 million, and focuses on the key issues of safety, security, and educational adequacy. For clarity, the adequacy of a space to support the educational delivery is defined by our DAG as the lighting, technology, acoustics, thermal comfort, and space expected in a modern classroom.

In addition to the investigation of building systems, we have undertaken demographics reviews and analysis of educational programming to determine the best use of the Milliken campus to support our educational strategic plan. All our work has led us to develop partners and a solution that provides good stewardship of our existing building asset, while ensuring that it can safely and efficiently continue to serve our students.

### **Proposed solution to address the deficiencies stated above:**

The solution to address the deficiencies listed above is a combination of two small additions and a renovation of the original spaces. The additions will allow for the relocation of the Administration area to have direct supervision of the building entry / secure entry vestibule and to create a connection between the Main Building and the ECC building. These two additions combined with door, hardware, and technology upgrades will address the primary safety and security issues with the campus.

The approximately 1,965 sf main entry / administration addition will accommodate the secure entry vestibule, Reception, Waiting, Admin Offices and Main Lobby areas of the building. The addition and renovation for the relocation of the front office functions will allow us to meet the security guidelines detailed in section 4.1.11 of the CDE public school facility guidelines. These improvements will allow us to control access to the school by constructing a secure, ADA compliant, double entry vestibule that connects with a window to the main office for the required line of sight to the school and main parking lot. As part of these improvements, we will install automated electronic access control systems for exterior doors identified for entry and select interior doors associated with the main entry vestibule. These systems shall include the ability to use credential cards/fobs for school personnel, the ability to disengage the system via a timer, while entries are monitored by school personnel, notification of open doors to eliminate door propping, and the ability to automatically lock all exterior doors from a secured position. Once inside the secure vestibule, a visitor management system will scan visitor credentials along with visual identification to screen for potential threats before being granted access to the building. The renovation will also include the installation of security cameras in order for personnel from multiple locations to monitor/screen incoming visitors without any blind spots.

The Library Media Center addition, approximately 2,775 sf, will serve as an important bridge to connect the students and programs between the ECC and Main Building. The addition will take the place of the outdoor courtyard and address the safety and security concerns of having Kindergarten and First grade students moving outside between the two buildings. This addition essentially ties the campus together with a community “heart” that can serve programmatically as the Media Center, community center, and pre/post functional space for the cafeteria and gymnasium. The addition will also allow for the construction of ADA compliant restrooms to support the building occupancy. By constructing the new Media Center, we can create a conduit for new mechanical, electrical, and telecommunication infrastructure from the point of entry on the north side of the campus, to the points of service in the classroom portions of the campus, both south and east of the gymnasium. The new core area running west – east from the Main Entry to the ECC will also free up interior building square footage so that the modular building onsite can be removed and the Second Grade classrooms can be grouped together inside the building.

The renovated Milliken Elementary School (approximately 53,175 sf) will comply with all of the CDE School Facility Construction Guidelines. It will incorporate new building systems to alleviate the concerns involving air quality, hazardous materials, congestion and crowding, fire safety, security, and educational suitability. The building will support 500 students and provide for new finishes, furnishing, and technology as would be expected in a 21st Century Learning environment. The

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

design will include connections to outdoor learning environments, as well as addressing code / safety issues with the current Kindergarten playground.

Both the additions and renovation areas will be full accessible, meeting all of the requirements and standards established in the Federal ADA guidelines and ANSI A117.1.

### **Due diligence undertaken in defining the stated solution:**

In April of 2017, a complete facility assessment was performed by architects and engineers as part of a district master planning effort. In November of 2020, CDE performed their facility assessment with observations of need detailed in the Facility Insight report. In Fall of 2021, another team of architects and engineers reviewed the previous assessments and performed another walk and observation of the facilities conditions in preparation to begin the design process. The most recent inspection is intended to supplement previous assessments and to highlight the most significant / urgent needs with specific emphasis on imminent failures, safety hazards, health concerns and facility security. Over this same period, a District Facilities Committee has undertaken a review of the condition of our facilities to make recommendations to the Board of Education on deferred maintenance and capital renewal scopes of work.

As demonstrated above, at Weld RE5J we know how to “committee and investigate”. What we are learning to do better is to turn that due diligence into actions that have measurable results. With that goal in mind, we began the formal Schematic Design process with our Design Advisory Group this past fall 2021, with the challenge that went beyond the Strategic Planning, Assessments, and facility goals. We asked our team, “What would we do if we really meant it?” (9/28/21 DAG Meeting). Our Design Advisory Group, Board of Education, and community members responded that we would not just address one of the issues at Milliken Elementary School, we would do it right and fix the problems so that the future of our campus is not held back by the past. The due diligence that has been performed on identifying the issues and the solutions at Milliken Elementary School show the Rough Rider commitment to being good stewards of our students and facilities.

### **How urgent is this project?**

The urgency to renovate the Milliken Elementary School is focused on safety and being good stewards of the funds entrusted the District by the community and the BEST program. The emergency grant approved for this school last year highlighted a ventilation system that had not only failed, but is unhealthy. From the mold growth in the rotted 1977 evaporative section of the airhandler, fiberboard duct runs, and inadequate ventilation levels, the need to undertake replacing the HVAC systems has reached critical. The work necessary to complete the mechanical renovation has moved the project from a maintenance project to a renovation to bring the entire facility up to current code. This renovation is much needed as it will improve life safety, security, and educational adequacy of the entire building. It also provides the opportunity to address safety and security issues by creating a secure main entry and connecting facilities so our youngest students are not moving outside between buildings.

The failure of the existing building has already happened. Without direct supervision of the main entry, students moving outside daily between modulars and the ECC building, and 32 points of access to the building, the existing building design is failing the security test, and the need to address the issue is urgent. These design issues, intrinsic with a 45 year old campus, can be efficiently addressed as part of the renovation. The building systems, that are all well beyond their intended service life cycle, are also in need of replacement. The fire alarm, plumbing, electrical, technology, and finishes are well beyond their intended service life and (to use the language from the Facility Insight report), are “currently functioning, however the system is beyond its useful life and should be budgeted for repair / replacement”. In summary, ensuring the safety of our students and staff is an urgent priority for Weld RE5J.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

Yes. We have also included these guidelines into our contracts with design professionals working on this project.

**How does the applicant plan to maintain the project if it is awarded?**

The school district will budget funds each year into the capital reserve account to provide adequate reserves for supporting maintenance needs, as well as creating a reserve for future capital renewal and contingencies. The capital renewal budget is established such that there will be an increasing level of contribution to the capital renewal budget as the facilities age. For example, in the case of mechanical replacement based on a 15-year life expectancy, the capital renewal fund contribution

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

schedules such that over the 15-year span sufficient dollars would be set aside to fund the replacement. As part of the maintenance of new and existing facilities, the District will:

1. Develop a facility maintenance plan for preventative maintenance. This will involve routine maintenance of the building from mechanical, to electrical, to caulking inspections, roof inspections, exterior wall inspections, inspections of interior walls, ceilings, floors, door/hardware inspections, testing of fire alarm and intercom systems, testing of fire suppression systems, etc. Periodic inspections will be performed and reports prepared at intervals appropriate to the faculty component. Some, like mechanical, will require quarterly inspections and adjustments, and others like electrical switchgear would require bi-annual inspections.
2. The plan will also address routine inspection of alternative energy systems built into the building, including periodic adjustments to control systems as required to optimize efficient performance.
3. Develop a painting program to repaint/touch-up the interior and exterior of the building on an ongoing, revolving basis.
4. Do infrared inspections of the building after it is completed, and then annually to compare against the completed original structure to identify changes and maintenance needed.
5. Seek to develop staffing based on the International Facilities Management Association recommendations.
6. As part of the original construction, establish a scope and obtain bidding for the mechanical, electrical, and other appropriate sub-contractors to perform service contracts at regular intervals. We will identify District personnel at each campus with our Facilities Management team at Sodexo to oversee these contractors.
7. Any major, non-emergency repairs of mechanical systems or other maintenance affecting school operation would be scheduled over summer breaks.
8. Inspections would be established by a predetermined schedule and would be performed with the goal of establishing 5 year plans for maintenance and repairs. This would help establish budgets for the District well in advance of work occurring, resulting in a planned effort to replace/repair different items in the buildings rather than performing maintenance in a reactive mode.

In addition to the Facilities fund, the District maintains a reserve for facilities in the average of \$650,000. Recognizing the need for improvements in our facilities maintenance and the limitations of our resources, Weld RE-5J engaged Sodexo to assume the responsibilities for facilities maintenance in our District. By engaging a professional Facilities Manager to direct our maintenance operations we are expecting to receive significant benefits in our ability to maintain and plan for capital renewal needs. As part of our approximately \$1.7 million service contract funded thru our General Fund for maintenance in the form of salaries, benefits, maintenance supplies, and repair fees, there is a specific allocation of \$850,000 for maintenance needs. Looking to the future, Sodexo's facilities assessment and planning services will help us to better plan for our capital renewal needs. Warranties for the work are stipulated as a two year general warranty with extended manufacturer and product warranties where appropriate.

**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:**

Milliken Elementary School is a single-story building located at Broad Street and Quentin Avenue in Milliken, Colorado. The 5.4-acre site was dedicated in the Wal Mar subdivision in Milliken, specifically for the construction of a neighborhood elementary school in 1972. The original school building was constructed in 1977 at a little over 30,000 square feet and has served the community well for its intended purpose over the past forty-five years.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Over the past half century, the Milliken Elementary School has served as a neighborhood school supporting the growth in the rural town of Milliken. As the community has grown, various additions and investments to the facility have been made to support the development, programs, and school population. From the original 1977 core building, there have been three major additions to the campus, along with recent improvements to maintain the building envelope. Starting in 1984, a five-classroom addition (6,500 sf) with a single loaded corridor was constructed on the south side of the building to help increase the capacity for the campus. The 1984 addition was constructed of a wood roof deck, open web joists with wood chords and pin-connected steel webs, multi-wythe masonry bearing / shear walls, slab-on grade subfloor, and spread footings. This is a similar build to the 1977 original construction. Almost a decade later in 1996, a 10,500 sf addition was opened that included a new Gymnasium, Administration Area, and four classrooms constructed on the west side of the original building. The roof

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

area of the 1996 addition are framed with steel joists supporting a steel roof deck that bear on multi-wythe masonry bearing / shear walls. The main level floor is a concrete slab-on-grade and the foundation systems consist of spread footings. This core building has seen little interior renovation and updates since these areas were originally constructed. In 1999, a Kindergarten and Preschool building was constructed on the eastern edge of the property as a stand alone Early Childhood Center in 1999. The approximately 7,500 sf building currently houses 2 Preschool Classrooms, 2 Kindergarten Classrooms, and a flex classroom with first grade students in 2021-22. The building has a steel deck, joists, beam, columns, and brace frames. The exterior walls are non-load bearing cold formed steel studs backing a 4" concrete masonry unit veneer. The building floor is constructed with concrete slab-on-grade and a spread footing foundation. Both buildings on campus have "good bones" and the exterior envelopes have weathered well, being constructed with solid masonry veneers. As part of the District facility master planning, it was determined that the building site and core building structures are in adequate condition and have serviceable life remaining with proper maintenance and updates. As part of the work to maintain the building envelope, a District / BEST supported roof replacement project was completed in 2019. The improvements made at that time replaced built-up roofing and insulation on the original construction areas of the building in addition to replacing weathered / damaged skylights. In that same year, Weld RE-5J acquired a modular classroom building from Eagle County Schools and placed the building on the west side of the site to help address overcrowding in the facility. The modular is currently occupied by two second grade classrooms. A grant was secured with the NOCO Health Alliance to fund a multi-generational playground on the site in 2019. Most recently, asphalt paving at the main parking lot and service drive was replaced the summer of 2021.

The site improvements and investments in the building envelope are demonstrations of the District's commitment to the Milliken Elementary community. However, the buildings have seen no significant renovation or updates since the time of construction. An emergency grant was approved thru BEST in the summer of 2021 to address the ventilation deficiencies in the building, but also served to highlight the renovation need. This 2022 renovation BEST Grant for Milliken Elementary will address the core health, safety, security, and educational suitability of the facility so that it can support the community for another 45 years.

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Weld RE-5J submitted, and was awarded a BEST Grant, in FY 2019-20 to replace the roof and skylights at Milliken Elementary School. The work was completed using approximately 75% of the grant / match proceeds, and our students and staff must now look outside a window instead of the classroom ceiling to see if it is raining. (Thank you BEST program!)

Milliken Elementary School was the beneficiary of a \$500,000 grant thru the Northern Colorado Health Alliance in 2019 to replace the playground with a new multigenerational playground. The new play area was specifically designed to support the Health and Wellness of the school and community, and has metrics to measure its effectiveness. The play area was designated as a project of excellence for meeting best practices for design and the four elements of well-rounded exercise programs by Playcore.

In summer 2021, Weld RE5J submitted an emergency grant request to BEST for the ventilation improvements at Milliken Elementary School. The grant was approved in the amount of \$1,405,638 and the design of the new mechanical systems is underway. The mechanical system improvements are intrinsic to the proposed renovation of Milliken Elementary as described in this current FY 2022-23 application.

As a portion of 2020 Bond election, we are also targeting Districtwide Energy Performance upgrades to improve classroom lighting efficiency and effectiveness with new led dimmable classroom lighting. We calculate a three year payback for the electrical and building automation upgrades, in addition to energy rebates estimated at \$150,000. A large portion of Weld RE-5J's assessed value is built on residential property values with median home prices below our neighbors. As such, we understand the burden and difficulty the local community will have supporting a General Obligation Bond tax increase and are committed to leveraging the communities support for our District with additional grants and partnerships.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

The Weld RE-5J School District consists of five (5) school campuses (serving just over 3,700 students), a District Office, and Maintenance / Transportation facility. We also have a K-8 Charter School that manages and maintains its own facility. Weld RE-5J Schools capital renewal budget allocation for account code 710 the past several fiscal years for building facilities, equipment and fixtures were as follows:



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

2014-15 = \$1,028,234  
 2015-16 = \$1,345,023  
 2016-17 = \$ 489,948 (Bus purchases were made this year)  
 2017-18 = \$ 564,792  
 2018-19 = \$1,180,360 (includes costs for a modular at RHS at \$434,195)  
 2019-20 = \$1,705,312 budgeted and \$856,134 expended (we are not using this figure in our calculation because we feel it is not a true representation of costs due to the unique occupancy conditions experienced with the COVID pandemic)  
 2020-21 = \$448,686

Because Milliken Elementary School serves approximately 12.2% of our student population on any given year (453 out of 3,704 in October 2021), it is safe to say at least \$54,739,000 of the 2020-21 budget of \$448,686 is available for building improvements at Milliken Elementary on an annual basis. This amounts to roughly \$121 per student.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

In an audit of our utility costs for the period from July 2020 through June 2021, Weld Re5J currently spends \$70,219.72 for water/sewer (Town of Milliken), gas (Center Point Energy), electric (Xcel) at Milliken Elementary School. We have excluded costs for telecom / internet since they are District-wide expenses and we do not expect any significant cost reductions with the building of a new school. Using the combined total utility costs and our current building square footage (56,600) Milliken Elementary currently costs approx. \$ 1.24 / sf for service. With a new high performing facility, after consultation with our project team, we would expect the utility costs to run approximately \$0.93 / sf with a reduction in our utility costs by over a quarter. Given that the program for the renovated Elementary School is slightly larger (approx 1,300 sf) to support the added programs and entry vestibule, we are currently estimating that our utility costs for operating the renovated Elementary School will still be less than our current utility operating expenses. We would also plan to pursue the one time energy rebates from the local utility providers for the efficiency upgrades moving to a new facility. Those savings will be reinvested into the District's capital renewal budgets creating additional savings and improvements going forward.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$4,828,081.50	<b>CDE Minimum Match %:</b>	37.00
<b>Current Applicant Match:</b>	\$5,900,988.50	<b>Actual Match % Provided:</b>	55.00
<b>Current Project Request:</b>	\$10,729,070.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$1,405,638.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$1,522,774.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	The match is in hand and will come from Bond Proceeds generated from the sale of the 2020 General Obligation Bonds approved by Weld Re5J School District voters in November 2020.	
<b>Total of All Phases:</b>	\$13,657,482.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	57,914	<b>Construction Contingency %:</b>	4
<b>Affected Pupils:</b>	479	<b>Owner Contingency %:</b>	7
<b>Cost Per Sq Ft:</b>	\$235.82	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$31.04	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$204.79	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$22,399	<b>Is a Master Plan Complete?</b>	Yes

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Gross Sq Ft Per Pupil:** 121      **Who owns the Facility?** District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

We are not financing our match for this grant.

### Financial Data (School District Applicants)

<b>District FTE Count:</b> 0	<b>Bonded Debt Approved:</b> \$149,000,000
<b>Assessed Valuation:</b> \$479,512,587 <small>Statewide Median: \$116,019,842</small>	<b>Year(s) Bond Approved:</b> 20
<b>PPAV:</b> \$133,346 <small>Statewide PPAV: \$167,001</small>	<b>Bonded Debt Failed:</b> \$139,900,000
<b>Unreserved Fund Bal 19-20:</b> \$2,813,774 <small>Statewide Median: \$3,102,240</small>	<b>Year(s) Bond Failed:</b> 19
<b>Median Household Income:</b> \$88,417 <small>Statewide Avg: \$59,201</small>	<b>Outstanding Bonded Debt:</b> \$154,670,000
<b>Free Reduced Lunch %:</b> 30.30% <small>Statewide Avg: 46.98%</small>	<b>Total Bond Capacity:</b> \$95,902,517 <small>Statewide Median: \$23,203,968</small>
<b>Existing Bond Mill Levy:</b> 20.525 <small>Statewide Avg: 6.71</small>	<b>Bond Capacity Remaining:</b> (\$58,767,483) <small>Statewide Median: \$11,500,738</small>
<b>3yr Avg OMFAC/Pupil:</b> \$1,528.06 <small>Applicants Median: \$2,381</small>	

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

**CLEAR CREEK RE-1 - Carlson ES Replacement - Carlson ES - 1938**

<b>District:</b>	Clear Creek RE-1
<b>School Name:</b>	Carlson ES
<b>Address:</b>	1300 MINER STREET
<b>City:</b>	IDAHO SPRINGS
<b>Gross Area (SF):</b>	55,250
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$15,887,446
<b>Condition Budget:</b>	\$10,633,350
<b>Total FCI:</b>	0.67
<b>Adequacy Index:</b>	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,314,961	\$2,399,877	1.04
Equipment and Furnishings	\$259,856	\$268,541	1.03
Exterior Enclosure	\$2,295,437	\$1,236,690	0.54
Fire Protection	\$3,248	\$577,034	177.64
Furnishings	\$300,819	\$376,023	1.25
HVAC System	\$3,668,557	\$3,252,305	0.89
Interior Construction and Conveyance	\$3,401,212	\$1,921,482	0.56
Plumbing System	\$906,077	\$611,889	0.68
Site	\$526,773	\$482,110	0.92
Structure	\$2,210,507	\$81,025	0.04
<b>Overall - Total</b>	<b>\$15,887,446</b>	<b>\$11,206,976</b>	<b>0.71</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** CLEAR CREEK RE-1

**County:** CLEAR CREEK

**Project Title:** Carlson ES Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Clear Creek School District RE-1 (CCSD) is a visionary district focused on hiring and developing the best educators and empowering learners. The District also places a priority on the health and safety of our learning community. The District is comprised of four (4) school buildings, campuses, and sites including King Murphy ES, Carlson ES, Clear Creek MS/HS, and Georgetown Community Charter School. Colorado Department of Education's (CDE) Facility Insight Dashboard reports an above average age for CCSD's School Buildings at of 51 compared to a Statewide average age of 42.

Carlson ES provides a unique opportunity for empowering learners. Carlson is embracing a new model of experiential learning with a focus on bringing students outdoors. The structure of CREW provides a strong connection for students to their learning community, which addresses essential social emotional needs. Carlson has a Gifted Education Program, Smart Boards in every classroom, after-hours mentoring and tutoring programs, and an average class size of 20-25 students. Carlson nourishes and benefits from its strong community partnerships.

Carlson students matriculate into Clear Creek Middle and High School (CCMSHS), which is also utilizing a more hands on approach to learning with an outdoor focus. The entire school district is working to create a coherent, rigorous academic program that will meet the needs of current and future students. The District recognizes the importance of safe and well-maintained facilities and is modernizing its approach to Facilities Management

The CDE Facility Insight Dashboard shows Carlson ES has an above average School Building Facility Condition Index (FCI) of 0.66 when compared to the Statewide average of 0.42. The Site FCI is listed at 0.92 compared to the Statewide average of 0.47.

## Deficiencies associated with this project:

The current location of Carlson ES presents significant safety concerns that are increasing as the community grows and businesses thrive. Located adjacent to Carlson are three gas stations, a Greyhound bus stop, tourist bus stops, and marijuana dispensaries. With recent and anticipated multi-family housing units, traffic in the immediate vicinity of Carlson is a growing concern. Additionally, the school lacks onsite parking forcing parents and staff to find parking off campus and/or drop off and go in front of the school with no "Hug and Go" zone. City traffic is stopped as students load and unload from buses.

The Colorado Department of Education assessed Carlson Elementary School's building and site on January 6, 2020. The assessment identifies requirements where 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. Years remaining are based on condition of the system. A Life Cycle category Requirement is Priority 3, due within 5 years of inspection, Action Years of 2025, 2026 and 2027. Action year 2025 requirements include concrete footings, foundation walls, slab on grade, wooden roof deck, wood framed exterior walls, solid brick walls, exterior windows, exterior doors, BUR roof system with deck insulation, skylights, interior brick walls, carpeting, ceramic tile, epoxy flooring, VCT, resilient athletic flooring, acoustic ceiling tiles,

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

elevator controls, water coolers, water distribution, DX condensing units, central AHU, exhaust system, perimeter heat system, perimeter induction units, 2 pipe fan coil system, 2 pipe distribution system, roof top AHU, main electrical service, branch wiring, lighting fixtures, public address/paging system, emergency battery pack lighting, food service, and bleachers. Action year 2026 requirements include painted finishes, fire alarm system, telephone system, burglar alarm system, security camera system, and exit signs. The passenger elevator action year is 2027. Additionally, the school lacks a fire protection wet sprinkler system. Carlson's site has action year 2025 requirements that include pipe bollards, grading/sub-base issues, asphalt renewal, concrete pedestrian pavement, exterior stairs, fencing, landscape sprinkler system, potable water distribution, fire protection distribution, sanitary sewer waste water piping, and storm sewer culvert renewal.

### **Diligence undertaken to determine the deficiencies stated above:**

Carlson has been experiencing several failures due to the systems aging beyond their serviceable life. Repeated maintenance call outs for roofing, HVAC, and plumbing have excessively burdened Operations and Maintenance compared to other facilities in the District. The public has expressed concern as the facility conditions are self-evident, including the lack of parking, increasing traffic, and proximity to the highway, all create obvious challenges. The public's concern has been validated through surveys and community feedback sessions. In addition to the CDE's January 6, 2020, assessment, the District contracted ScryCAST, LLC to review the assessment and make recommendations. ScryCAST, LLC worked with CDE to download the District's data and review Carlson's identified requirements. The requirements were compared to the balance of the schools in the District. ScryCAST, LLC worked with Justin Watanabe, CCSD Director of Facilities & Maintenance to validate and prioritize requirements. Several scenarios were developed and reviewed with Karen Quanbeck, Superintendent & Chief Learner, and the District's Board of Education.

### **Proposed solution to address the deficiencies stated above:**

The solution involves improving the efficiency and utilization of existing space of Clear Creek School District's facilities. The old high school middle school, informally known as Building 103, has been under-utilized since the new Clear Creek HS/MS was built in 2002. Administrative Staff and several outside programs have occupied Building 103 since 2002.

Built in 1968, Building 103 is a unique and thoughtful design by a prominent Front Range architect, Nixon, and Jones, who designed other notable structures in Colorado, including the former First Christian Church, whose jutting, triangular sanctuary marks the entrance to Boulder from U.S. 36. The Building 103 design seems to extend the Architect's fascination with non-orthogonal design, organized around a diamond-shaped grid pattern.

Unlike many concrete structures from this era, this building is quite open and inviting. The instructional spaces throughout the building are spacious and light-filled, and the interior environment is engaging. The organization and way-finding is simple in spite of the many levels of the building, which was built into the natural hillside, to address the mountainous grades. A piece of local history is framed within the structure, carved into a protected patio against the hill, which frames the door to an old gold mine from years ago.

The levels of the building are built from triangular waffle-slab precast concrete, which extends as overhangs to provide passive solar control for the levels below, keeping the building temperature relatively stable through most of the year, and minimizing glare in the classrooms. Originally designed as a high school, many features are quite generous for elementary use, for example the gymnasium and auditorium. Conversion to use for a younger age group is quite feasible due to its original use as an educational facility, and the fact that the space needs are reduced from the needs of a high school. At 87,110 square feet, the building will naturally allow for additional compatible uses, including preschool programming for the community. Additionally, the existing auditorium and gymnasium provide opportunity for shared-use with the community.

The Carlson ES program will occupy approximately half of the 87,110 square foot building. Any program not currently occupied in the building, or if the program exists in the building, not in the footprint of the planned improvement, is not part of the solution and therefore not part of this grant application. The educational programs at Carlson ES, and programs currently in Building 103 that need to be relocated inside the building to allow for Carlson ES, are part of this solution and application. Existing spaces outside of the footprint of the solution will not be refinished.

The square footage of the project is 66,815. The proposed project includes 42,699 square feet of Building 103's first floor's 50,590 square feet that will be renovated as part of the BEST Grant project. 7,891 square feet of the first floor, on the south

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

side of the building, including Wood Shop, Advanced Computers, Wrestling Room, Weight Room, and Building Storage will not be renovated. The entire 14,576 square feet of Building 103's second floor is included in the project as well as the entire 9,540 square feet of the third floor. The fourth floor is not included in the project. The Architect, once selected, will be tasked to consolidate, and move Bldg 103's current existing programs to accommodate the Elementary School. Clear Creek School District Central Administration including the Office of the Superintendent, Food Services, Technology, Teaching & Learning, Student Data, Human Resources, Business Services, programs, and the Clear Creek Foundation are to be moved and consolidated to allow for the elementary school program. Please review the comparison of the existing programs (taken from the Anderson Mason Dale Report, Program Summary page II.3) where a test fit was conducted. See attached supporting document and PowerPoint file.

Jacobs was procured through a Qualifications Based Selection process to manage the Clear Creek School District's Bond Program, including the consolidation of Carlson ES, to Bldg. 103. Jacobs will be the Owner's Representative for the project. If awarded a BEST Grant, ScryCAST, LLC will assist Jacobs with CC-06 and other BEST requirements. An Architectural RFP/Q via Rocky Mountain e-Purchasing has begun including a site walk with potential Architectural Firms on March 8th, 2022, as part of the RFQ/P process. A short list of Architects will be developed for Interview, selection, and final proposal will follow. A CM/GC RFQ via Rocky Mountain e-Purchasing has begun for the Bond program. A short list for project specific interviews and proposal will follow after the Architect is selected.

Although Building 103 was built in 1968, it does not have all of the problems of the 1938 Carlson building. While both buildings require asbestos abatement prior to renovating, Building 103 is in better structural condition overall. Minimal cracking in the structural systems and the slab on grade and foundations appear to have experienced very little settlement and will be addressed in the solution. The exterior concrete structure will be repaired where it shows sign of age and will be repaired. A small wood framed roof over the visitor's locker room will be replaced with non-combustible construction. Exterior CMU walls will be waterproofed as needed to prevent moisture damage and EIFS damaged by hail will be repaired to keep moisture out of the building. A greenhouse structure, damaged beyond repair, is attached to a classroom on an upper floor balcony, will be removed and the space enclosed with a new roof and walls to keep the building envelope weather tight. Exterior doors will be provided new seals. Broken window glazing will be replaced as needed. EPDM and BUR roof membrane and insulation will be replaced in sections beyond their serviceable life and leaking skylights will be framed in and roofed over. Interior partitions will be provided as needed to accommodate Carlson's programs and new paint will be provided through out. Guardrails will be modified to meet current code. Carpeting will be replaced, as well as Kitchen floor tile, resilient athletic flooring in the Gym, and resilient flooring as needed due to moved casework. Acoustic ceiling tiles will be replaced with the existing grid remaining. The elevator will be recommissioned or replaced. Sanitary lines will be scoped and repaired where needed. Floor drains will be added to the Kitchen, the hydronic system will be recommissioned. Damaged fin tubes in the Commons area will be replaced, unit ventilators will be rebalance/recommissioned. Existing AHUs will be rebalanced and the Kitchen MAU will be rebalanced/recommissioned. New relief openings with gravity backdraft will be provided at each classroom unit ventilator and exterior relief air louvers in the 4th floor lecture area will be replaced with gravity back draft dampers. Ventilation air calculations will be verified, and ventilation air will be provided to the corridors. Air terminals will be cleaned, and balanced and exhaust fans replaced as needed. Existing pneumatic controls for unit ventilators will be repaired/recommissioned. A new fire sprinkler system will be provided. The fire alarm system will receive a new panel including voice evacuation. Additional emergency light fixtures will be added to meet code. New lighting and controls including vacancy sensors and low-voltage dimming switches will be added to renovated areas. A new access control system with lock own/lockout function will be installed. The PA system will be replaced. IT equipment will be replaced along with the cabling system. The Kitchen equipment will be replaced. Casework will be added to the science classrooms and damaged countertops in other classrooms will be replaced.

Exterior requirements including maintaining positive slope away from the building and additional site drains are also part of the solution. Steep slope rock fall prevention measures behind the school will be replaced. Asphalt paving will be roto-milled and overlaid, and the north parking area will be regraded and repaved with gravel. Exterior stairs, ramps, handrails, and guardrails not meeting code will be replaced. Concrete pathway tripping hazards will be corrected, and curbing replaced as needed. A dedicated fire service along with a dedicated fire connection will be provided along with additional site fire hydrants to meet code. All storm systems will be cleaned and required maintenance will be provided. New playgrounds will be developed to align with Carlson's current PreK12 program and recently installed playground equipment at Carlson will be

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

moved and installed at the new site. Site improvements will provide sufficient parking and drop off on campus and the location of the site is within walking distance from downtown Idaho Springs.

### **Due diligence undertaken in defining the stated solution:**

In addition to the CDE's January 6, 2020, assessment, the District reviewed three scenarios for Carlson ES. Invest in the existing building, build a new building, or relocate students to existing facilities. Carlson's Building FCI of 0.66, and Site FCI of 0.92, along with the inability to provide parking on the site, and location next to Interstate 70 and main street business traffic led to the conclusion the existing building and site were not the best use of taxpayer' funds. Demolishing the existing building and rebuilding on the existing 1.43 acre site would not only add to the replacement cost of the facility, the location and size of the site would not alleviate parking and traffic safety concerns. Potential alternate locations do not lend themselves well to a new school. Relocating students to King-Murphy, located on the far side of Mount Evans from Idaho Springs, Georgetown Community School in Georgetown, and Clear Creek High School Middle School on the border of Clear Creek and Jefferson Counties, were all deemed too far from Idaho Springs. Finally, the old high school middle school, informally known as Building 103, was reviewed for potential consolidation of the Carlson ES program. Building 103 has been under-utilized since Clear Creek HS/MS was built in 2002. Administrative Staff and several outside programs have occupied Building 103 since 2002. Building 103 has been on and off the market since 2002. Several potential buyers decided not to pursue the sale for various reasons, but most notably its concrete structure, while suitable for education, is not easily adapted to commercial use. Three "sub-scenarios" were reviewed including scrape and replace with a new facility, demolish a portion of the facility, replace with a new addition, renovate a portion of the building's interior to accommodate Carlson's program. Sub-scenario One was quickly eliminated due to cost concerns. Sub-scenario Two, modeled by Architectural Innovators, Inc., provided a conceptual fit however estimated cost concerns eliminated this option. The District contracted Anderson Mason Dale to conduct a building and site assessment that included Building Exterior: walls, foundation, doors, windows; Building Interior: partition walls, floors, ceilings, doors, windows, casework; Roof: Roofing system, drains, downspouts, scuppers, crickets, cap flashing; Structural and lateral systems given that the project's location is in a special wind region; Mechanical, Electrical, Plumbing, systems: HVAC equipment, plumbing fixtures, electrical equipment, fire alarm, security, and low voltage; Asbestos containing material and removal of this material. The Carlson ES Program was reviewed and compared to potential Building 103 and proposed program location study was conducted. A code study was conducted involving Clear County Fire Authority (CCFA) and the Colorado Division of Fire Prevention and Control (DFPC). Both agencies serve as the Authority Having Jurisdiction (AHJ). The assessment also included construction estimates from JHL Constructors and abatement estimates from RLH Engineering. Two project options with estimates were completed. Option One, included minimum abatement and minimum renovation to allow occupancy of the Carlson Program. Option Two, included the first option plus full abatement and priority one and priority two needs identified in the facility assessment. It was determined that Option One would more than likely trigger a full abatement resulting in significant cost and schedule over runs. The District contracted ScryCAST, LLC to assist in the development of a Bond Program including Option Two. ScryCAST, LLC met with the District and Anderson Mason Dale to review the report including the District's process and due diligence. The project scope was further developed to include other scope deemed necessary for a successful program.

### **How urgent is this project?**

Carlson has been experiencing several failures due to the systems aging beyond their serviceable life. CDE's January 6, 2020, assessment identifies a large number of requirements that are beyond their serviceable life and have action years of 2025 and 2026. The District developed a plan and passed a bond measure to replace the facility. At the same time, a volatile construction market outpaced the estimated costs in a matter of 6 months as validated by JHL Constructors May 2021 estimate. ScryCAST LLC and Jacobs Engineering Group, Inc., have continued to monitor the market however there is no crystal ball for what 2023 and 2024 will bring. Arbitrage is an important consideration for bond funded projects and adds a level of urgency to the project not previously mentioned in this application. As the project progresses, estimates will be reviewed at Schematic Design, Design Development, and Construction Drawings where a CM/GC will develop a Guaranteed Maximum Price. The BEST Grant request is intended to assist with offsetting the costs of a volatile market. If the grant is not awarded, the District will face hard choices of postponing construction risking a trigger of arbitrage, reducing scope and value engineering in an attempt to proceed, utilize Program Contingency or Bond Premium, or any combination thereof. Award of the grant would assist the District in delivering the project as planned and save contingencies to address unknown project and ongoing market risks.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

Justin Watanabe, Director of Maintenance & Facilities, is responsible for developing and maintaining the District's facilities' maintenance plan and will work to insure compliance with operations and maintenance plans of new equipment provided in the close out documents. Building staff will be encouraged to report warranty issues to ensure issues within the warranty period as well as during the post warranty period so they are addressed. Special warranties will be identified during the design process and tracked separately beyond the standard warranty period. Specific operations and maintenance plans will be identified and adhered to during extended warranty periods.

The estimate for the annual cost to assess, repair, and maintain the project is \$91,500, including maintenance/custodial support (\$80,000) required to carefully review the roof, as well as estimating minor repairs each year (\$11,500). This annual cost will be funded from the General Fund's Maintenance & Facilities budget.

The District is also in the process of improving its a districtwide capital reserve plan by utilizing data provided by CDE. BEST Grant Regional Manager Cheryl Honigsberg has started the process to have Building 103 assessed and added to the Facility Insight Dashboard. Rather than the current 3 year plan, a 15 year Capital Reserve Plan will be reviewed and updated on an annual basis, to better understand, plan and prioritize capital renewal projects. New assets will be added to this plan and the District will earmark funds accordingly.

**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:**

Carlson Elementary School is a 2-story building located in Idaho Springs, Colorado. The original structures were constructed in 1938. There was a major renovation and 13,250 SF of additions in 1992.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Boiler replacement in 2019 with 2018 Bond and BEST Grant. Exhaust fan replaced in 2020 with Capital Funds Electrical work for school security completed in 2020 with Capital Funds Playground improvement in 2020 with 2018 Bond.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Over the course of the last 3 years, CCSD has pursued various funding such as Small, Rural School Achievement Program, Cares Act's Elementary and Secondary School Emergency Relief Fund (ESSER), and Great Outdoors Colorado, to address needs at the school. For the proposed solution, CCSD's agreement with the design team, once procured, includes a requirement to assist the District's procurement of those grants and other available grants and rebates as the scope is developed through Schematic Design, Design Development, and Construction drawings.

**How do you budget annually to address capital outlay needs in your district/charter?:**

CCSD has a Capital Reserve Plan where districtwide priorities are reviewed on an annual basis and project budgets are established. The budget is reviewed and approved annually by the Board of Education (BOE). Revenues include the BOE's approval of an allocation from the General Fund, Interest Income, Grants, Donations, and Other.

The District exceeds established in Capital Renewal Reserve requirements, per 22-43.7-109(4)(d) CRS. The districtwide 3 year average revenue for the Capital Reserve Plan was \$318,742 and 3 year average expenses of \$484,244. CCSD's average Actual Pupil Count over the same time period is 661, resulting in an average of \$732.59 expensed per pupil. The Capital Reserve Plan's Fiscal Year 2020-2021 Ending Fund Balance was \$75,138.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Fiscal year 2020-2021 electrical costs for Carlson ES totaled \$31,658. Fiscal year 2020-2021 water and sewer costs total \$6,691. Closing Carlson and consolidating the program into Building 103 results in a 100% cost reduction in utilities. Additionally, the new roof will be brought up to current code by provided R-31 insulation and is expected the new roof will decrease energy costs by 10-15%.



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

The existing Carlson ES building and site will be identified to the Board of Education as surplus. Pending BOE approval, a commercial property assessment will be conducted, and the building and site will be sold. It is anticipated the property will not be on the market long given the location of the property and multiple potential commercial uses of the building. Proceeds from the sale will be used for District capital improvements.

<b>Current Grant Request:</b>	\$9,192,466.17	<b>CDE Minimum Match %:</b>	73.00
<b>Current Applicant Match:</b>	\$24,853,704.83	<b>Actual Match % Provided:</b>	73.00
<b>Current Project Request:</b>	\$34,046,171.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	2021 Bond
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$34,046,171.00	<b>Escalation %:</b>	10
<b>Affected Sq Ft:</b>	66,815	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	138	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$509.56	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$139.95	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$369.61	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$246,711	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	631	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$38,000,000
<b>Assessed Valuation:</b>	\$337,851,980	<b>Year(s) Bond Approved:</b>	18,21
<small>Statewide Median: \$116,019,842</small>			
<b>PPAV:</b>	\$532,890	<b>Bonded Debt Failed:</b>	
<small>Statewide PPAV: \$167,001</small>			
<b>Unreserved Fund Bal 19-20:</b>	\$7,056,658	<b>Year(s) Bond Failed:</b>	
<small>Statewide Median: \$3,102,240</small>			
<b>Median Household Income:</b>	\$67,060	<b>Outstanding Bonded Debt:</b>	\$38,000,000
<small>Statewide Avg: \$59,201</small>			
<b>Free Reduced Lunch %:</b>	20.20%	<b>Total Bond Capacity:</b>	\$67,570,396
<small>Statewide Avg: 46.98%</small>		<small>Statewide Median: \$23,203,968</small>	
<b>Existing Bond Mill Levy:</b>	3.106	<b>Bond Capacity Remaining:</b>	\$29,570,396
<small>Statewide Avg: 6.71</small>		<small>Statewide Median: \$11,500,738</small>	
<b>3yr Avg OMFAC/Pupil:</b>	\$4,843.59		
<small>Applicants Median: \$2,381</small>			

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

**CLEAR CREEK RE-1 - Georgetown Community School Roof Replacement - Georgetown Community School - 1938**

<b>District:</b>	Clear Creek RE-1
<b>School Name:</b>	Georgetown Community School
<b>Address:</b>	504 4TH STREET
<b>City:</b>	GEORGETOWN
<b>Gross Area (SF):</b>	33,890
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$8,854,497
<b>Condition Budget:</b>	\$5,926,390
<b>Total FCI:</b>	0.67
<b>Adequacy Index:</b>	0.33



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,324,208	\$1,011,453	0.76
Equipment and Furnishings	\$114,118	\$98,547	0.86
Exterior Enclosure	\$996,389	\$554,802	0.56
Fire Protection	\$9,325	\$366,284	39.28
HVAC System	\$1,701,182	\$2,045,406	1.20
Interior Construction and Conveyance	\$2,449,135	\$1,325,842	0.54
Plumbing System	\$479,028	\$365,756	0.76
Site	\$467,497	\$449,294	0.96
Structure	\$1,313,613	\$80,360	0.06
<b>Overall - Total</b>	<b>\$8,854,497</b>	<b>\$6,297,744</b>	<b>0.71</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** CLEAR CREEK RE-1

**County:** CLEAR CREEK

**Project Title:** Georgetown Community School Roof Replacement **Applicant Previous BEST Grant(s):** 0

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

**If Yes, please explain why:** The District request of a 50% waiver was not approved, and the District was unable to fund the project.

## Project Type:

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

## General background information about the district / school:

Georgetown Community School (GCS) opened in 2006 by families, community members, and other stakeholders in order to secure a quality education for the children of Georgetown and the surrounding area. The school prides itself on a unique educational experience, rigorous curriculum, quality educators, and being a performance based school with the Colorado Department of Education year after year. GCS educates students from pre-kindergarten through 6th grade. GCS is a leader in innovative education which offers physical education daily, weekly music and art, and promotes students to learn outside the confines of the classroom. Students benefit from the experiences of participating in community service projects and work-study programs with local businesses. The results of these programs will continue the growth of the community as a whole. It is important to Georgetown community School to have a safe, warm, and dry facility. Clear Creek School District owns and maintains the school facility and site. Our elementary learning spaces are 38 - 80+ years old and lacking natural daylight, comfortable spaces, and environmentally responsible systems for modern learning.

As a district, we are losing students due to disrepair, poor early learning facilities, and the inability to attract and pay top notch teachers and other necessary staff. The steady decline in students adds to the district's lack of funding. GCS enrollment has been steady. With facility improvements, we could attract and retain families moving to the area or looking for a different educational experience.

Clear Creek School District recently focused on creating a stronger district with the goals and visions of hiring the best educators, empowering learners, and branding as a visionary district. Safety of our students is priority one. We need assistance to ensure our students have the best educational environments possible. Updating our facilities will enable us to achieve the vision set out by the district.

## Deficiencies associated with this project:

The Colorado Department of Education assessed Georgetown Community School's buildings and site on February 5, 2019. The assessment identifies 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. Years remaining are based on condition of the system. A Life Cycle category Requirement is Priority 3, due within 5 years of inspection, Action Year 2022, and an SCI number of 1.25. The existing roof is a single-ply membrane from 1993 on top of a modified flood and gravel roof believed to have been installed in the 1930s when the building was built. The deck is a combination of wood and metal making it necessary for installers to understand installation methods for both conditions. The multiple layers of roof membrane will increase the demolition and disposal cost. While the current drains (caps) have not caused undue concern, they work in conjunction with the current roof type and will no longer be appropriate and will need to be replaced.

The existing roof has multiple leaks visible inside the building at ceiling and wall locations. The facilities team is vigilant to these issues and maintains regular inspections to remedy issues immediately. Routine maintenance has occurred including, regular inspections for ponding water, slipped flashing, and worn or unfilled pitch pockets. Over time the membrane has deteriorated, shrunk, and is being punctured by the existing gravel as technicians walk on it for regular maintenance.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Furthermore, leaks at seams, flashing, and specifically adjacent to parapets, are apparent. High winds in Georgetown can commonly reach over 70 mph and the schools sitting at one of the higher locations in town make it difficult for roofing contractors to efficiently complete their work. The current condition and failures of the roof are an endangerment to the health and safety of our students and staff until the roof is replaced.

### **Diligence undertaken to determine the deficiencies stated above:**

In addition to the Colorado Department of Education's February 5, 2019, assessment, The Garland Company, Inc.; conducted a roof assessment for GCS February 19, 2020. Eric Tschanner, IFMA,GSA,AIA,USGBC, from The Garland Company, Inc. produced a Roof Asset Management Program document evaluating and summarizing the conditions at GCS. The report included visual observation and core sampling. The report supports CDE's information indicating that perimeter flashing, projection flashing, counterflashing, control expansion joint details, parapet wall details all have failed and that overall, the roof has lived past its serviceable life. Asbestos analysis of the membrane was conducted and identifies the presence of Asbestos Containing Material (ACM).

### **Proposed solution to address the deficiencies stated above:**

Roof loads will be reviewed and addressed by Garland, the design and engineer for the new roof. Existing membranes will be removed and replaced with a 60 mil single ply a KEE Roof System. Ketone Ethylene Ester (KEE) is a resin modifier that results in permanent flexibility, increased UV resistance and improved long-term weathering. Insulation will be removed to be brought up to the R-30 code required specification. The new membrane will be over 2.6" Poly ISO (R-30) insulation. The deck is understood to be sloping appropriately and therefore fully tapered insulation is not expected. Tapered ISO crickets will be furnished and installed along with mechanically attached one layer of ½" cover board. Insulation and cover boards will be mechanically fastened with the exception of one roof section to be adhesively applied due to exposed wood decking. Fasteners and adhesives installation to be installed per wind uplift calculations.

The roofs will be torn down to the decking, as necessary. The roof decking and structure will be reviewed to ensure a safe facility and underlayment for the new roof and necessary repairs will be made. The Garland Company provides an open performance specification and therefore waterproofing membrane, insulation, cover board, screws, and metal from various manufacturers can be used to provide cost savings. The roof material contains asbestos that is non-friable. The roofing materials will be removed and disposed of as asbestos waste. Disposal of these materials are not typically a great upcharge compared to regular disposal. Care will be taken to ensure proper handling of the materials being disposed. Plans and specifications will be developed and provided to prequalified bidders. Bonds and insurance, including Pollution Coverage, will be required from the successful low bidder prior to the start of construction.

### **Due diligence undertaken in defining the stated solution:**

OMNIA Partners, Public Sector is the nation's largest and most experienced cooperative purchasing organization dedicated to public sector procurement. Garland DBS has teamed up with OMNIA Partners and has been recognized as approved Design-Build Roofing Contractor, completing many BEST Grant funded projects. As noted earlier, the District hired Garland DBS, Inc. to conduct a roof assessment and an engineering proposal. A roof project and BEST Grant were pursued in the 2020-2021 cycle to replace the Main Building with a built up roof and replace the Annex roof shingles. The project bid however a requested 50% Match BEST Grant Waiver was not approved, and the District was unable to fund the project. After re-assessing bids and materials, the District opted to complete maintenance repairs of the Main Building, and fully funded the Annex Building's shingle replacement with the 2018 Bond. The District re-evaluated its approach to the Main Building Roof, including available remaining 2018 Bond funds, capital improvement funds, partial re-roof with a BUR verses complete re-roof with a single ply TPO or KEE material, and potential 2021 Bond funds. Garland provided multiple scenarios and pricing estimates 2021. The District received bids from 3 contractors on January 21, 2022. Based upon review, the District opted for a single ply 60 mil KEE roof.

### **How urgent is this project?**

The current roof is years beyond its useful life. The roof has been reviewed by CDE, Garland, and multiple roofing contractors who believe the roof must be replaced this year. Current leaks and failure points continue to grow and are causing damage to the ceiling and walls. Deterioration of internal structure and mold growth will most likely occur, and indoor air quality will be affected. The facility's assessed value will fall if replacement is not completed in a timely manner thus impacting the District's asset value. It is likely the District/Charter school is losing money in energy efficiency costs. Allowing for maintenance repairs on this roof is no longer appropriate. The roof has been replaced once by covering the original roof. It is not acceptable to do so again. Long term success of the roof can only be guaranteed through proper replacement.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

GCS has prioritized warm, safe, and dry requirements be addressed in the 2021 Bond. The roof replacement is the highest priority, and this project needs to proceed May 2022 regardless of a BEST Grant Award. Award of the grant will assist leveraging the 2021 Bond to address building envelope, pavement, and interior flooring requirements, identified in CDE's assessment having an action year of 2022. Without BEST Grant funding portions of these lower priority requirements may remain unaddressed due to escalating construction costs.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

The new roof will have a 20 year material and workmanship warrantee and CCSD will be provided regular maintenance instructions that include regular inspections in the spring and fall as well as cleaning harmful contaminants. Justin Watanabe, Director of Maintenance & Facilities, is responsible for developing and maintaining the District's facilities' maintenance plan and will work with Hillary Miller, GCS Director to insure compliance with the maintenance plan. will be maintained through regular visual inspections of the roof surface by maintenance personnel familiar with the facility. Building staff will be encouraged to report any leaks or other visual signs of failure as soon as they are discovered to ensure issues within the warranty period as well as beyond the warranty period are addressed and remedied immediately. Garland also provides a software tool to assist with ongoing maintenance and repairs. Staff will be trained on the Dry Zone Preventive Maintenance Program. This will allow for emergency contact within 24 hours and repair service within 48 hours. All leaks and repairs are recorded in the Dry Zone database, which helps to prioritize and manage all roof areas. Leak response service through Dry Zone includes: Competitive time and material rates, email reporting system that alerts DBS and local approved contractor(s) of leaks, before and after pictures with work order report documented in the database, full roof assessment with recommendations for improved roof performance provided when frequent leaks occur, material inventory for emergency roofing repair services, and standard time and material rates can also be used for scheduled repairs and preventive maintenance.

The estimate for the annual cost to assess, repair, and maintain the project is \$2,000, including maintenance/custodial support (\$1,200) required to carefully review the roof, as well as estimating minor repairs each year (\$800). This annual cost will be funded from the General Fund's Maintenance & Facilities budget.

The District is also in the process of improving its a districtwide capital reserve plan by utilizing data provided by CDE. Rather than the current 3 year plan, a 15 year Capital Reserve Plan will be reviewed and updated on an annual basis, to better understand, plan and prioritize capital renewal projects. The new roof will be added to this plan and the District will earmark funds accordingly.

**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 facility was built in 1938 as a new school and turned over to the charter in 2006 to provide ongoing education to the Georgetown Community.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The pre-school playground was redeveloped through a grant in 2017-2018. The boiler was replaced in 2019 with funds from 2018 bond. The playground was improved in 2020. The Annex building was reroofed and temporary repairs to the Main roof were made in 2020.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

CCSD applied for a 2020-2021 BEST Grant. The 2020-2021 cycle had a large number of applicants and unfortunately CCSD's application included a 50 % Waiver Request that was denied. Feedback to CCSD is the project is viable and a larger focus on funding, asking the community to provide additional support to pass a bond fully funding a match, would help CCSD. CCSD has developed the project since the 2020-2021 application. CCSD has also reviewed the 2018 Bond Program, and the Capital Program for additional savings and lower priority items that could be deferred allowing for additional funds. CCSD took CCAB's advice and educated the voters on the importance of maintaining facilities. The voters agreed and the 2021 Bond was approved. Bid documents have been developed, using CCSD funds to provide for maximum budget and solution flexibility. As a result of additional efforts, CCSD has overcome funding challenges with the due diligence required to design a solution.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

CCSD reduced this year's grant request by over half of the last request of \$386,518.50 down to \$174,454.95.

### How do you budget annually to address capital outlay needs in your district/charter?:

CCSD has a Capital Reserve Plan where districtwide priorities are reviewed on an annual basis and project budgets are established. The budget is reviewed and approved annually by the Board of Education (BOE). Revenues include the BOE's approval of an allocation from the General Fund, Interest Income, Grants, Donations, and Other. The District exceeds established in Capital Renewal Reserve requirements, per 22-43.7-109(4)(d) CRS. The districtwide 3 year average revenue for the Capital Reserve Plan was \$318,742 and 3 year average expenses of \$484,244. CCSD's average Actual Pupil Count over the same time period is 661, resulting in an average of \$732.59 expensed per pupil. The Capital Reserve Plan's Fiscal Year 2020-2021 Ending Fund Balance was \$75,138.

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

Fiscal year 2020-2021 electrical costs for Georgetown totaled \$16068.38. Fiscal year 2020-2021 water and sewer costs total \$9,251.76. The new roof is being brought up to current code by provided R-31 insulation and therefore it is expected the new roof will decrease energy costs by 10-15%.

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$174,594.96	<b>CDE Minimum Match %:</b>	73.00
<b>Current Applicant Match:</b>	\$472,053.04	<b>Actual Match % Provided:</b>	73.00
<b>Current Project Request:</b>	\$646,648.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	2021 Bond and savings from the 2018 Bond
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$646,648.00	<b>Escalation %:</b>	1
<b>Affected Sq Ft:</b>	17,650	<b>Construction Contingency %:</b>	8
<b>Affected Pupils:</b>	105	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$36.64	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.40	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$36.24	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$6,159	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	323	<b>Who owns the Facility?</b>	District

### If owned by a third party, explanation of ownership:

N/A

### If match is financed, explanation of financing terms:

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$38,000,000
----------------------------	---	------------------------------	--------------

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Assessed Valuation:** \$337,851,980  
Statewide Median: \$116,019,842

**PPAV:** \$532,890  
Statewide PPAV: \$167,001

**Unreserved Fund Bal 19-20:** \$7,056,658  
Statewide Median: \$3,102,240

**Median Household Income:** \$67,060  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 20.20%  
Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 3.106  
Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$4,843.59  
Applicants Median: \$2,381

**Year(s) Bond Approved:** 18,21

**Bonded Debt Failed:**

**Year(s) Bond Failed:**

**Outstanding Bonded Debt:** \$38,000,000

**Total Bond Capacity:** \$67,570,396  
Statewide Median: \$23,203,968

**Bond Capacity Remaining:** \$29,570,396  
Statewide Median: \$11,500,738

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

**ADAMS COUNTY 14 - Adams Multiple Roof Replacement - DuPont ES - 1950**

District:	Adams 14
School Name:	Dupont ES
Address:	7970 KIMBERLY STREET
City:	Commerce City
Gross Area (SF):	50,147
Number of Buildings:	2
Replacement Value:	\$16,365,278
Condition Budget:	\$6,741,255
Total FCI:	0.41
Adequacy Index:	0.28



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,392,100	\$1,445,261	0.60
Equipment and Furnishings	\$422,295	\$512,120	1.21
Exterior Enclosure	\$2,555,281	\$803,299	0.31
Fire Protection	\$13,801	\$395,617	28.67
HVAC System	\$2,787,161	\$304,942	0.11
Interior Construction and Conveyance	\$2,563,765	\$2,221,428	0.87
Plumbing System	\$647,082	\$443,939	0.69
Site	\$2,355,710	\$1,007,422	0.43
Special Construction	\$110,276	\$0	0.00
Structure	\$2,517,808	\$0	0.00
<b>Overall - Total</b>	<b>\$16,365,278</b>	<b>\$7,134,028</b>	<b>0.44</b>

**ADAMS COUNTY 14 - Adams Multiple Roof Replacement - Hanson ES - 1966**

District:	Adams 14
School Name:	Hanson ES
Address:	7133 EAST 73RD AVENUE
City:	Commerce City
Gross Area (SF):	53,291
Number of Buildings:	1
Replacement Value:	\$17,102,475
Condition Budget:	\$7,734,492
Total FCI:	0.45
Adequacy Index:	0.36



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,862,212	\$1,335,217	0.47
Equipment and Furnishings	\$360,516	\$315,916	0.88
Exterior Enclosure	\$2,288,145	\$893,407	0.39
Fire Protection	\$14,071	\$437,505	31.09
HVAC System	\$2,962,225	\$681,617	0.23
Interior Construction and Conveyance	\$3,237,515	\$2,619,895	0.81
Plumbing System	\$722,893	\$454,731	0.63
Site	\$2,086,108	\$1,417,562	0.68
Structure	\$2,568,790	\$0	0.00
<b>Overall - Total</b>	<b>\$17,102,475</b>	<b>\$8,155,850</b>	<b>0.48</b>



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** ADAMS COUNTY 14

**County:** ADAMS

**Project Title:** Adams Multiple Roof Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Adams 14 is a Pre-K-12 grade school district with approximately 6,000 students and employs approximately 900 staff in Commerce City, Colorado. It serves a population of students who are: 71.9% Free Reduced Lunch, 87.7% Hispanic, 8.6% White, 1.9% Black or African American, and 1.8% other 62.5% Second Language Learners, 91.4% Minority, 13.8% Identified as SPED 2 Preschools, 7 Elementary Schools, 2 Middle Schools, 2 High Schools Dupont Elementary and Hanson Elementary School have had multiple maintenance and preventative upgrades over the years but has never been a part of past capital construction projects. Dupont went through a partial roof repair in 2018 preventative maintenance has included removing debris, clearing drains, visual inspection of cracks in the membrane, inspection of roof penetration of areas, evaluating the roof top perimeter, inspection of the sealant and regular prevention of leaks before they start.

## Deficiencies associated with this project:

Dupont Elementary's roof: The school had 75% of the roof replaced in 2018. The last section requires replacement at this time. This section needing replacement is showing all signs of its age and lack of preventative maintenance. The membrane of the roof is exposed and not supportive of heating and cooling the building, therefore educational conditions are not supportive of learning.

Our goal is to address this before it begins visible leakage into the school impacting learning.

Hanson Elementary School's roof. The school has experienced as many as 5 roof-related issues over the past 6 months. These include leakage through the roof down the wall that required abatement, repair and replacement of the space. This episode displaced the teacher and students in August as we were starting the school year. The school community requested mold testing for the school. We conducted testing throughout the building. There were 4 locations identified with two (2) varieties of black mold in the school. We have since mitigated. However, after further investigation, it appears that at least 2 of these locations are due to roof failure.

Factors: Age, energy consumption and cost, leaking, uneven heating, noisy 5 signs it's time to replace.

## Diligence undertaken to determine the deficiencies stated above:

Dupont Elementary roof: The school had two thirds ( $\frac{2}{3}$ ) of the roof replaced in 2018. The last section requires replacement at this time. Due to budget constraints this roof was not replaced in 2018. This roofing system has a number of cracks forming on the ridge and the reflective coating has all washed away over time exposing the membrane and the entire system to 150+ degrees on a 95 degree day. Membrane samples were taken to see if the system could be restored with a liquid applied roofing system and therefore add another layer of waterproofing to the 3 layers that are already in place vs. replacing the roofing system with a 1-layer roof with a higher life-cycle cost due to construction costs. The samples were shown to still be

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

adhered together and not dried out and separating and therefore the substrate is acceptable to be recovered. The roofing system will also protect against baseball-size hail due to the area being prone to large hail storms. The building will also receive new gutters and downspouts to address the poor drainage design.

Hanson Elementary School's roof. The school has experienced as many as 5 roof-related issues over the past 6 months. These include leakage through the roof down the wall that required abatement, repair and replacement of the space. This episode displaced the teacher and students in August as we were starting the school year. The school community requested mold testing for the school. We conducted mold testing throughout the building. There were 4 locations identified with two (2) varieties of black mold in the school. We have since mitigated. However, after further investigation, it appears that at least 2 of these locations are due to roof failure. Roof solution will extend the life by 30 years and provide a cool roof rated surface and protect against constant vandalism of the roofing surfaces by broken glass and fireworks. The roofing system will also protect against baseball-size hail due to the area being prone to large hail storms. The new roofing solution will make the roof monolithic and remove any potential roof failures from seams etc. The building will also get new drains installed to address the poor design of the additions to this building that have been causing many of the issues. The building will also receive new gutters and downspouts to address the poor drainage design.

### **Proposed solution to address the deficiencies stated above:**

Dupont Elementary's roof: Third party provider to remove PV assembly prior to roofing contractor starting work

Scope of Work: Roof Restoration/recover of EPDM

Clean roof deck of all debris. Clean roof with Simple Green. Clean to touch

Scan Roof and mark any areas of wet insulation. Replace insulation with mechanical fasteners. Use cured EPDM for repairs. Make repairs to any lifted laps, seams and perimeter details. Repair blisters on wall and repair with cured EPDM. Install liquid applied roofing system Immediately roll/brush in fabric reinforcement with no voids Install top coat no more than 72 hours later. Can be achieved the same day due to 2-part cure time. Refer to project specification manual for further information All details to be installed in accordance with details on drawings included within the drawing package and in accordance with manufacturers guidelines.

Scope of Work: Roof Restoration/recovery of Smooth BUR Third party provider to remove PV assembly prior to roofing contractor starting work . Clean roof deck of all debris. Clean roof with Simple Green. Clean to touch. Water to be captured and disposed of as per local water laws Scan Roof and mark any areas of wet insulation. Replace insulation with mechanical fasteners. Make repairs to any splits or field details. Install new gutters and downspouts tie into roof with 2 ply base and cap torch modified membrane apply new targets and flashing cap sheet Install liquid applied roofing system. Immediately roll/brush in reinforcement with no voids install top coat no more than 72 hours later. Can be achieved the same day due to 2-part cure time.

Hanson Elementary School's roof. The school has experienced as many as 5 roof-related issues over the past 6 months. These include leakage through the roof down the wall that required abatement, repair and replacement of the space. This episode displaced the teacher and students in August as we were starting the school year. The school community requested mold testing for the school. We conducted testing throughout the building. There were 4 locations identified with two (2) varieties of black mold in the school. We have since mitigated. However, after further investigation, it appears that at least 2 of these locations are due to roof failures. The scope of work includes adding new drain locations to address the poor drainage from when the addition was added to the school. New gutters and downspouts to replace the failing gutter system

Scope of Work: Roof Restoration/recover of EPDM Third party provider to remove PV assembly prior to roofing contractor starting work

Clean roof deck of all debris. Clean roof with Simple Green. Clean to touch

Scan Roof and mark any areas of wet insulation. Replace insulation with mechanical fasteners. Use cured EPDM for repairs. Make repairs to any lifted laps, seams and perimeter details. Repair blisters on wall and repair with cured EPDM. Install liquid applied roofing system Immediately roll/brush in fabric reinforcement with no voids Install top coat no more than 72 hours later. Can be achieved the same day due to 2-part cure time. Refer to project specification manual for further information All details to be installed in accordance with details on drawings included within the drawing package and in accordance with manufacturers guidelines.

Roof Restoration/recovery of Smooth BUR Third party provider to remove PV assembly prior to roofing contractor starting work Clean roof deck of all debris. Clean roof with Simple Green. Clean to touch. Water to be captured and disposed of as per local water laws Scan Roof and mark any areas of wet insulation. Replace insulation with mechanical fasteners. Make repairs

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

to any splits or field details. Install new gutters and downspouts tie into roof with 2 ply base and cap torch modified membrane apply new targets and flashing cap sheet Install liquid applied roofing system. Immediately roll/brush in reinforcement with no voids install top coat no more than 72 hours later. Can be achieved the same day due to 2-part cure time.

Roof Restoration of Gravel Surfaced BUR Third party provider to remove PV assembly prior to roofing contractor starting work Scan the roof for any wet insulation. Once confirmed, remove and install new two-ply torch system

Make repairs to any splits or field det All necessary repairs must be done according to good construction practices. Repair all blisters in the field and flashings with primer and torch sheet. Install new gutters and downspouts. Strip in using two ply torch membranes. Wet Vac all loose gravel from the roof. Alternatively vac gravel and power wash. Install new gutters and downspouts tied into the roof with 2 ply base and cap torch modified membrane. Torch apply new targets and flashing cap sheet on vertical Spud 12" out from the base of the flashings, Prime and install new modified cap sheet in cold/torch adhesive. Three course base of flashing on the field and vertical seams. Coat all flashings, cone jacks and penetrations in white reflective coating x 2 coats Once all repairs have been completed prime field of roof Flood entire roof and install white gravel- No point loading of the roof is accepted Install new 22 gauge counter flashings. Paint Gas Lines and Drain Strainers. Refer to project specification manual for further information

### **Due diligence undertaken in defining the stated solution:**

There has been a partnership with Garland & Design Build Solutions and Adams 14 School District. Garland/DBS was awarded the US Community/Omnia cooperative agreement and offers us approved assessments and quotes for this project through the Cooperative Agreement (OMNIA). During site analysis, it was identified that Hanson and Dupont needed full roof repairs. As a result of needing new roofs, the district and Garland & Design Build Solutions determined that the best solution would be the lowest-cost solution that provides the school the lowest life-cycle cost out of the available solutions. Adams 14 School District has utilized this approach in previous roofing projects and has seen success with this program. In 2017 this solution process was administered to Kearney Middle school roof. This project was supported by the BEST Project in 2017. As of 2022, Kearney has only had 1 roof leak since the roof was installed.

At Dupont and Hanson Elementary, We have made sure that the PV can be removed for no fee as per contract with the provider. There will be a cost for the downtime of the array. We have also had the roofing systems tested to see what all the options are available to the district and what the costs and life cycle will be. The lowest cost solution with the lowest life cycle was chosen and design and bidding has been completed for this solution.

### **How urgent is this project?**

At Dupont and Hanson there is a significant urgency of replacing the roof due to continued failure such as leaks, water damage, air quality: mold, temperature control and ventilation. Over the course of the last few years we have spent a significant amount of money making repairs to the roofs to allow for students to be in buildings. If the roofs are not replaced during the Summer of 2022, the likelihood of school closure increases due to failure of the roof providing adequate and safe air quality.

Failure of the roofs if imminent as the roofs are currently failing in several areas. This will cause Adams 14 School District to spend a large amount of capital reserves to ensure students are safe and learning is uninterrupted. Adams 14 School District is currently on the accountability clock and interruption of learning for students is detrimental to the community.

The current proposed roofing solution is only available if the substrate is still in a condition that is acceptable to remain in place. If we wait any longer this will not be the case and we will need to complete a full replacement at a considerable increase in cost to the district.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

Preventative maintenance for Dupont and Hanson will include the following:

1. Removing debris
2. Clear drains
3. Visual inspections of cracks in the membrane
4. Inspect roof penetration areas

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

5. Evaluate the rooftop perimeter
6. Inspection of the sealant
7. Regular prevention of leaks before they start

The roofing systems warranty will be included into our roofing asset management system. The manufacturer will walk the roof yearly and provide PM item recommendations, all leaks will be tracked in our database. This will track the life cycle cost of the roofing system selected. All leaks have a 48 response time included in the warranty period.

Annual maintenance budgets for Adams 14 have historically included the following outside of the transfers of funds to the Capital Reserve Fund which as noted below was \$5,000,000(\$864 per student FTE) for the current fiscal year;  
Operations and Maintenance (excluding Capital Reserve): Please refer to the table located in the Syncplicity file labeled Table J and K

Long term planning to facilitate the eventual replacement of the building or roofs will be encompassed within a master facility plan that is currently being updated.

**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 Two schools Adams 14 has identified as needing roof repairs are Dupont, and Hanson Elementary. At the time of purchase all schools were constructed according to educational needs. Dupont was purchased and constructed in 1950 and Hanson was built in 1966. During that time the greatest technological feature was indoor plumbing. Over the years there have been some renovations and improvements to each building.

Both schools had air conditioning installed in the Summer of 1999.

Dupont Elementary School had a Roofing project that was completed in 2018, Cafeteria and gym 75% of School.

Hanson Elementary School went through a renovation in 2005 that added classrooms to meet the needs of a K-8 model. The school has since returned back to an Elementary PK-5 model.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Dupont Elementary School capital improvements include: Upgraded lighting, temperature controls, partial roof replacement, abatement of chalkboards, whiteboard installs, projector installations, gym flooring renovation with resurfacing, and upgraded irrigation controls. Hanson Elementary School capital improvements include: Upgraded lighting, temperature controls, installation of low-flow toilets, full roof replacement, some abatement of chalkboards, some whiteboard installs, some projector installations, teacher's lounge renovation with upgraded sink and counters, and upgraded irrigation controls.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Historically funding larger capital projects has been financed via bonds and roof repairs were included in those campaigns however due to timing and political constraints bond campaigns have been unsuccessful or abandoned.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The District provides an allocation annually from its General Fund to the Capital Projects Fund which totaled \$5 million in fiscal year 21-22(\$864 per student FTE). In addition for fiscal year 21-22 the District entered into an energy performance contract of approximately \$5.2 million. The District expects the FY22-23 allocation to the Capital Projects Fund to be at a slightly low amount as the FY21-22 transfer included catch up funds related to the impact of Covid.

Please refer to the table located in the Syncplicity file labeled Table J and K

Relating to the budget development, annually a list of all needed projects is developed and prioritized, with safety and compliance with laws/regulations as a priority. The list is evaluated by District leadership and weighed against any other pressing District needs to determine the final allocation amount.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A We are not relying on a reduction in utility costs in our determination of the affordability of this project. While we do anticipate that the future utility costs will see a reduction in cost per sq ft. especially in electricity and natural gas of 3-4%, we

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

are not factoring that savings into our plan to fund the project or future maintenance.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

Adams 14 is intending to use both facilities in the same manner in which they were constructed as elementary schools. This will include the continued use of educating students in grades PK-5. Furthermore, both facilities are used to host parent community nights, tutoring sessions, parent teacher conferences and all other related school functions associated with the operation of elementary school.

<b>Current Grant Request:</b>	\$756,515.04	<b>CDE Minimum Match %:</b>	42.00
<b>Current Applicant Match:</b>	\$698,041.86	<b>Actual Match % Provided:</b>	47.99
<b>Current Project Request:</b>	\$1,454,556.90	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	Adams 14 is projected to have approximately \$24,000,000 in General Fund Reserves at the end of the fiscal year, the majority of this is available to fund matching contributions in the form of a transfer out of the General Fund to the grant project.	
<b>Total of All Phases:</b>	\$1,454,556.90	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	72,098	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	675	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$20.17	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.17	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$20.00	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$2,155	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	161	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$985,263,590	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$173,645	<b>Bonded Debt Failed:</b>	\$95,700,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$18,516,974	<b>Year(s) Bond Failed:</b>	14
Statewide Median:	\$3,102,240		

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Median Household Income:** \$51,563  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 78.40%  
Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 7.621  
Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$3,410.18  
Applicants Median: \$2,381

**Outstanding Bonded Debt:** \$59,935,000

**Total Bond Capacity:** \$197,052,718  
Statewide Median: \$23,203,968

**Bond Capacity Remaining:** \$137,117,718  
Statewide Median: \$11,500,738

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

**CENTENNIAL R-1 - Centennial K12 Roof Replacement - Centennial PK-12 - 2010**

<b>District:</b>	Centennial R-1
<b>School Name:</b>	Centennial PK-12
<b>Address:</b>	14644 CO-159
<b>City:</b>	SAN LUIS
<b>Gross Area (SF):</b>	79,400
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$25,538,261
<b>Condition Budget:</b>	\$2,754,935
<b>Total FCI:</b>	0.11
<b>Adequacy Index:</b>	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,458,457	\$1,096,141	0.32
Equipment and Furnishings	\$622,256	\$0	0.00
Exterior Enclosure	\$2,106,493	\$195,588	0.09
Fire Protection	\$879,917	\$0	0.00
Furnishings	\$1,210,107	\$0	0.00
HVAC System	\$5,993,817	\$51,111	0.01
Interior Construction and Conveyance	\$3,648,948	\$777,037	0.21
Plumbing System	\$1,194,700	\$99,600	0.08
Site	\$3,596,573	\$535,460	0.15
Structure	\$2,826,993	\$0	0.00
<b>Overall - Total</b>	<b>\$25,538,261</b>	<b>\$2,754,937</b>	<b>0.11</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** CENTENNIAL R-1

**County:** COSTILLA

**Project Title:** Centennial K12 Roof Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Centennial School District R-1 is a K-12 district with all grades located in one building. The educational programming is in line with CDE required instruction and is subject to the state performance factor for the district and school. Centennial School District R-1 certified and classified staff work together to set high standards of expectations for the students both in the classroom and with their behavior while in the building. The entire K-12 facility is affected by the roof less the maintenance building located on the same grounds but separate from the main building. The districts maintenance program is housed in the maintenance building and currently employs three full time maintenance/janitorial staff and one part-time maintenance/janitorial staff. One director is employed and is one of the total four employees working in the maintenance department. The one major capital construction project that the district has undertaken in the recent past was the rebuild of the heat pump field and parts of the HVAC system. No additional capital construction projects have been undertaken and the rebuild of the heat pump field and HVAC system resulted from deficiencies when originally installed.

## Deficiencies associated with this project:

Centennial School was built in 2009/10 and was a BEST Grant funded project. The roofs date back to original construction. Within a few years of the building being turned over to the Owner, there have been issues with shingles blowing off the roof. When occurrences happen, the Owner hires a local roofing contractor to replace the shingles in-kind. It appears that when blow offs occur, the affected areas are less than one roofing square (100sf). During the life of the roof, leaks have occurred at the school, typically at low edges of the shingle roofs and around skylights.

The majority of the school is roofed with dimensional asphalt shingles. At first glance, the shingle roofs are in good shape as they are 12 years old and asphalt shingles typically have a useful life of 30 years. The shingle roofs represent most of the roof issues at the school and are a result of improper installation at the time of original construction. The original construction documents for the roof installation were reviewed and the following items were noted as not installed as specified:

- 1) Ice and water barrier was not installed.
- 2) A single layer of underlayment was installed, a double layer was prescribed.
- 3) The first course of shingles were not hand sealed.
- 4) Many of the self-sealing shingle strips never properly sealed.
- 5) The shingle nails that were used were too short.
- 6) In some cases, 5 nails were used per shingle instead of 6.
- 7) Some shingle nails were over-driven while others were under-driven.
- 8) There are two areas where the structural deck is uneven. This would be costly to remedy, but proper detailing at the time of reroofing can compensate for the anomaly.

As stated, year after year the school district has had to hire a roofer to fix leaks and repair shingle blow offs. Items 1 and 2



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

contribute to the ongoing leaks and items 3-7 contribute to the continuous shingle blow offs.

There are two small TPO membrane roof sections near the front entrance, there are a couple of minor items that can be repaired. Additionally, TPO was installed around the KalWall skylights around 2017. These repairs occurred in response to leak issues around the curb flashings, but not the KalWall units themselves. These repairs have been effective.

Finally, there is damage to the EIFS (Exterior Insulation Finishing System) that needs to be repaired. The damage likely is a result of birds pecking at the now exposed EPS (Styrofoam) insulation beneath the hard surface. The embedded wall drainage strip at the bottom of the EIFS is exposed in some areas and needs to be repaired. Caulking around fenestrations are deteriorated or absent altogether and will need to be remedied.

### **Diligence undertaken to determine the deficiencies stated above:**

Grimditch Design & Consulting (GDC) was engaged in the fall of 2021 to assess Centennial School's roof. GDC prepared an audit report of the roof that included the following:

- Archive research.
- Visual inspection of each roof section at the school.
- Surface photos, drone photos and drone video.
- Roof sampling to determine the existing roof assemblies.
- Code compliance research.
- Review the 2011 construction documents.

### **Proposed solution to address the deficiencies stated above:**

The shingle roofs should be replaced as follows:

- Tear off the existing shingles and underlayment down to the deck.
- Remove and discard all associated sheet metal, gutters, downspouts, roof accessories, etc.
- Install Grace Ice & Water Shield over the entire surface.
- Install new dimensional asphalt shingles.
- Provide and install associated sheet metal, gutters, downspouts and roof accessories.
- Raise low curbs.
- Provide crickets where lacking.
- Specify enhanced materials and installation requirements to resist high winds.

Although the small TPO roofs are not near the end of their useful lives, these sections should be replaced at the same time as the shingle roofs to ensure that the transitions from one roof type to another are properly designed and installed. The TPO membrane roofs will be replaced EPDM membrane. Additionally, EIFS repairs and fenestration caulking should be included in the scope of work.

The International Building Code, The State of Colorado and The Colorado Department of Education Guidelines will be 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.
- Guard rails at HVAC units within ten feet of roof edges.
- Guard rails at roof hatches within ten feet of roof edges.

### **Due diligence undertaken in defining the stated solution:**

WBG 2/2

Grimditch Design & Consulting used the roof audit described in the inspection and diligence section to recommend to School District personnel the most appropriate roof replacement option.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

The proposed solution considered:

- Climate, winter conditions in San Luis are 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. This is having a major effect on the current construction market.
- Project phasing.
- Existing roof assemblies.
- Clear design intent.
- Competitive bidding to competent contractors.

## How urgent is this project?

WBG 2/3

The shingle roofs are the driving force behind whether a total roof replacement is pursued for Centennial School. Although the shingle blow offs have been an ongoing maintenance nuisance, the roof is relatively new and the damage that has occurred has not been catastrophic and can be managed. If the Owner chooses to delay the roof replacement, the topic is revisited in three to four years.

Conversely, the fact that the roof has been an ongoing maintenance nuisance, a strong argument can be made to replace the roofs in 2023, regardless of age. Ongoing roof issues distract from the learning environment and diverts finite school district resources to an unpredictable problem. Additionally, although CSDIP has been graciously funding the roof repairs for the school district, reimbursement below the deductible could end at any time, which may put the Owner in a financial bind.

When the roofs are replaced, damaged EIFS, fenestration caulking and repair to damaged interior finishes resulting from roof leaks should be a part of the project.

If the BEST Grant is awarded, the project can occur in 2023. If the BEST Grant isn't successful, then the School District will reallocate funds that are slated for other critical school district projects to continue to triage

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

WBG 2/2

Toby check:

The 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 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 and a half 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 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 ten years. Centennial 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:

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

- Debris around gutters, units and other areas of the roof.
- Shingle deterioration.
- Structure deflection.
- Obstructed downspouts & vents.
- Holes or cracks in seams, flashings, etc.

**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:**

Centennial School District R-1 is a public K-12 school located in the town of San Luis, CO in the San Luis Valley. The district has run operations from several school buildings dating back to at least the 1950s. Each time that the district moved to another building the move allowed for upgraded buildings and educational resources enabling the students to receive the education they deserve. The district took on the task of constructing a new K-12 building starting in 2009 with completion of the current facility taking place in 2010. With this construction came a building that incorporated a new and efficient HVAC system, school vehicle fleet maintenance building, and classrooms that were/are conducive to effective instruction. The building also incorporated other energy saving components such as lighting controls and an upgraded building envelope.

Centennial School District R-1, a public K-12 school, was constructed in 2009-2010 and opened its doors to students in 2011. New construction was a BEST Grant funded project. Centennial School District R-1 was adequate at the time of construction, but a decade of wear and tear is becoming more and more apparent, especially for the roof.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Capital improvements made to the Centennial School District R-1 K-12 building include the replacement and upgrade of the HVAC system. When originally built and not long after residing in the building the district found that the level of heating, the heat pump/HVAC system, was inadequate and was quite literally not operating correctly. Upon further investigation several components of the HVAC system and the associated heat pumps were found to have been installed incorrectly and not as designed. The district entered into litigation resulting from this and the majority of the HVAC and heat pump system was taken out and reportedly built back to specifications and as designed. No additional capital improvements have been undertaken since the upgraded heat pump/HVAC system.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The district has investigated several other options that would require the district to either fund the project with financing putting a financial commitment on the district for an extended period of time. The district has also considered continuing to set aside funding until the projected cost has been met. This option requires the district to continue repairing any damages until the full amount is saved. This option would be some what counterproductive as funds would possibly going out as the district was attempting to save funds. Other grant opportunities have been explored but matching amounts requested are higher and there are no options for requesting a waiver of the match. The district has established the practice of setting aside the \$100.00 per student enrollment count and this practice has proven most effective in meeting the financial obligation of the district for this project and using the BEST Grant.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Since the school year 2019-2020 the district has religiously set aside \$100.00 per student into a capital reserve fund to best prepare for any type of capital construction projects the district might need. This fund currently holds approximately \$250,000.00 and is set aside for any projects associated with the district and the specified facility. The district has also set aside Small Rural School Funding for projects of a smaller nature but still considered improvements to the building or grounds. An example of this includes the most recent landscaping project undertaken by the district to help improve the overall appearance of the school as well as assisting with ground runoff water. Grants have also played a part in some improvements made to the school although any grants received have not been directly tied to capital improvements but more aligned with technology infrastructure and a technology lab upgrade.

**If relevant to your project, what are your current annualized utility costs, 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 however, the school district expects to see utility cost savings with the

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

upgraded insulation package in the new roof system.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The School District has no plan to change the use or dispose of this facility.

<b>Current Grant Request:</b>	\$658,793.07	<b>CDE Minimum Match %:</b>	28.00
<b>Current Applicant Match:</b>	\$208,039.92	<b>Actual Match % Provided:</b>	24.00
<b>Current Project Request:</b>	\$866,833.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The district has taken the necessary steps in the past few years to set aside \$100.00 per student enrollment count in a capital reserve fund. As a result of this proactive step the district has set aside the necessary funds to meet the match needed to complete the roof project.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$866,833.00	<b>Escalation %:</b>	12
<b>Affected Sq Ft:</b>	88,400	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	203	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$9.81	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.59	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$9.16	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$4,270	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	365	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$55,469,492	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$308,164	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$1,793,992	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$25,000	<b>Outstanding Bonded Debt:</b>	\$5,040,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	84.30%	<b>Total Bond Capacity:</b>	\$11,093,898
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	8.124	<b>Bond Capacity Remaining:</b>	\$6,053,898
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,385.65		
Applicants Median: \$2,381			

Division of Capital Construction

## BEST School District and BOCES FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

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

Under previous CCAB weights, the match requirement for CENTENNIAL R-1 would have been 24%. Under revised CCAB weights, the match requirement is 28%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**MANITOU SPRINGS 14 - Manitou Multiple ES Entry Remodel/Roof Replacement - Manitou Springs ES - 1922**

District:	Manitou Springs 14
School Name:	Manitou Springs ES
Address:	110 PAWNEE AVENUE
City:	MANITOU SPRINGS
Gross Area (SF):	60,676
Number of Buildings:	1
Replacement Value:	\$19,528,074
Condition Budget:	\$15,402,382
Total FCI:	0.79
Adequacy Index:	0.32



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,891,909	\$3,040,858	1.05
Equipment and Furnishings	\$866,815	\$869,564	1.00
Exterior Enclosure	\$2,681,224	\$1,451,803	0.54
Fire Protection	\$33,805	\$703,249	20.80
Furnishings	\$130,584	\$32,646	0.25
HVAC System	\$3,189,457	\$3,934,130	1.23
Interior Construction and Conveyance	\$3,608,769	\$3,434,518	0.95
Plumbing System	\$1,052,414	\$1,244,322	1.18
Site	\$1,499,998	\$1,128,413	0.75
Structure	\$3,573,099	\$224,581	0.06
Overall - Total	\$19,528,074	\$16,064,084	0.82

**MANITOU SPRINGS 14 - Manitou Multiple ES Entry Remodel/Roof Replacement - Ute Pass ES - 1968**

District:	Manitou Springs 14
School Name:	Ute Pass ES
Address:	9230 CHIPITA PARK ROAD
City:	CASCADE
Gross Area (SF):	24,353
Number of Buildings:	1
Replacement Value:	\$7,714,556
Condition Budget:	\$5,808,717
Total FCI:	0.75
Adequacy Index:	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,140,591	\$1,343,782	1.18
Equipment and Furnishings	\$268,020	\$335,024	1.25
Exterior Enclosure	\$1,049,613	\$661,701	0.63
Fire Protection	\$12,367	\$288,074	23.29
HVAC System	\$962,208	\$861,650	0.90
Interior Construction and Conveyance	\$1,409,010	\$1,512,948	1.07
Plumbing System	\$459,969	\$531,954	1.16
Site	\$1,430,991	\$537,316	0.38
Structure	\$981,788	\$10,679	0.01
Overall - Total	\$7,714,556	\$6,083,128	0.79

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MANITOU SPRINGS 14

**County:** EL PASO

**Project Title:** Manitou Multiple ES Entry Remodel/Roof Replacement

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

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

**If Yes, please explain why:** Bond ballot initiative in 2021 did not pass. Scope of this application has been modified from 2021 proposal with additional security and roof enhancements.

## Project Type:

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

## General background information about the district / school:

Manitou Springs School District 14 (92.1 square miles) is located just west of Colorado Springs and was founded in 1872. The Manitou Springs School District serves approximately 1450 students from Preschool to 12th Grade who reside in the mountain communities of Manitou Springs, Cascade, Green Mountain Falls, Chipita Park, Crystal Park, and Cedar Heights. Enrollment in district schools has been stable for many years, with very little new housing growth due to limited developable property and challenging terrain. Highway 24 runs through the District and is a gateway to mountain towns and activities, including camping, hiking, skiing, and fishing. There are many attractions in and around the historic community including: Garden of the Gods, Manitou Cliff Dwellings, Cave of the Winds, Pikes Peak Highway and the North Pole amusement park.

The District has 4 schools: 2 elementary, 1 middle and 1 high school. A summary of the affected educational facilities is as follows:

Manitou Springs Elem, 56,286 s.f., built in 1922, 1953 and 1988, CDE FCI bldg./site: 0.77/0.70

Ute Pass Elem, 21,336 s.f., built in 1968 and 2002, CDE FCI bldg./site: 0

Despite older facilities, Manitou Springs School District provides a comprehensive preschool through 12th grade educational program with comparison to Colorado Academic Standards resulting in a graduation rate of 90% (2019). We are proud of our success in meeting the needs of every student. In addition to challenging academic curricula, all of our schools offer art, physical education, music, computer technology (programming, robotics), Special Education, and Gifted/Talented instruction. The high school offers Advanced Placement, concurrent enrollment, Career Start offered via Pikes Peak Community College, Career and Technical Education, and more. All students may choose from many enriching after-school programs (e.g., athletics, visual and performing arts, Connect14).

## Deficiencies associated with this project:

While both the CDE and master plan facilities audits identified a number of deficiencies at the elementary schools, this application focuses on the most critical needs for secured vestibules, re-roofing and rooftop mechanical equipment retrofits as priority areas of concern beyond the District's projected bond and annual budgets. The District will continue to address other elementary schools' other concerns as part of their upcoming bond and ongoing maintenance program.

Both Manitou Springs Elementary School (MSES) and Ute Pass Elementary School (UPES) have similar deficiencies related to keeping their students and facilities safe, dry and warm. The detail of the deficiencies and existing conditions are as follows:

1. Secured entry vestibule deficiencies:

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Manitou Springs Elementary School and Ute Pass Elementary School currently rely on a buzzer and camera system at the front doors to screen visitors and allow access into the buildings. Once in either building, there is no security vestibule or transaction window to enable the administration to further screen and address the visitor's needs before they are allowed free access to the rest of the building. Once inside either building, there is nothing that requires visitors to come into the office suite to check-in. The administration suite layouts hamper both exterior observation and consistent visitor check-in.

Manitou Springs Elementary School is located in the heart of Manitou Springs. There are times when the school needs to go on lockout due to police activity in the area. In 2020, we had to move the school to lockout as a result of an individual who was failing to comply with the police officers' requests. These school's lack of a secure entryway heightens the concern.

Ute Pass Elementary School is located several miles from our district office and the access to consistent radio and cellular communication options is not consistent. This means that the students, staff, and families are consistently vulnerable when it comes to easy access to local first responders. There have been multiple times when the principal has needed additional security or law enforcement when an angry or aggressive visitor has entered the school. The lack of a secured entry-way makes the entry school even more vulnerable to a threat.

While the school and District have implemented procedures and protocols to mitigate this situation in the future, the existing entry conditions make monitoring and ensuring safety difficult and inconvenient.

### 2. Roofing deficiencies:

Manitou Springs Elementary School (MSES) roof - The existing roof covering is a ballasted, built-up roofing (BUR) system with deck insulation. While the roofing system is the same on all 3 vintages (1922, 1953 and 1988) of the facility, the 1922 building roof appears to be in good condition and is not experiencing leaks, at this time. However, the 1953 building is showing areas of extreme deterioration and accumulation of organic matter. The 1953 roof has little to no roof slope and no secondary roof drains exist. The ballasted condition makes it difficult to locate and repair roof leaks as water travels between the roofing and concrete double tee roof structure before demonstrating evidence of the leak in the 3rd floor ceilings. Throughout the last few years, we have experienced a significant amount of leaks, that when repaired, have reappeared due to the difficulty chasing and identifying the location of the damage. We have had to temporarily resolve these issues by regularly replacing ceiling tile, doubling up on ceiling tile, and at times resorting to catching the water with trash receptacles during the school day and over the weekends. The number and frequency of these occurrences are growing and are a cause of concern.

Ute Pass Elementary School (UPES) roof – the roofing on the 1968 portion of UPES is the original ballasted built-up roofing (BUR) system. Primary roof drains are present, but the roof appears to have little to no slope and overflow is provided via scuppers at the perimeter of the building. Areas of pooling water were observed. The District noted that there are roof leaks throughout this roof, but highlighted a significant problem at the east side of the taller gym roof. Water infiltration at this area is likely a combination of failing roofing material, failing roof to wall flashing and inadequate water protection of the exposed concrete gym wall. The smaller 2002 addition has asphalt rolled roofing that is also beyond its lifespan and should be replaced along with the primary roof areas. The numerous leaks throughout the roof have caused ongoing issues during the school session. The widespread leaks impact learning in classrooms and limit usable space in the gym. The leaks are so bad that trash receptacles need to be used to catch the dripping water and ceiling tiles to be removed to prevent the tile from caving in. Many repairs have been made with little to no improvement due to the difficulty of finding the source of the leak and the overall roof condition.

In the last two years, there has been significant leaking in the special needs office space, sensory room, and main entry. We have had to remove ceiling tiles and place receptacles under the leaks, taking up valuable space and impacting learning. The same is true for the main corridor to the gym/cafeteria as well. Egress is impacted when using trash receptacles to catch water, creating a safety issue.

Manitou Springs Elementary School (MSES) – There are a total of 6 large air handling units (AHUs) on the roof of MSES that



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

supply constant volume air to distribution ductwork throughout the building. Assessments indicate these units are at the end of their useful life and should be replaced. AHU 1-5 are dated 1985, and AHU6 is dated 1989. Replacing these units as part of this project will improve air quality and ventilation for the school building, keeping our students' healthier and safer learning environment.

Ute Pass Elementary School (UPES) – roof top mechanical. There are 3 mechanical units on the roof of UPES, but evaluation of these units indicates that they should have approximately 10 more years of useful life so no deficiencies or work has been identified for these units in this application.

### **Diligence undertaken to determine the deficiencies stated above:**

The district facilities and maintenance department keeps logs and records of various systems conditions and associated maintenance and work orders. The bi-annual CDE assessments provide an additional and supplemental resource regarding deficiencies and prioritization. With the recent pay off of existing bonds and in anticipation of a new bond campaign, the District increased their investigation and due diligence by undertaking an outside master planning and facilities assessment process to help identify and prioritize future facility improvements.

The District hired an independent Owner's Representative who specializes in planning and management of school projects to help find the best master planning team for the District. The District recognized that their facilities are aging, larger maintenance concerns are continually being deferred, safety and security is not to modern standards, and the facilities inhibit delivery of some of the educational programs they desire to better prepare their students. The District also understands that with these multiple needs, there are limited resources. The District wanted to ensure proper due diligence, management, investigation, stakeholder input, planning and ultimately, prioritization of the various district-wide needs and deficiencies.

In May of 2020, the District issued an RFP for master planning and facilities audit services. Fourteen design teams submitted qualifications and after review, the District shortlisted and interviewed 3 teams of architects and engineers. Ultimately the team of TreanorHL architects and planners was selected and their team included civil, structural, mechanical, electrical and plumbing (MEP) engineers.

The master plan and facilities audit team assessed the district facilities and properties by way of two full days of on-site walks with district personnel. The team reviewed, recorded, and discussed all major maintenance, repair, and code compliance items that needed improvement to keep the facility operational for another 15 plus years. Review of the CDE assessments and discussion with facilities maintenance and building staff all led to facilities condition reports broken down by facility and discipline.

The District also hired a general contractor specializing in school work in the region to provide cost estimates to address all identified deficiencies. The master plan appendix contains all of these reports and pricing.

Alongside the District's physical repair/replacement/improvement needs, the complementary initiative for evaluating safety, access, and educational adequacy occurred. A group of key district stakeholders met with the master planning team to discuss these additional concerns. Stakeholders were given a series of school tours to become familiar with how adjacent districts are delivering 21st century learning. This led to a series of educational adequacy meetings with key educators at each school to understand how minor renovations might improve the delivery of their educational programs. Student groups were also interviewed to capture their needs and perspectives. In the end, additional conceptual solutions to these issues were developed, priced and prioritized within the likely funding limitations of the District. The master plan is a complete and comprehensive plan that represents the District's facilities conditions and their values, priorities, and constituents.

Specifically related to safety, the District has a full time Director of Safety and Security. The District has analyzed the safety and security needs across the District and has completed the CDE Safety / Security Questionnaire. The District has completed several site and building walks with architects, engineers, Board of Education members, school and district administration.

### **Proposed solution to address the deficiencies stated above:**

While detailed design work has not yet been done, the conceptual solutions to the identified deficiencies are straightforward, efficient and cost effective to keep the elementary school students safe, dry and warm. The following proposed solutions

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

follow the same outline of deficiencies listed above.

### 1. Secured entry vestibule solution:

Manitou Springs Elementary School has its existing administrative offices adjacent to the main door. Although space is limited thru the concept design provided in this grant there is enough space inside their existing front door, allowing for the construction of an interior secured vestibule area, as a minor remodel project. A new set of secured interior doors will be added to create the secured vestibule space. Flooring, lighting and heating will need minor adjustments. New wall openings will be added for both a secured transaction window and a secured door from the vestibule to the adjacent administrative / reception area. The reception desks will be relocated to allow the receptionist to interact with the visitor at the transaction window to confirm credentials and their business and if appropriate, "buzz" them access into the office area or directly into the school. Security cameras will be installed around the building to allow receptionist to monitor all exterior entrances and specifically the main entrance for their station. This will allow the receptionist to be located with views to the exterior, main entry and entry vestibule. The check-in window will allow for basic/routine interactions without needing to provide any physical access into the building.

Ute Pass Elementary School also has its existing administrative offices adjacent to the main door. There is adequate space to add a second set of doors to create a secured vestibule in the current entry corridor. The front office will be reconfigured some to solve a variety of security and safety issues. First the reception desk will be reconfigured to allow direct access for interaction at the new transaction window. This will allow limited access into the school. The existing glass wall will be replaced and reconfigured to add doors in their proper location to allow secondary access to the admin area while still maintaining the secure entrance. At Ute Pass Elementary the front Receptionist needs to be the monitor of children in the nurses office. Currently the nurse's space is in the very back of the Administration area. Part of the remodel will be to relocate the Nurses office to the front of the administration area so observation can be done without sacrificing her ability to monitor the front entry. Areas throughout the administration space will require flooring, lighting, and heating adjustments. Cameras will be installed throughout the building to allow for the monitoring of all exterior entrances. These modifications will allow for more consistent monitoring of visitor interaction spaces and create barriers of control to keep the school and all occupants safe.

### 2. Roofing solution:

The proposed solution for the Manitou Springs Elementary School (MSES) and Ute Pass Elementary School (UPES) is similar and begins with removal of the failing built-up roofing and investigation of the condition of the existing roof insulation. Replace base insulation as required to provide 5" minimum new polyisocyanurate rigid insulation + ½" polyisocyanurate protection board to meet current energy code requirements. The cost of additional gypsum board has been included to accommodate the likely additional weight to match the exiting weight of the built-up roofing and prevent the structure from springing and causing potential interior damage. New overflow drains will be installed adjacent to the existing primary drains, and the overflow scuppers at Ute Pass Elementary School will be abandoned. To correct for the lack of appropriate roof slope to drain, new tapered insulation will be added to provide a minimum of ¼" per foot slope to drains. To address the lack of parapet height to accommodate the new tapered insulation thickness, the existing parapets will be raised with the use of metal stud framing, sheathing and metal cap flashing / fascia. The new roofing will be fully adhered 60 mil EPDM roofing with a 20-year warranty. The mechanical units at Manitou Springs Elementary would be replaced. The roof needs to have parapets raised and all insulation redone to meet current building codes for roofing. The units at the school are already at the end of their useful life and no longer maintain constant temperatures in the building. Continuing failures of these units create inconsistent temperatures which affect student comfort and learning. The goal of replacing these units while doing the roof is to improve the air quality within the school, create better ventilation and fresh air that helps keep airborne virus like COVID minimized and to maintain temperature for the health and safety of the students of the building.

### Due diligence undertaken in defining the stated solution:

In addition to the diligence and process already outlined in the "Describe the investigation and diligence that has been undertaken to identify the stated deficiencies" above, various potential solutions were discussed with the District, design team, general contractor and sub-contractors and the proposed solutions were ultimately chosen as an appropriate balance

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

between quality, effectiveness, and costs. Multiple roofing contractors reviewed the roofs and submitted proposals used for estimating the roofing costs. All of the solutions also follow the scope related recommendations and requirements of the Public School Facility Construction Guidelines 1 CCR 303-1.

### How urgent is this project?

Keeping students safe, dry and warm are some of the most basic requirements in public schools and these represent the most urgent needs in the District at this time. The definition of "failure" and associated specific timelines varies by component and the following explanation of urgency follows the same outline of deficiencies and solutions above.

#### 1. Secured entry vestibule urgency:

The need and importance for school security have continued to grow over the last 22 years, including the development, adoption and public expectation of best practices, including things like secured vestibules. Manitou Springs Elementary School and Ute Pass Elementary School were designed and built prior to the existence of these needs and expectations. The District's last bond election and district-wide improvements also occurred prior to the understanding and adoption of best practices in school security. Since that time, the District has used available annual budget dollars to implement basic security procedures and protocols, including electronic security and screening, but district employees and parents recognize these are minimums that should be improved. The funding options being considered by the District will make the improvement of security and addition of secured vestibules at the elementary schools a real potential. These improvements must occur as a potential failure in basic security would be unspeakable. This type of project is in line with the BEST program priorities and the District is hopeful to receive grant funds. While the District intends to ask voters to approve a bond near the community's maximum capacity, that number is approximately half of the identified needs across the District. If the grant is not awarded, the District still intends to build these vestibules and will have to compromise on addressing other facility and educational deficiencies.

#### 2. Roofing urgency:

These roofs are already failing with multiple leaks that distract limited maintenance staff, damage interiors, distract staff and students and drain limited annual budgets. Water leaks are expected to continue and despite many attempts at patching the leaks just continue to happen within both schools causing undue damage and deterioration of building components and potential health risks to occupants, including the development of harmful molds. Like the secured vestibules above, these roofs and the protection of the school building assets are a top priority. The upcoming bond election or COP funding would provide the needed funding to accomplish the needed and very costly effort to re-roof.

The District will continue to be stewards with whatever funds are generated and has a masterplan that helps to guide priorities, but these are some of the most critical.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### How does the applicant plan to maintain the project if it is awarded?

Components of the proposed scope of work will be maintained through general funds budgeted toward maintenance and with funds allocated toward capital projects. The school board will continue to allocate funds toward these needs similar to previous years as revenue amounts allow and has shown a commitment to address the needs. Over the past five years, a total of \$2.58 million has been allocated from the general fund as a transfer to the capital projects fund to fund building projects, technology and capital equipment needs. This represents approximately \$388/FTE over those five years. The 2021-22 adopted budget also includes \$801,179 dedicated to operations and maintenance including salary, benefits, supplies, and purchased services.

Warranties will be obtained as part of the program to ensure the quality and longevity of the significant equipment and new roofs.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

As part of a preventative maintenance program, inspections will be done in the fall and spring. Additional inspections will be done as needed after storms and other significant events.

**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:**

Manitou Springs Elementary School (MSES) was constructed in 1922 as the primary district building supporting all grades and administrative offices. In 1953 a significant addition occurred, and a few years later, a new high school was constructed, allowing this facility to be converted to a dedicated K-8 school. A new middle school was built adjacent to the high school in 1976, allowing this facility to become the dedicated Pre K-5 facility it is today. A small addition was constructed in 1988 to better connect the 1922 and 1953 buildings and various floor levels.

Ute Pass Elementary School (UPES) was constructed in 1968 as a dedicated K-6 elementary school and has been supporting the District's educational program since that time. In 2002 a small addition was constructed to accommodate the addition of preschool students.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

In addition to the significant additions listed above, the District has a long history of improving and maintaining their facilities. To maximize public dollars, the majority of maintenance and improvements are done with district personnel who are certified and/or licensed trade professionals. The District has made numerous upgrades and renovations to the facilities over the years to repair and improve security, accommodation for accessibility, mechanical, electrical, plumbing, roofing, and finishes. The most recent district-wide capital improvements were the result of a facilities bond approved in 2000, which provided the District the SILC building and additional work across all the district schools including new boilers and various mechanical upgrades, roofing replacement as well as some upgrades to various systems including security, intercom/phone, lighting and fire alarm. The final bond payment was made in November 2020. Within the last 3 years the following specific projects have been undertaken at each facility: Manitou Springs Elementary School -- Front office Complex remodel.- Library carpet and paint replacement.- North hallway carpet replacement.- Entry Patio bar joist temporary structural support.- Two classrooms full carpet replacement.- Three classrooms were painted.- Mold and water intrusion mediation.-1st floor north rm 107 carpet installation-2nd floor auditorium stage wheelchair lift-Health office floor replacement and paint-2nd floor north two classrooms paint and plaster repair-Playground door hardware replacement-Fire Panel and 1-1 device replacement-New Intercom system and wires pulled to 1st floor north-Asphalt crack fill, seal coat, striping-Gutter installation on west side parking lot-Exterior door and trim painting-Handrail painting front and back of buildingUte Pass Elementary School - -Teachers lounge asbestos abatement, carpet, cove base, painted-The Sensory Room for the Severe Special Needs program included sink removal -Special Education classroom was painted. -Music room was painted-Multiple grade level classrooms were painted-Gym storage carpet install, cove base, painted-A deteriorated gas line was repaired/replaced-New intercom system-Asphalt crack fill, seal coat, striping-Exterior door and trim paintingSecurity and Safety Plan - The District has a comprehensive safety and security plan that is specific for all schools and the District as a whole. These plans will be updated once the security entryways have been constructed. All cameras and other technology infrastructure will remain in place and continue as they are currently operating.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The District paid off a bond in November of 2020 that funded the build of the District's Shared Integrated Learning Center (SILC) in 2002. Due to the limited bonding capacity in the school district, there was not the opportunity to go to voters for additional funds until this bond was paid off. Currently, any capital improvements and construction projects are funded using district general fund dollars that are transferred to the capital projects fund.

**How do you budget annually to address capital outlay needs in your district/charter?:**

To keep up with annual maintenance, the District allocates a portion of general fund revenue to be transferred to the capital projects fund each year. Over the last 5 years, the District has transferred \$2.58 million from the general fund to fund capital projects, which equates to \$388.71 per student. The annual transfer ranges based on prioritized projects.

Each spring, during the annual budget process, district leadership presents capital needs to the capital committee. This group

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

prioritizes the needs across the District and presents a budget to the board of education. The transfer for the 2020-2021 and 2021-2022 school year were significantly lower than recent years (\$450,000 or \$338.60/student in FY22 and \$425,000 or \$322.46/student in FY21) due to COVID. Our facilities department was focusing their time on getting students to return to learn, rather than numerous, large-scale capital improvement projects.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$1,115,366.62	<b>CDE Minimum Match %:</b>	72.00
<b>Current Applicant Match:</b>	\$2,868,085.59	<b>Actual Match % Provided:</b>	72.00
<b>Current Project Request:</b>	\$3,983,452.21	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Future Bond or District COP Funding
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$3,983,452.21	<b>Escalation %:</b>	20
<b>Affected Sq Ft:</b>	40,565	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	582	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$98.20	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$9.80	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$88.40	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$6,844	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	146	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$150,950,820	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$116,745	<b>Bonded Debt Failed:</b>	\$43,000,000
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$4,527,194	<b>Year(s) Bond Failed:</b>	21
Statewide Median: \$3,102,240			

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Median Household Income:** \$65,926

Statewide Avg: \$59,201

**Free Reduced Lunch %:** 30.20%

Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 0

Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$1,606.09

Applicants Median: \$2,381

**Outstanding Bonded Debt:**

\$745,000

**Total Bond Capacity:**

\$30,190,164

Statewide Median: \$23,203,968

**Bond Capacity Remaining:**

\$29,445,164

Statewide Median: \$11,500,738

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

**GARFIELD 16 - Garfield HS MS Roof Replacement/HVAC - Grand Valley MS - 2009**

District:	Garfield 16
School Name:	Grand Valley MS
Address:	364 SIPRELLE DRIVE
City:	PARACHUTE
Gross Area (SF):	84,816
Number of Buildings:	1
Replacement Value:	\$29,280,107
Condition Budget:	\$3,390,239
Total FCI:	0.12
Adequacy Index:	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,648,514	\$1,750,769	0.48
Equipment and Furnishings	\$518,910	\$112,719	0.22
Exterior Enclosure	\$3,364,594	\$0	0.00
Fire Protection	\$979,377	\$0	0.00
Furnishings	\$535,687	\$0	0.00
HVAC System	\$6,775,237	\$29,689	0.00
Interior Construction and Conveyance	\$4,627,917	\$1,219,402	0.26
Plumbing System	\$1,220,177	\$30,407	0.02
Site	\$3,057,406	\$247,252	0.08
Structure	\$4,552,290	\$0	0.00
Overall - Total	\$29,280,107	\$3,390,238	0.12

**GARFIELD 16 - Garfield HS MS Roof Replacement/HVAC - Grand Valley HS - 2002**

District:	Garfield 16
School Name:	Grand Valley HS
Address:	800 CARDINAL WAY
City:	PARACHUTE
Gross Area (SF):	115,192
Number of Buildings:	3
Replacement Value:	\$44,536,025
Condition Budget:	\$16,795,663
Total FCI:	0.38
Adequacy Index:	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,192,250	\$3,438,436	0.66
Equipment and Furnishings	\$691,155	\$684,835	0.99
Exterior Enclosure	\$5,814,138	\$1,932,884	0.33
Fire Protection	\$1,179,855	\$27,338	0.02
Furnishings	\$1,132,903	\$0	0.00
HVAC System	\$8,014,462	\$6,032,213	0.75
Interior Construction and Conveyance	\$6,089,500	\$3,313,430	0.54
Plumbing System	\$1,959,656	\$167,049	0.09
Site	\$8,156,230	\$1,169,477	0.14
Structure	\$6,305,877	\$30,000	0.00
Overall - Total	\$44,536,025	\$16,795,662	0.38

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** GARFIELD 16

**County:** GARFIELD

**Project Title:** Garfield HS MS Roof Replacement/HVAC

**Applicant Previous BEST Grant(s):** 7

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

GCSD16 is a rural school district of just over 1200 students located in Western Garfield County, serving the communities of Parachute and Battlement Mesa. The economic driver in the region has been primarily focused on fossil fuel extraction, including oil shale in the 1970's and 1980's, and natural gas over the past 15-20 years. The volatility in the petroleum industry has caused tremendous fluctuations in populations for more than forty years.

The "boom-and-bust" cycle has forced the District into a position of focused spending limitations to hedge against large reductions in student populations. We have shifted educational focus on a problem-based learning approach. We use the Expeditionary Learning Model for K-8 structure, and an Advanced Placement for All model at the high school, where every student takes AP courses for the majority of core course work. We use a competency based/personalized learning model to meet learning targets created by the high mobility and poverty levels of our population. These models are providing encouraging academic results across our system resulting in high academic growth rates. We are closing the achievement gaps for students and making gains for grade level acquisition.

Our 3 person maintenance crew has a variety of skill sets. The district maintained a capital improvement funding program until the state allowed for dollars to be shifted to operational spending as the recession started. GCSD16 has maintained a fund to fix minor issues, but with the negative factor has been unable to divert any other dollars to the budget.

Our voters supported a bond in 2014 with the majority of the proceeds to fund capital improvements at our pk-5 facilities originally built from the 50's - 80's. At the time of the bond, the roof leaks had not started as GVHS and GVMS buildings were 12 years and 5 years old respectively in 2014.

GVHS has an enrollment 325 students and GVMS has 267 students.

## Deficiencies associated with this project:

GVHS Roof:

The CDE facility assessment was completed in July of 2019. The CDE report notes multiple roof leaks throughout the building and a warranty for the membrane roof that expired in 2012. The CDE report recommended a roofing consultant to evaluate the system to determine the best course of action regarding the roof leaks throughout. The district competitively procured a design team which included a roofing consultant and the roof assessment outlined the deficiencies below.

The GVHS main building membrane roof, approximately 91,780 sq. ft of ballasted Firestone Building Products 60 mil EPDM, is near the end of its service life. Currently there are at least 15 active leaks throughout the school, the majority of which are in classrooms. The metal roofing, approximately 2,073 sq. ft., is generally in good condition and does not need to be addressed.

In extreme weather conditions, the roofing consultant noted, a ballasted 60 mil EPDM roof should have a service life of 15-20



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

years with appropriate ballast and field sheet termination. The roof was installed 20 years ago and does not meet the ballast requirements at the parapets and corners.

The membrane has shrunk nearly 9 inches from where it was originally installed at evidenced at the parapets. The parapets provide equal distance, therefore the membrane has shrunk nearly 20 inches total across the run of the field sheets.

All field sheet terminations have failed at the outside parapets of the roof.

The Southeast sectional area is missing a diamond cricket placed between roof drains and opposing structural slope causing ponding of water on the roof. Drainage is into an internal storm system and inspection noted damage to the siding and windows below in two areas. All viewed roof stone pavers are in an excessive deteriorating state. Wall flashing termination has failed, including over the canopy at the west end of the gymnasium.

The Kynar prefinished hemmed metal riveted to the scupper body creates a dam that directs moisture back to the wall and potentially into the wall. Some wall penetration provided for the scuppers are oversized and allow moisture/rodent access. No caulking was viewed on any of the scupper assembly.

R-Value: At the time of construction, Grand Valley High School's roof-top thermal requirements were based on the 2000 IECC (International Energy Code Counsel) whereas R-values were calculated by heating and cooling days for the regional area, then classified as climate zone – 15 or a minimum requirement of R-20. Current roofing system R-values are R-16.68. The State of Colorado has since adopted the 2021 IECC that establishes roof top thermal requirements for this region at R-30 continues insulation above deck or an additional 2.4 inches of roof top insulation will be required.

The maintenance staff spends 4-6 hours every week chasing and repairing leaks and replacing ceiling tiles at GVHS. In addition there is concern for mold as water has infiltrated the wall assemblies over the years and cannot always be identified.

GVHS HVAC Roof Top Units (RTUs):

The CDE Facility Assessment noted the RTU's expected useful life to be 15 years. They are 20 years old and beyond their useful life. Maintenance staff has to do increased maintenance on the units on a continual basis to keep them running.

The design team includes a Mechanical/Electrical/Plumbing Engineer and an assessment was completed. With the aging RTUs, it is most efficient to pair the HVAC RTU replacement with a roofing replacement project. Observations and deficiencies noted by the MEP engineer are as follows:

There are 18 RTUs, and all but 3 of the GVHS rooftop cooling units are past the end of their recommended service life and need to be replaced. ASHRAE would indicate the expected life of a packaged rooftop unit to be 15 years and these are 20 years old. Three of the units have been replaced already and are in good operational condition. Two of the old RTUs are not operational at all causing strain on the system and how it was designed to work. The RTU above the wood shop has operational and leaking issues and is turned off much of the time. This is critical to airflow and health of indoor air quality in our shop area for students and staff.

With the inefficiencies of not having all RTUs being operational, it also hinders our ability to have frequent air exchanges. With the prevalence of COVID-19, our facility could be much safer with more air exchanges per hour with updated HVAC equipment. The units are using MERV 10 filters at this time and not the ASHRAE recommended MERV 13 filters for pathogen control. The district has not increased to MERV 13 because of the concern that these old units will not be able to handle the increased pressure drop.

GVMS Roof:

The District has been experiencing roof leaks at the GVMS roof for several years. Currently there are at least 23 leaks on the second floor and 12 leaks on the first floor, located in many classroom areas. Leaks are located at both roofing systems installed at the school: asphalt shingles and ballasted membrane. There is approximately 41,198 sq. ft. of asphalt shingle roof and 23,394 sq. ft of stone ballasted membrane roof at the school. Long term stored moisture can create unpleasant and

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

unhealthy environmental conditions. Moisture dripping on floors is unsafe and can be hazardous to occupants of the building. Maintenance staff spends an average of 4-8 hours per week chasing and repairing roof leaks at GVMS.

**Shingle Deficiencies:** The shingle roofs are in generally poor condition and at the end of their service lives. Many of the shingles are un-adhered to the shingles below and are at risk of being blown off the roof. Shingles were manufactured by Owens Corning at 188.4 lbs. Per square double laminated architectural shingle, which offered a 10 year limited warranty upon installation.

The shingles are in a degenerative aging cycle with a substantial loss of volatiles to help keep shingles waterproof and flexible. Loss of volatiles causes asphalt to dry, shrink and crack. Heat can accelerate the process, which has led to craze cracking or random cracks in the shingles. Overall, the roof assessment noted misguided and incorrect application with fasteners, nails and nailing patterns and deviations from manufacturer's installation instructions which now plague this facility. Each exposed nail head is a direct path for moisture to enter the dry space below. Hundreds of condition photos were captured by the roofing consultant noting this deficiency. The 2009 installation allows only a 12 year life span for the current Owens Corning 188.4 lbs. per square shingle.

Asphalt shingles were set on a self-adhered underlayment above a vented-nail-base (polyisocyanurate foam blocks adhered to 7/16" OSB, adhered to base layer insulation) which allows cool airflow to enter from the eave of the system, pushing hot air out the top - known as a "cold roof" - and is the best possible condition for the shingles' longevity. Unfortunately, a large quantity of ventstrips have been restricted. The carbon hardened plastic Core-A-Vent has been sealed with an unknown asphalt cement restricting airflow and the cold roof design. A soffit vent is in place, however there is no visible roof-to-wall vent. The restricted airflow is a condition that must be corrected. The vented system does not appear to be working as evidenced with a heat-baked curled edge appearance of the shingles indicating the shingles have been overheated.

**Membrane Deficiencies:** The existing membrane roof is ballasted 45mil EPDM manufactured by Carlisle Syntec. This system offered a 10 year warranty maximum. A 45 mil EPDM is the thinnest EPDM membrane available and is about as thick as a dime. The membrane is expected to last about 12 years, much shorter than thicker EPDM systems available. Over time, the membrane at GVMS has begun to shrink, pulling away at edges, parapets and wall flashing. This shrinking condition leads to serious failures and it's important to act quickly to address this deficiency. The membrane roofing is pulling apart in every direction and the District can expect, in the near future, many areas will separate pulling the EPDM off the wall, ripping it from the termination bar and allowing moisture into the space below. Numerous facets of the roofing application were noted with deficiencies that include loose roof drain bolts, incorrect installment of reglet metal on split face CMU and loose handrail attachments on parapets.

The roofing assessment noted patchwork on top of patchwork and caulking on top of caulking in a deteriorating state. Any repairs to the existing membrane will be short lived at the rate of shrinkage. Immediate action is recommended.

**Roof Accessories/Trim:** At GVMS, gutters and downspouts were observed to have leaking joints. To the extent possible, these materials that can be reused will be with a re-roof solution. Similarly, a quantity of shingle step flashing and EPDM flashing can be re-used to the extent possible.

In many areas, the parapet metal cap flashing is undersized and does not cover the parapet. Additionally the caps were sloped towards the exterior walls, causing possible water infiltration into the stucco. Metal cap flashing will need to be replaced in areas of deficiency.

**Roof to Site Drainage:** At GVMS, both the roofing consultant and the Civil Engineer on the design team reviewed the existing site drainage from the roof and determined deficiencies.

Many of the concrete splash blocks for downspouts have settled and or pulled away from the wall, some missing the debris strainer. Various sized Zurn roof drains observed are missing the required underdeck clamp and are held up by the drain line leader supports. Roof downspout discharges onto a splash block directly next to the building foundation and surrounding grade is extremely flat. Also, the existing sidewalk leading up to the building appears to block a drainage path wanting to flow from south to north.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

A few areas of deficiency were observed on the east and west sides of the building. Surface drainage flows toward a low point and inlet that is surrounded on three sides by the school building. Evidence of standing water was observed around the inlet due to vegetation growth in the flow path to the inlet and the District noted it can sometimes be a hazard in winter months if it backs up onto the sidewalk.

The District intends to address site drainage from the roof with a roof replacement project.

R-Value: At the time of construction of GVMS the school's roof-top thermal requirements were based on the 2003 IECC (International Energy Code Counsel) whereas R-values were calculated by heating and cooling days for the regional area classified as climate zone – 5b, or a minimum requirement of R-20. Current roofing system R-values are believed to be R-16.71. The State of Colorado has since adopted the 2021 IECC which now establishes roof top thermal requirements for this region at R-30 continues insulation above deck or an additional 2.38 inches of roof top insulation will be required.

### **Diligence undertaken to determine the deficiencies stated above:**

With the continual roof leaks and aging HVAC units, the district knew it needed to act. They engaged an Owner's Representative to assist in procurement and grant writing. A competitive design team RFQ/P was issued in the spring of 2022.

The selected design firm, Blythe Group + co, included subconsultants. These subconsultants are Division 7 for roofing, Bighorn Engineering for MEP Engineering, Austin Civil Engineering, Lindauer-Dunn Structural Engineering.

All design team members have visited the school and provided a facility assessment for their respective disciplines. In addition, FCI Constructors from Grand Junction has provided cost estimating services.

### **Proposed solution to address the deficiencies stated above:**

#### **GVHS Roof Solution:**

The roof consultant has recommended a roof replacement of the ballasted EPDM roofing at GVHS. The district, to the extent possible, will re-use undamaged cladding elements. The solution will be a 90-mil EPDM with 6" seams stripped in with 6" cover-tape, redistributing the existing ballast, adding to the deficient quantity of ballast and requesting a 30 year warranty. Insulation will be upgraded to meet current codes and will be more energy efficient. Gutters, downspouts and other accessories will be re-used or replaced as needed to function properly. Replacing with a ballasted system was a more cost effective option after also exploring a non-ballasted EPDM roof system.

#### **GVHS RTU Solution:**

The RTUs at the end of useful life will be replaced in conjunction with the roof replacement project. The MEP engineer does not anticipate the units will be any heavier than existing and the structural engineer indicates minor modifications as needed for the new units. This RTU replacement while the roof is being replaced will provide a level of assurance that the new units are appropriately flashed with the new roof to prevent water infiltration of any new penetrations. New units will be more energy efficient by using demand control ventilation. All new units would need to include a new controls interface card to allow communication with GCSD16's web-based central control. The new units will provide better air circulation, allow for MERV 13 filters, and allow for better monitoring of air quality and economizer control to help mitigate the Covid-19 virus.

#### **GVMS Roof Solution:**

The roof consultant has recommended a roof replacement of both the ballasted EPDM roofing and shingle roofing at GVMS. The district, to the extent possible, will re-use undamaged cladding elements. The proposed solution for the shingle sections are new minimum 300 lbs/square premium triple laminated architectural shingles, new self-adhered underlayment, repair of insulation/vented nail base, upgraded roof air-vent filtration and insulation to upgrade to current code. The membrane will be replaced with a 90-mil EPDM with 6" seams stripped in with 6" cover-tape, redistributing the existing ballast, adding to the deficient quantity of ballast and requesting a 30 year warranty. Gutters, downspouts and other accessories will be re-used or replaced as needed to function properly.

Standing seam metal roofing was considered in lieu of new shingles, however, it was not recommended because potential risk of falling snow and icicles from 15ft thru 35ft above, overhanging many entrances and sidewalks of this Middle School, being an unacceptable hazard easily avoided. The standing steam option was also less cost effective.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

### GVMS Drainage Solution:

The District will also address the roof drainage deficiencies. The recommended solution is to construct a concrete drain pan leading from downspout away from building where it would join an existing drainage swale. A length of sidewalk will be replaced raising the grade and allowing room for a culvert to be installed under it as was originally designed for two of the other similar sidewalk crossings on site. To address the roof shed sheet flow directly off 2-story tall side of the building an additional roof gutter that will collect runoff and direct it onto a lower roof which has piped roof drains will be installed.

### Due diligence undertaken in defining the stated solution:

As noted throughout, the district has procured a team of professional architects, engineers and consultants to advise on solutions for the roof and HVAC. Current cost estimates for the solutions were prepared by a reputable general contractor with input from subcontractors.

Understanding material procurement lead times for roofing and HVAC is at an unprecedented level, the district is prepared to commence the projects as late as spring of 2023. This will give the competitively procured contractor(s) the time to order material to be ready to start. If possible, the district will evaluate a fall 2022 start. The team has been following costs for construction escalation and have planned appropriately based on market conditions seen from 2020 to the present.

### How urgent is this project?

These projects are urgent to address the health and safety of our students and staff. Water infiltration from the numerous roof leaks may lead to poor indoor air quality, mold growth and health issues. Additionally, the time is now to address the RTUs together at GVHS with a roof replacement project. The new RTUs will improve air flow in our building, which has proven important for combatting COVID-19.

If the 3-part project is not awarded, we would only be able to do one of the projects instead of addressing them simultaneously and cost effectively. While impossible to prioritize between the three if not awarded a BEST grant, we would probably move forward with the RTU replacement project because of ESSER funding we have sought out. This would be inadvisable in sequencing if we need to replace the roof in the near term because the new RTUs would need to be removed and reinstalled for the roof project leading to more cost for the district.

We believe 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.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### How does the applicant plan to maintain the project if it is awarded?

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 small ticket 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 roof replacement, giving the district ample time to meet the goal of replacing roofs in the district.

Roofs will have a minimum warranty length of 20 years with the 90-mil EPDM having a warranty up to 30 years. RTU's will also have appropriate warranty periods for the equipment and installation.

**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:**

Grand Valley High School was completed in 2002 and funded through a successful bond measure.

Grand Valley Middle School was completed in 2009 and funded through a successful bond measure.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

In 2016, using proceeds from a successful 2014 bond measure, Grand Valley High School received interior aesthetic improvements such as paint, flooring and vinyl cove base. The majority of the funds allocated for GVHS from the 2014 bond were utilized on site improvements because of poor soil including expansive clays and collapsible silts causing slip/fall hazards. Parking lots, walkways and the athletic field were over-excavated and re-installed. Two HVAC Rooftop Units at the gym were also replaced during the 2016 project. A small portion of the 2014 bond proceeds went towards Grand Valley Middle School to improve the secure entry vestibule and repair a bank of windows. No major capital projects have been completed at GVHS or GVMS in the past 3 years.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The majority of the match will come from the general fund, which budgets for capital improvements each year. The district has obtained ESSER funding for the HVAC portion of the project to provide as matching funds, that allows us to complete all three projects in this application. Additionally, the District has applied for Federal Mineral Lease Grant dollars to provide as matching funds (grant award unknown at the present time). It is because of this, we have increased our match percentage from 49% to 51%.

**How do you budget annually to address capital outlay needs in your district/charter?:**

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 cap 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 cap reserve. By using this proactive budgeting model, we have been able to set aside funds to replace the artificial turf field at GVHS (\$480,000), update infrastructure technology (\$500,000), unforeseen maintenance issues (\$300,000) and create an undesignated fund balance of \$3,645,100. We foresee the district will continue with this budgeting model for future large capital outlay projects across all facilities.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Over the past 5 years, GVHS spends about \$86,000 per year on electricity and \$14,000 per year on gas. With more efficient RTU's and roof insulation, we expect the utility costs to be reduced by at least 10%.

Over the past 5 years, GVMS spends about \$78,000 on electricity and \$20,000 per year on gas. With the increased roof insulation to meet current code, we expect the utility costs to be reduced by about 5%.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

NA

<b>Current Grant Request:</b>	\$3,522,989.75	<b>CDE Minimum Match %:</b>	49.00
<b>Current Applicant Match:</b>	\$3,666,785.25	<b>Actual Match % Provided:</b>	51.00
<b>Current Project Request:</b>	\$7,189,775.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Match funds will come from a combination of capital reserve and other grant funding sources. These grants include Federal Mineral Lease and ESSER. ESSER will be limited to funding the HVAC improvements at GJHS. The award of the Federal Mineral Lease grant is unknown at the time of this application.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$7,189,775.00	<b>Escalation %:</b>	12
<b>Affected Sq Ft:</b>	200,008	<b>Construction Contingency %:</b>	8

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	592	<b>Owner Contingency %:</b>	7
<b>Cost Per Sq Ft:</b>	\$35.95	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$2.30	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$33.64	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$12,145	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	338	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$30,077,287
<b>Assessed Valuation:</b>	\$505,952,340	<b>Year(s) Bond Approved:</b>	14
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$447,936	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$3,882,314	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$64,748	<b>Outstanding Bonded Debt:</b>	\$36,510,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	61.60%	<b>Total Bond Capacity:</b>	\$100,964,784
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	9.598	<b>Bond Capacity Remaining:</b>	\$64,454,784
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,133.11		
Applicants Median: \$2,381			

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

**GUNNISON WATERSHED RE1J - Crested Butte Community School Roof Replacement - Crested Butte Community - 1997**

<b>District:</b>	Gunnison Watershed RE-1J
<b>School Name:</b>	Crested Butte Community
<b>Address:</b>	818 RED LADY AVENUE
<b>City:</b>	CRESTED BUTTE
<b>Gross Area (SF):</b>	105,732
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$36,036,252
<b>Condition Budget:</b>	\$17,151,438
<b>Total FCI:</b>	0.48
<b>Adequacy Index:</b>	0.39



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,909,795	\$3,780,993	0.97
Equipment and Furnishings	\$705,894	\$682,844	0.97
Exterior Enclosure	\$5,812,242	\$1,489,955	0.26
Fire Protection	\$1,150,896	\$17,603	0.02
Furnishings	\$1,124,979	\$102,743	0.09
HVAC System	\$6,793,016	\$4,585,688	0.68
Interior Construction and Conveyance	\$6,653,935	\$3,387,953	0.51
Plumbing System	\$1,768,536	\$1,105,392	0.63
Site	\$2,916,018	\$2,101,013	0.72
Structure	\$5,200,940	\$0	0.00
<b>Overall - Total</b>	<b>\$36,036,252</b>	<b>\$17,254,184</b>	<b>0.48</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** GUNNISON WATERSHED RE1J

**County:** GUNNISON

**Project Title:** Crested Butte Community School Roof Replacement **Applicant Previous BEST Grant(s):** 1

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

**If Yes, please explain why:**

## Project Type:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> New School            | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Asbestos Abatement   | <input type="checkbox"/> Water Systems     |
| <input type="checkbox"/> School Replacement    | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting   | <input type="checkbox"/> Facility Sitework |
| <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Electrical Upgrade   | <input type="checkbox"/> Land Purchase     |
| <input type="checkbox"/> Addition              | <input type="checkbox"/> HVAC               | <input type="checkbox"/> Energy Savings   | <input type="checkbox"/> Technology        |
| <input type="checkbox"/> Security              | <input type="checkbox"/> ADA                | <input type="checkbox"/> Window Replacement   |  |
| <input type="checkbox"/> CTE:                  |   | <input checked="" type="checkbox"/> Other: Construction of roof penthouse access vestibules |  |

## General background information about the district / school:

Gunnison Watershed School District (GWSD) is geographically the second largest district in the state and includes the towns of Gunnison and Crested Butte as well as smaller communities including Marble, Pitkin, Parlin, Almont, Sargents, and Powderhorn. We have five campuses: PreK/K Lake School in Gunnison, 1st - 8th grades Gunnison Community School, 9th - 12th grades Gunnison High School, K-12 Crested Butte Community School (for which this grant is written), and K-8 Marble Charter School. Our total enrollment is about 2,100 students. Our district's cost of living is the 11th highest of the 178 districts in the state.

We believe that students thrive when they are connected to something bigger than themselves. That's why we 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 find the confidence to pursue any opportunity in life.

## Deficiencies associated with this project:

This project meets the BEST Grant's highest priority because it seeks to fix safety hazards at Crested Butte Community School that exist because the school's roof is beyond its useful life.

Safety issues result from attempts to mitigate leaks from the roof with the placement of buckets throughout both gymnasiums, along the main circulation routes, offices, classrooms and the library. 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. For example, instead of performing maintenance work on our cleaning equipment which is an important part of our COVID risk reduction toolkit, our building manager has to spend time creating catchment systems with hoses and buckets to manage extensive roof leaks. We have to date received over 10 feet of snow in Crested Butte this year. The slow snow melt is resulting in new leaks in a wide variety of locations almost daily, meaning that hoses and buckets have to be situated, monitored, emptied, and managed constantly. Teachers, students, and staff are continually surprised by the locations of new buckets and have to navigate around them constantly.

The existing TPO/PVC membrane roofing systems at Crested Butte Community School (CBCS), which date back to original construction in 1997, have passed their useful lives and should be replaced as soon as possible. Unfortunately, TPO/PVC membranes have not exhibited the longevity of other single-ply membranes like EPDM. The useful lives of TPO & PVC membranes are 15 to 20 years. In addition, membrane degradation accelerates at high altitude due to intense UV exposure and temperature fluctuations. Due to its age, the roof is not as serviceable as it once was, and repairs are a temporary solution at best.

The existing standing seam metal roofs will also be replaced so the detailing at the intersections between flat & sloped roofs



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

can be improved. Although standing seam metal roofs have superior longevity, it's arguable that they can perform for 65 years (according to BOMA), especially in Colorado's high country. There are three driving forces for replacing the standing seam metal roofs now:

- There are leaks at areas where the flat roofs flashings intersect with the sloped metal roofs.
- Mechanical penthouse access is challenging in the winter months. Several of the mechanical penthouse access doors are where the standing seam metal roofs are located. In the winter, snow drifts accumulate in front of the doors until they are no longer accessible. GWSD does not have the resources to continually shovel in front of the doors throughout the winter. There have been attempts to ameliorate this issue by building makeshift structures in front of the doors to divert snow, but the structures get irreparably damaged from the snow load. As part of this project, permanent vestibule structures will be constructed over the doors & will need to be tied into the existing penthouses. So often when existing standing seam metal is modified to accept an addition, tying the new roofing to the existing can create issues where there were none before. Ultimately, GWSD would have to have the roofs removed and replaced as a standalone project which, undoubtedly, will be more costly than doing it as a holistic project.
- It's difficult to repair standing seam metal roofs as, typically, the problems lie underneath the panels. To do repair work right, the panels should be removed, repairs made and the panels reinstalled. However, experience shows that existing panels get damaged when they are removed and, regardless of damage, they don't go back in place the same way as originally installed.

There have been multiple ongoing leaks throughout the school and they became more frequent last fall. Fortunately, the school district's maintenance staff have been able to triage the roofs in an effort to postpone the expense of a roof replacement, but the issues have become unmanageable. Unfortunately, it's a matter of time before the roof will fail beyond repair which can result in extensive interior damage.

### **Diligence undertaken to determine the deficiencies stated above:**

Grimditch Design & Consulting (GDC) was engaged in 2021 to assess CBCS' roof. GDC prepared an audit report of the roof that included the following:

- Archive research.
- Visual inspection of each roof section at the school.
- Surface photos, drone photos and drone video.
- Roof sampling to determine the existing roof assemblies & the presence of wet insulation.
- Code compliance research.

Due to the severity of the roof issues, GWSD opted to direct Grimditch Design & Consulting to look at the possibility of designing and competitively bidding these projects for 2022 replacement. GDC will incorporate the information gathered for the audit to create Contract Documents & competitively bid the projects to qualified roofing contractors.

### **Proposed solution to address the deficiencies stated above:**

The flat roofs on the original sections of the school will be replaced with a fully adhered 60mil EPDM system that includes new insulation to supplement the existing, roof accessories and sheet metal. The sheet metal package will include a redesign of the troublesome parapet coping that exists in some locations. The coping redesign will reduce the deterioration to the masonry façade and ameliorate the contribution of ice buildup below.

The school district prefers EPDM roof systems for its longevity, moderate expense and ease of maintenance. New ladders will be installed to ease movement for school district personnel, contractors and preventative maintenance teams throughout the school's roof. The existing insulation in the various roof systems can be reused due to the types of existing insulation and

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

structural decks. Although some of the existing insulation will remain, it will be supplemented with new to meet current State energy codes. Insulation in leak locations will be replaced.

The sloped roofs on the original sections of the school will be replaced with new standing seam metal roofing over new ice & water barrier throughout. The detailing transition from the sloped roofs to the flat roofs will be improved to prevent water infiltration. Vestibules will be constructed at penthouse access points to control the amount of snow that accumulates in front of the doors. Heated walk mats will be added too.

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.
- Guard rails at HVAC units within ten feet of roof edges.
- Guard rails at roof hatches within ten feet of roof edges.

### **Due diligence undertaken in defining the stated solution:**

Grimditch Design & Consulting used the roof audit described in the inspection and diligence section to recommend to School District personnel the most appropriate roof replacement option.

The proposed solution considered:

- Climate, winter conditions in Crested Butte are 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. This is having a major effect on the current construction market.
- Project phasing.
- Existing roof assemblies.
- Clear design intent.
- Competitive bidding to competent contractors.

During the due-diligence phase, it was determined that the existing insulation can be reused due to its type, condition and existing structural deck. Wet or damage insulation sections will be removed and replaced. Additionally, some roof decks pond water, so in those areas, tapered insulation will be necessary. The existing insulation will be supplemented with new insulation to comply with the International Energy Efficiency Code which requires R-35 in this climate zone.

### **How urgent is this project?**

The roofing system is at the end of its useful life, is no longer serviceable and should be replaced during the summer of 2022, if possible. Numerous repairs and maintenance have been ongoing for years in an attempt to maximize the longevity of the roof.

When the snow-packed roof thaws each spring or when heavy rains occur, rows of buckets and trash cans are deployed throughout the school to help prevent damage to interior finishes, floors, furniture, computers, etc. This impacts both student and staff safety as well as student learning, especially in the media center and STEAM classrooms where equipment and technology is particularly impacted. Classroom and hallway buckets create tripping hazards, and leaks that flow in and around lighting fixtures and networking wiring create electrical hazards.

If the BEST Grant is awarded, the project will occur during the summer of 2022 or 2023. If the BEST Grant is not successful, then the School District will reallocate funds that are slated for other critical school district projects to attempt roof triage.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Further, GWSD will apply for a BEST Grant during the 2023/24 cycle. Additionally, the safety and learning of 755 students and 100 staff occupying this building will continue to be impaired.

**Does this project conform with the Public School Facility Construction Guidelines?** No

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

N/A

**How does the applicant plan to maintain the project if it is awarded?**

The 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 the amount transferred into capital reserves for capital renewal and new capital projects. In FY2021, with 34% BEST Grant funding support, GWSD successfully replaced the roof of the Gunnison Community School using 66% capital reserve funds. This demonstrates our ability to budget over the long term for large capital replacement projects.

Upon completion of the project, the contractor will warrant the project for three and a half 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 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 ten years. GWSD 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:

- Debris around drains, scuppers, and other areas of the roof.
- Roof blisters.
- Membrane deterioration.
- Structure deflection.
- Obstructed drainpipes, downspouts & vents.
- Ponding water.
- Holes or cracks in seams, flashings, etc.

**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 Crested Butte Community School opened in September 1997 as new construction funded by a bond passed in 1995. At the time of new construction, the school was adequate for the community's educational needs. The facility is now over 25 years old and many systems are reaching the end of their useful lives & the school district is endeavoring to stay ahead of failures in the building's various systems.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

In 2009, a classroom addition was constructed on the northwest wing of the school. Three modular classroom buildings have been added to this campus in the last three years due to overcrowding. In 2019, the CBCS parking lot was resurfaced and so was the CBES playground. 2018 saw the beginning of a wave of LED lighting upgrades including both gymnasiums, outdoor lighting, multipurpose room, art room, and woodshop. This effort is a part of the school district's commitment to "greening" its assets.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

GWSD has carefully maintained contributions annually to our Capital Reserve Fund 43 for matching funds for large capital projects like this roof replacement. The BEST Grant program is well suited to support this project which meets the highest BEST Grant priority category of school safety. Countless other large capital projects depend on funds in our Capital Reserve Fund 43, so grant funding like BEST is essential.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How do you budget annually to address capital outlay needs in your district/charter?:

Each year the Facilities Director provides an estimate of projected capital outlay costs to meet facility needs. This request is proposed on a facility by facility basis and is funded with General Fund resources into one central maintenance budget. As the year progresses, the maintenance budget is adjusted in order to manage new and unexpected capital outlay needs. For larger projects that can't be managed within the General Fund, the District utilizes its Capital Reserve Fund resources. This fund is managed on a three-year planning cycle that is updated annually. Larger facility-specific projects are identified, prioritized and scheduled for funding based on availability of resources and the severity of the need. An annual district-wide emergency budget is also established within the Capital Reserve Fund to pay for projects that arise unexpectedly.

## If relevant to your project, what are your current annualized utility costs, 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 has seen savings at sites that have been recently reroofed due to additional insulation that's integral to the new roof systems.

## If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

The School District has no plan to change the use or dispose of this facility.

<b>Current Grant Request:</b>	\$714,370.40	<b>CDE Minimum Match %:</b>	69.00
<b>Current Applicant Match:</b>	\$1,590,050.26	<b>Actual Match % Provided:</b>	69.00
<b>Current Project Request:</b>	\$2,304,420.66	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		Matching funds will come from our Capital Reserve Fund 43.
<b>Total of All Phases:</b>	\$2,304,420.66	<b>Escalation %:</b>	9
<b>Affected Sq Ft:</b>	75,500	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	755	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$30.52	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.65	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$28.87	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$3,052	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	200	<b>Who owns the Facility?</b>	District

### If owned by a third party, explanation of ownership:

N/A

### If match is financed, explanation of financing terms:

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$768,823,632	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$380,739	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$7,816,601	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Median Household Income:** \$56,753  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 20.40%  
Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 7.485  
Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$1,246.93  
Applicants Median: \$2,381

**Outstanding Bonded Debt:** \$45,060,000

**Total Bond Capacity:** \$152,904,740  
Statewide Median: \$23,203,968

**Bond Capacity Remaining:** \$107,844,740  
Statewide Median: \$11,500,738

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

**FOWLER R-4J - Fowler HS Gym Roof Replacement - Fowler Jr/Sr HS Gym - 1975**

<b>District:</b>	Fowler R-4J
<b>School Name:</b>	Fowler Jr/Sr HS
<b>Address:</b>	600 WEST GRANT AVENUE
<b>City:</b>	FOWLER
<b>Gross Area (SF):</b>	86,091
<b>Number of Buildings:</b>	4
<b>Replacement Value:</b>	\$20,762,378
<b>Condition Budget:</b>	\$13,609,351
<b>Total FCI:</b>	0.66
<b>Adequacy Index:</b>	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,861,270	\$3,388,870	1.18
Equipment and Furnishings	\$270,678	\$326,340	1.21
Exterior Enclosure	\$3,346,777	\$1,679,412	0.50
Fire Protection	\$14,746	\$995,508	67.51
Furnishings	\$584,165	\$234,285	0.40
HVAC System	\$3,119,300	\$3,799,183	1.22
Interior Construction and Conveyance	\$3,586,765	\$2,036,417	0.57
Plumbing System	\$1,596,959	\$1,606,284	1.01
Site	\$1,400,270	\$911,812	0.65
Structure	\$3,981,448	\$0	0.00
<b>Overall - Total</b>	<b>\$20,762,378</b>	<b>\$14,978,111</b>	<b>0.72</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** FOWLER R-4J

**County:** OTERO

**Project Title:** Fowler HS Gym Roof Replacement

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

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

**If Yes, please explain why:** N/A

## Project Type:

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

## General background information about the district / school:

The Fowler School District serves the town of Fowler and rural portions of Otero, Crowley, and Pueblo Counties. The first school was held in a small building approximately one mile southeast of the center of town, and had seven pupils in 1887. This smaller building was eventually replaced by the first multi-story school building in 1918. The district has grown to include two school sites and nearly 380 students.

The history and culture of Fowler is proud, with deep roots in farming, ranching, and hard work. The expectation is when things don't work, you repair, and if that doesn't work you work harder. Our staff and students have the same work ethic and pride in our community.

We are very careful to avoid creating a perception of problems or need, partly due to pride and/or embarrassment and partly to keep our parents and students feeling safe. We have taken the stance that overselling our buildings' shortcomings could create a sense that our facilities are not safe. Most of us are here for the long haul and/or have been here for many years (or generations).

I am a life-long resident of Fowler. Actually, my great-great-grandparents homesteaded on land about 5 miles west of town. I am just the 3rd Superintendent of Fowler Schools since 1964. Our current High School Principal is just the 4th individual in that position and I am just the 3rd Elementary Principal since the mid-1980's. We live here and are part of the community, so we are very cognizant of our behavior and messaging to our community.

We understand that our buildings have many shortcomings. We understand the extreme cost associated with addressing these issues. We also understand the community's outlook on replacement versus repair. Even though, replacement eventually becomes the solution.

## Deficiencies associated with this project:

As part of FSD's ongoing facilities maintenance program, Tremco Construction Products Groups performed an inspection of the High School Gym roof in April 2021. The inspection identified areas of ponding on the roof. These ponding areas have negatively impacted the performance of the roof membrane. The ponding areas have saturated the wood fiber cover board.

The saturated areas under the roofing membrane have already created multiple leaks inside the gymnasium. As with any leaks, the exact location is usually not known until the least opportune times, such as during the High School Graduation Ceremony on top of the front row of seats or our annual High School Volleyball tournament or during Saturday Rec Basketball Tournament for 3rd through 6th-grade students. The safety risk to anyone in the facility that is created by leaks is obvious. As these leaks have appeared, the FSD maintenance team has spent many hours identifying, patching, and repairing holes and other areas believed to be the cause of the leaks.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The unknown and unseen risks to the long-term health and safety of everyone who uses the facility are the potential for mold growth and deterioration of the concrete deck if the roofing is not addressed. FSD had a section of bleachers collapse in this facility during the High School Graduation Ceremony in 1989. There were many injuries after that event and continued deterioration of the roof poses additional safety concerns.

Mold continues to be a concern in unseen areas, such as above ceilings, there are numerous risks to the health and safety of the students who will use the facility on a daily and/or weekly basis. The Centers for Disease Control state that exposure to mold can lead to a multitude of health symptoms, including a stuffy nose, wheezing, red or itchy eyes or skin, fever, and shortness of breath. The CDC cited a study that found connections between indoor mold exposure and upper respiratory tract and asthma-type symptoms, in both healthy and immunocompromised individuals. Other studies link early mold exposure to the development of asthma in children. <https://www.cdc.gov/mold/faqs.htm>

Unfortunately, there is no real way to determine how much mold could be present in the roofing materials without further damaging the roof membrane, thereby creating additional opportunities for saturation and leaks.

To effectively combat the leaks, potential deck deterioration, and mold growth, the inspector recommended removing the entire existing roofing system, down to the concrete deck, and replacing it with a similar built-up roofing system or single sheet roof membrane able to withstand our weather conditions including hail.

### **Diligence undertaken to determine the deficiencies stated above:**

The issues with our HS Gym roof and the end of its useful life have been independently identified by our Tremco inspector in April 2021, our Master Plan consultant RTA Architects in September 2018, and by CDE's Facility Inspection in July 2018. Both of the 2018 evaluations indicated that the roof was less than 5 years from the end of its useful life. Both CDE's and Tremco's recommendations included removal of the existing roofing material. These inspections confirmed the day-to-day deficiencies in the roof that our maintenance department has been addressing for multiple years.

The need for replacing the roof was identified in the Master Plan and was included in the scope of work in our 2020 BEST application for replacing the existing Junior/Senior High School buildings. That grant was not funded but we reapplied in the 2021 cycle and were awarded a COP BEST Grant to replace our Junior/Senior High School buildings. During the efficiency study and pre-emptive value engineering process the district used, led by RTA and DCS, the replacement of the High School Gym roof was eliminated from the scope of work with the idea of applying for a separate BEST grant at a future date.

Following the April 2021 inspection, it became apparent that time was of the essence and we needed to pursue replacement sooner rather than later to avoid additional damage to the interior of the building and to eliminate any health concerns for the occupants of the building including damage to the concrete structure, contents of the building, and growth of harmful mold or other water damage.

### **Proposed solution to address the deficiencies stated above:**

The proposed solution will be the removal of all roofing components on all sections of the High School Gym, down to the concrete deck. The roofing contractor will provide a replacement roof that will be hot-applied hybrid built-up asphalt roofing system on concrete deck and including code required roof insulation, roof insulation cover board, roof membrane base-ply sheet, roof membrane ply sheets, base flashings, roof surfacing consisting of aggregate surfacing, walkway material, safety yellow painted gas lines, wood nailers on parapet caps as needed, new Fibergrate FRP fixed mounted ladder to concrete wall of gymnasium for access to gymnasium roof from lower roofs, base sheet in Type 3 asphalt to wall and 3-course termination with Geogard Seam Sealer and Permafab mesh, AlphaGard Base Coat and Top coat, new galvanized metal flashing components, remove all abandoned penetrations and curbs on all roofs, ½" per foot tapered polyisocyanurate crickets to promote positive drainage to scuppers and gutters as needed, new galvanized 4" box gutters, downspouts and scupper collector box heads.

The district will be responsible to raise gas line in 2 areas on lower roofs and at (2) HVAC units on upper roof a minimum of 9" off the roof to accommodate additional roof elevation and to raise any electrical conduit junction boxes as necessary to accommodate additional roof elevation.



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The additional insulation and other materials have the potential to raise the roof and the contractor will be responsible for creating the appropriate slope to avoid ponding and flat spots in the finished product.

All material and performance expectations are outlined and included in the 'Project Manual' that is included with the application as a supporting document.

Upon completion of the project, the manufacturer will provide the district with a 20-year warranty and inspections in years 2, 5, 10, 15 following completion. The installer/contractor will provide a 3-year installation warranty.

### **Due diligence undertaken in defining the stated solution:**

The High School Gym roof has been inspected/examined by 3 groups operating independently of each other over the past 3 years. The conclusion of all 3 examinations was that replacement would be necessary in the near future. Recent failures and issues have led us to believe that this is now a 'sooner rather than later' project to avoid structural damage to the building components that could lead to catastrophic failure and/or growth of mold that could lead to life-long health conditions for our students, staff, and other facility users.

Our Tremco consultant prepared a very detailed project manual that includes all materials and performance specifications and was shared with interested roofing contractors who performed on-site inspections and submitted cost estimates for the project. It detailed the need for improvements in the application of the new roof materials that should help avoid issues and provide a solution that will last well beyond the warranty and expected useful life of the roof!

### **How urgent is this project?**

As with every request to the CCAB, time is of the essence. In the case of this project, every day, month, and year that passes brings us closer to the possibility of mold growing in places we cannot reach or treat. As we all know, exposure to mold can lead to life-long health conditions for our students and staff members who regularly use the gym, locker rooms, stage/weight room, lobby, etc.

Adding to the health and safety of students and staff is the reality of ever-increasing material and labor costs. At the January CCAB meeting, a representative from the Associated General Contractors provided information that indicated increases in overall construction materials at 30% over the past 18 months. This trend only makes completion of projects like this one even more urgent.

If the project is not funded, we will continue to wait for moisture, track the leaks, patch them to the best of our ability, and hope the water that ponds on the roof does not seep into the insulation and other materials and grow mold before we are able to complete the replacement. It is our responsibility as adults, educators, and policy-makers to act as advocates for the health, safety and bright future of all students so that they can be the BEST they can be!

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

Fowler School District will arrange for periodic inspections of the roof by the manufacturer or other qualified individual(s) or firms. These inspections will help guide recommended maintenance of the roof components. FSD is committed to addressing any future maintenance needs in the most timely, effective, and efficient manner based on these recommendations in an effort to maximize the life of the new roof.

Fowler School District R4J's capital replacement plan is to set aside and earmark funds for the purpose of replacement of each of the major systems of the new school as they reach the end of service lives. Foreseeing the expenditures that will ultimately be required to replace these major systems will allow the school to plan for the future and be prepared as capital expenses arise. The Fowler School District R4J Capital Reserve Fund had a fund balance of \$196,511 as of December 31, 2021. Fowler School District R4J has previously committed to allocate annually to a separate capital reserve account based on an as-needed basis for the Capital Replacement Plan. The district will continue with periodic inspections and any recommended maintenance associated with those inspections.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

To prepare the capital replacement plan, Fowler School District R4J determined for each category the estimated service life of the item, the estimated replacement cost, and the annual amount based on a straight-line method to be set aside in capital reserves in order to pay for the cost of replacing the item at the end of its useful life. The information set forth below.

Roofing has a 30-year life span for a total cost of \$700,000 and an annual cost of \$26,660. At this point in time, Fowler Elementary School has a new roof, installed in the summer of 2019, and the proposed secondary school addition will also have a new roof.

Based on our analysis, Fowler School District R4J feels setting aside \$50,000-55,000 annually will provide more than adequate funds when replacement becomes necessary for any of these roofs and/or other major capital items,, without taking into account the idea that rehabilitation will be a possible solution instead of replacement with respect to many of the components in the district.

The total annual estimated amount for costs under the maintenance plan and capital plans as described above is approximately \$55,000. In order to assure that Fowler School District R4J can be financially responsible for these amounts, Fowler School District R4J analyzed its historical and projected sources of revenue. Fowler School District R4J believes this amount is sustainable within our budget. Thus, at this point, Fowler School District R4J is confident that we can financially support the maintenance and capital replacement plan.

**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 facilities on the Fowler School District campus were constructed with the express purpose of public education.

Construction dates of all campus facilities are as follows:

\*Fowler Elementary School: 2003 (19 years old)

\*Fowler Junior/Senior High School: various years between 1954 and 1975

-Main Educational Building: 1954 (68 years old) the east wing of the Jr/Sr High School building

-Additional Educational Building: 1964 (58 years old) the west wing of the Jr/Sr High School building

-'C-Building': 1964 (58 years old) Industrial Arts, Visual Arts, Music/Band, Wrestling

-Ag Shop/Bus Shop Building: 1971 (21 years old) Ag Education, Bus Shop, Maintenance

-Gymnasium: 1975 (47 years old) Includes a stage, PE, Athletics, Assemblies, Music Concerts, HS Graduation, Drama Presentations

The Gymnasium opened in January 1975. The existing roof has been repaired and patched numerous times during its lifetime. Facilities evaluations by CDE (July 2018), RTA Architects (during Master Plan process, September 2018), and Tremco Construction Products Group (April 2021) all expressed the need for replacement.

EVERY time we receive any type of moisture (snow or rain), we experience leaking in the gymnasium. The district's roofing consultants and the district's maintenance supervisor have patched and repaired multiple sections of the roof on multiple occasions every year for the past five plus years. Recently, concerns have grown about the continued leaking saturating the wood-fiber cover board further compromising the integrity of the roof , deterioration of the concrete deck and potentially promulgating mold growth (negatively impacting the health of anyone using the facility).

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The Fowler School District serves the town of Fowler and rural portions of Otero, Crowley, and Pueblo Counties. The first school was held in a small building approximately one mile southeast of the center of town and had seven pupils in 1887. This smaller building was eventually replaced by the first multi-story school building in 1918. The district has grown to include three schools and nearly 380 students. Over the years, FSD has had a limited budget based on a PPR that is significantly lower than the state average. The limited funding impedes the district's ability to make significant changes. Based on the list below, it is obvious that a significant portion of the FSD budget is used on facility repairs. The following is a list of capital

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

improvements made to the facility since 2009, with the year improvements were made, and approximate dollar amounts spent on the repairs/upgrades, not counting wages and benefits of district employees. Summer 2021\*Awarded BEST COP Grant for Addition of Junior/Senior High School onto the existing Elementary building. COP transaction closed in December 2021. The design process is ongoing.Fall 2020:\*LED Lighting upgrades at all buildings and the football and baseball fields; \$110,515 / \$72,717 grant/incentive & credits from Black Hills Energy and ROI Energy (This “incentive” does not have a limitation or payback requirement if a BEST Grant is awarded) & \$37,798 from local funds\*Chromebooks for K-12 students and technology infrastructure upgrades; Combination of CDE grants and local funds, \$115,000.\*Dishwasher, Faucet, Sink, Garbage Disposal, & Oven for District Kitchen; \$20,000 local fundsSummer 2020:\*Painted classrooms, hallways, exteriors; Gyms floor cleaning/waxing; Playground maintenance and painting; Installed new wheelchair ramp at the HS Gym; refurbished lab stations, desktops, and student work areas in science lab; \$7,000 materials cost from local funds\*40- gallon paint grant from local True Value Hardware storeFall 2019:\*Repair/replace parts of the HVAC system at Fowler Elementary (FES) \$14,913\*Replace roof and gutters at FES \$171,777\*Electrical replacement of motor for well \$1,200\*Install drinking fountains at FJHS/FHS \$1,180 Summer 2019:\*Expand surveillance camera systems of FJHS/FHS \$4,275\*Install new surveillance camera systems at FES, FHS Gym, FHS Ag Shop \$19,397\*Move FHS Secretary’s office near the main entrance to FHS \$6,289\*Install 2 sets of glass double doors at the main entrance to FHS \$20,000\*Painted classrooms, hallways, exteriors, FJHS/FHS gyms floor cleaning/waxing \$6,550\*Replaced signage at FHS \$2,000 Fall 2018:\*Cafeteria freezer repair \$1,605\*Electrical Panel replaced in C Building \$1,158 Summer 2018:\*Plumbing drain project at FJHS \$6,217\*Painted classrooms, hallways, exteriors, parking lots, FJHS/FHS gyms floor cleaning/waxing \$6,550\*Upgraded hardware for HVAC at FHS/FJHS \$8,133\*Replaced Signage at FHS \$2,500Spring 2018:\*Plumbing drain project at FHS \$1,938 Winter 2017:\*Roof repair at FES/FJH/FHS \$1,908\*FHS Gym Boys’ locker room plumbing drain repair \$2,806 Fall 2016 and earlier: \*Replaced tartan floor at FHS (Original 1975) \$125,941\*FHS Gym remodel/floor coverings, misc. equipment \$91,182\*Ag Shop/Bus Barn roof & downspouts replacement \$207,500\*FHS Gym Boys’ locker room lockers replaced \$13,063\*FHS/FJHS Fire Alarm installation \$62,941\*Ag Shop/Bus Barn roof repair \$23,779\*Vibber Field (football/track) upgrade to including drainage \$558,954Annually since Summer 2016: Fire alarm inspection and repair \$12,799, Boiler inspections and water treatment \$5,792 The total of the above expenditures exceeds \$1,500,000. Many of these projects are for items that will carry beyond the immediate future and can be used by the district in the future.

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

At the November 5, 2019 election, the voters of Fowler School District R4J approved a \$4,900,000 bond issue to be used only for a BEST grant match for an addition to the existing Elementary building that would replace the existing JH/HS buildings. In May 2021, the District was awarded a COP BEST grant following a successful application in the 2020 BEST cycle. This project was Value Engineered out of the successful 2021 grant application.

Throughout the years, Fowler School District R4J has been aggressive and creative in fundraising through a variety of sources to upgrade its facilities. The LED Lighting upgrade project was completed as a partnership between FSD, Black Hills Energy, and ROI Energy. The Fowler High School Gymnasium remodel project received various grants to include: Department of Local Affairs-\$100,000, Daniels Fund-\$50,000, Black Hills Energy-\$7,500 and local donations-\$67,500. The Vibber Field remodel project also obtained various revenue sources which included Great Outdoors Colorado-\$200,000 and Colorado School District Self Insurance Pool that replaced the football field light poles. In 2019, the Fowler School District R4J has also obtained a State of Colorado Safety Grant in the amount of \$49,800. Other smaller grants have also been awarded. The Fowler School District R4J will continue to be aggressive in applying for grant monies that can be used for capital improvements.

To date, the district has been unsuccessful in finding alternate funding and is asking for assistance with the total cost of replacement.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

The Fowler School District R4J uses a separate Capital Reserve Fund that is used for capital outlay items. The budgeting process for this fund begins in the spring prior to the start of the fiscal year. The administrative team of the district discusses the upcoming needs for the fiscal year. These needs are for the upkeep/maintenance of current assets and/or obtaining new assets to replace obsolete ones. The capital needs of the district are revisited on an as-needed basis.

In the Operations/Maintenance section of the FSD 21/22 Revised budget, \$282,190 is budgeted for Purchased Services and Supplies. This translates into \$779.53 per pupil. The FSD 21/22 Revised budget has \$232,775 allocated for Salaries and

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Benefits. This translates to \$643.02 per pupil.

As of December 31, 2021, the Capital Reserve Fund has a balance of \$196,511. Additional funds are transferred from the General Fund on an as-needed basis according to the priorities as determined by the administrative team.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

The expectation will be that updated and increased insulation in the roofing system (from R5.62 to R-15.5) will make the building more energy-efficient, it is undermined if there will be any reduction in operating costs. Even though this will meet the current Otero County Building Codes IBC 2006 and IECC 2006, we did explore installing an R30 system on the gym. Unfortunately, this would require raising the exterior walls, interior parapets, perimeter edge details as well as raising the HVAC units on the upper roof level. Powervent and other vent curbs would also have to be raised to accommodate the additional insulation heights and result in a significant increase in installation cost. Currently, the roof has an estimated above deck R-Value of R5.2 but is assumed to be overall less than that due to saturated/wet insulation areas. This change to R15 should increase the current R-Value by 200%. A reduction in operating costs is not an expectation of the project but could be a pleasant side-effect!

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$619,183.19	<b>CDE Minimum Match %:</b>	37.00
<b>Current Applicant Match:</b>	\$154,795.79	<b>Actual Match % Provided:</b>	20.00
<b>Current Project Request:</b>	\$773,979.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The matching funds for this project will come from a combination of the District's General Fund and/or Capital Reserve Fund.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$773,979.00	<b>Escalation %:</b>	10
<b>Affected Sq Ft:</b>	21,457	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	366	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$36.07	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$36.07	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$2,115	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	183	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

**Financial Data (School District Applicants)**

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$4,900,000
----------------------------	---	------------------------------	-------------

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation:</b> \$27,693,299 Statewide Median: \$116,019,842	<b>Year(s) Bond Approved:</b> 19
<b>PPAV:</b> \$30,263 Statewide PPAV: \$167,001	<b>Bonded Debt Failed:</b>
<b>Unreserved Fund Bal 19-20:</b> \$1,593,649 Statewide Median: \$3,102,240	<b>Year(s) Bond Failed:</b>
<b>Median Household Income:</b> \$43,924 Statewide Avg: \$59,201	<b>Outstanding Bonded Debt:</b> \$280,000
<b>Free Reduced Lunch %:</b> 60.10% Statewide Avg: 46.98%	<b>Total Bond Capacity:</b> \$2,215,216 Statewide Median: \$23,203,968
<b>Existing Bond Mill Levy:</b> 0 Statewide Avg: 6.71	<b>Bond Capacity Remaining:</b> \$1,935,216 Statewide Median: \$11,500,738
<b>3yr Avg OMFAC/Pupil:</b> \$1,663.45 Applicants Median: \$2,381	

**BEST School District and BOCES Grant Waiver Application**

***Fowler School District R4J – HS Gym Roof 2022***

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.

In November 2019, Fowler School District R4J successfully passed a \$4.9 Million bond (our legal maximum at the time) for matching funds for a potential BEST Grant. Our 2020 BEST application was not funded, but in May 2021, we were awarded a COP Best Grant and, in December 2021, we made the final principal payment on our 2003 Bond for our Elementary School. During this time, our property values have slowly increased and this has created a gap (\$638,660) between our current bonded indebtedness (\$4,900,000) and our statutory limit (\$5,538,660). We currently have just under \$200,000 in our Capital Reserve Fund. Together, these figures demonstrate the lack of local financial opportunity – we MAXED our bonding capacity in 2019 and still only generated \$4,900,000!

This waiver will allow us to avoid asking our the voters, who are already paying some of the highest overall Mill Levies in Colorado, for another bond or reducing our General Fund by approximately 25%. Over the past 12 months, we have recognized changes in the market costs of construction materials and labor, and have worked to increase the efficiencies of our organization and current BEST project. We are still in a position to provide our community, students, and BEST a high-quality project but need some financial assistance to make it a reality. We would love to complete our capital projects without assistance but are unable to accomplish this in the current state of funding in our district.

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

Under previous CCAB weights, the match requirement for FOWLER R-4J would have been 33%. Under revised CCAB weights, the match requirement is 37%. The revision significantly increases our expected match, impacting our ability to plan for capital needs. (as per info provided by CDE)

The unprecedented cost escalation for both construction materials (approximately 30%) and construction labor (approximately 15%) as provided by AGC at the January CCAB Meeting has created an environment that makes project completion more challenging than ever. These increases coupled with the restrictions on increasing school funding under TABOR make it extremely difficult for school districts to absorb these unexpected costs and still produce high-quality, safe, and healthy schools for our students.

*\*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.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant’s PPAV: \$75,664.75\*

Weighted Rank: .31% of 8% max

2022 Current Assessed Valuation of \$27,693,299 / 366 Students = \$75,664.75 (District Provided Figures)

Student count as per <https://www.cde.state.co.us/cdereval/pupilcurrent>; 2021-22 K-12 Free and Reduced Lunch Eligibility by District (XLSX); row 126

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$43,924

Weighted Rank: 3.54% of 18% max


C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: 53%\*

Weighted Rank: 5.43% of 23% max

<https://www.cde.state.co.us/cdereval/pupilcurrent>; 2021-22 K-12 Free and Reduced Lunch Eligibility by District (XLSX); row 126

D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections: 1\*

Adjustment: 0% (-1% per attempt)

We successfully passed our bond election in November 2019 for a maximum amount of \$4.9 Million on our First Attempt!

E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant's Bond Mill Levy: 13.325\*

Weighted Rank: 23% of 23% max

On December 6, 2021, the Fowler R4J Board of Education approved the District's 2022 General Fund Mill Levy at 27.005 Mills (the current maximum allowed) and the 2022 Bond Fund Mill Levy at 13.325 Mills for 2022 (Total Mills 40.33). The Bond Fund Levy is approximately 1 Mill below the maximum allowable (14.263 Mills) and will generate the funds necessary to make the 2022 principal and interest payments of \$313,625 while still being able to save our taxpayers over \$80,000 in 2022!

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

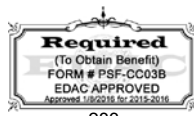
Applicant's Remaining Bond Capacity: \$638,659\*

Weighted Rank: 3.62% of 23% max

Our SUCCESSFUL November 2019 bond was based on our available bonding capacity and property values at the time. In the years since then, our property values have increased slightly and our current bonded indebtedness of \$4,900,000 is comprised completely of this bond passed in November 2019 and issued in December 2021. We made our final payment for our Elementary School construction from 2003 in December 2021.

2022 Assessed Valuation \$ 27,693,299 \* 20% = \$ 5,538,660 Legal Bonding Capacity Limit - \$4,900,000 Outstanding Bond = \$638,659 in Remaining Bonding Capacity (District Provided Figures)

G. The school district's unreserved fund balance as a percentage of annual budget.



District's unreserved fund balance as a percent of annual budget: 22.18%\*  
max

Weighted Rank: 2.08% of 5%

\$ 1,579,819 / \$7,123,185 (Contingency Reserve / Total Revenues & Beginning Balance) – figures as per district's Revised Budget, approved Jan 31, 2022

H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

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.

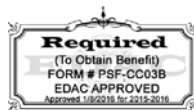
Our local community is very supportive of our school district. Unfortunately, we do not have 'deep pockets' locally to assist with the large scale projects. The passing of our November 2019 Bond, for the maximum at the time, shows the commitment of our taxpayers to do as much as possible for our school. We have not had any commitments from any granting organizations, citing their own financial difficulties as a result of the pandemic. We find ourselves in the unenviable spot of not being able to fully provide for ourselves and asking for help.

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

20%

CDE Minimum Match Percentage:

37%





Division of Capital Construction

## BEST School District and BOCES FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

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

Under previous CCAB weights, the match requirement for FOWLER R-4J would have been 33%. Under revised CCAB weights, the match requirement is 37%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**MONTE VISTA C-8 - Monte Vista MS Roof/HVAC Replacement - Monte Vista MS - 1969**

<b>District:</b>	Monte Vista C-8
<b>School Name:</b>	Monte Vista MS
<b>Address:</b>	3720 SHERMAN AVENUE
<b>City:</b>	MONTE VISTA
<b>Gross Area (SF):</b>	45,000
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$11,605,410
<b>Condition Budget:</b>	\$6,225,825
<b>Total FCI:</b>	0.54
<b>Adequacy Index:</b>	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,810,063	\$2,035,224	1.12
Equipment and Furnishings	\$579,947	\$177,688	0.31
Exterior Enclosure	\$1,528,831	\$539,926	0.35
Fire Protection	\$2,653	\$349,976	131.92
HVAC System	\$876,799	\$814,421	0.93
Interior Construction and Conveyance	\$2,411,207	\$1,424,038	0.59
Plumbing System	\$728,684	\$676,914	0.93
Site	\$2,137,602	\$554,827	0.26
Structure	\$1,529,624	\$0	0.00
<b>Overall - Total</b>	<b>\$11,605,410</b>	<b>\$6,573,014</b>	<b>0.57</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MONTE VISTA C-8

**County:** RIO GRANDE

**Project Title:** Monte Vista MS Roof/HVAC Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Located in the rural parts of Colorado, the Monte Vista School District, "Home of the Pirates," runs four days a week, Monday through Thursday, 7:00 am to 9:00 pm. On Fridays and Saturdays, portions of the district are used. Times range from anywhere from 7:00 am to 9:00 pm. The mission statement of Monte Vista School District is, "To inspire the pursuit of excellence, one student at a time." The district's vision statement is, "To achieve educational excellence by preparing students, parents, staff, and community members for the future." The district holds 1,074 students ranging from Pre-K through grade twelve over five buildings, including an alternative high school serving at-risk youth and an online school serving students throughout Colorado. The district serve 69% students of Hispanic descent, 27% of Anglo, and the remaining 4% of Native American, Asian, Black, and Pacific Islander backgrounds. Over the past four years, the annual student turnover rate has ranged from 8.6% to 19% per year with teacher turnover on the rise over the past three years due to low salaries, increasing student behavioral needs, and COVID-19. Over 62% of the students enrolled in our district qualify for free or reduced meals based on federal guidelines. Monte Vista Middle School is located on the outskirts of town and is one of the five of the campuses maintained by the schools facilities department. The facilities department owns an account with SchoolDude, where the maintenance workers or custodians can receive work orders and facilities requests. Each campus has it's own custodians, and there are several maintenance workers that help maintain all 5 campuses and the administration building for the district. In 2012, the school was awarded a BEST grant, which was used to construct a new high school and add an addition to the elementary buildings. In 2019, a BEST grant was awarded to the district to renovate the roof on the districts Delta Center Online Academy.

## Deficiencies associated with this project:

The current condition of the roof is poor and has not been renovated in nearly 26 years. The seams appear to be loose near heating units and vents resulting in leaks, damaged ceiling tiles, safety hazards to staff and students, and possible heat loss within the building. Additionally, the furnaces in the north hallway have exceeded their useful life. This equipment is from 1988 and is no longer capable of reliably delivering warm air to the classrooms. Temperatures are often unable to rise above the low 60s in these rooms and are even in the 50s under many conditions. Students bring their own blankets or loan one from the guidance counselor to stay safely warm while at school. With the deteriorating envelope from the roofing system introducing additional extremely cold air into the building in the heating season, the inadequate heating delivery of the furnaces is getting worse at an even faster rate, putting the wellbeing of students in jeopardy.

## Diligence undertaken to determine the deficiencies stated above:

A qualified contractor performed a core test and inspection on the roof. After doing an initial core sample test, we were informed the insulation rating is below standard. The contractor quoted the district on repairs that he felt would only be temporary improvements to our roof. To understand the furnace deficiencies, a mechanical engineer surveyed each of the furnaces in the north hallway to understand their condition. This included a review of existing mechanical drawings and a field investigation of the equipment and ventilation. This effort concluded eight of the furnaces were beyond their useful life and need to be replaced before another winter in these conditions.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## Proposed solution to address the deficiencies stated above:

The roofing goal is to improve the insulation quality and to repair water damage caused by leaks to the substructures of the building by tearing off the current and outdated built-up roof of tar and gravel, and using a fully adhered TPO roof system. The scope includes remediating past damage and replacing the roof. For the furnaces, the solution is to replace eight existing furnaces with new Trane S9X1 (or equal) furnaces. Each furnace is in a small closet in a classroom. There is venting and other roof penetrations with the furnaces that will be addressed simultaneous to the roof replacement in order to mitigate the risk of future leaks or issues with new roof penetrations. The existing ductwork is flush with the furnaces and does not allow for a straightforward installation with duct transitions. Instead, duct modifications will be necessary to accommodate the new units. The new condensing furnaces will have a minimum heating efficiency of 95% AFUE. Where applicable, flue and combustion air piping will be replaced. Additionally, units with insufficient ventilation brought to the furnace mixing box will have new louvers installed on the exterior wall. The louvers will support 300 CFM of outside air and be ducted to the furnace mixing box. New condensate disposal will be provided with heat tape, insulation, and weather-proof jacketing.

## Due diligence undertaken in defining the stated solution:

The district has had two contractors quote us on the renovation of the roof. During these inspections, both companies have re-evaluated the slope of the roof, drainage issues, and the materials used in the process. We are pursuing the newest technology in roofing application procedures to extend the life of the roof. A mechanical engineer has developed a scope of work for HVAC contractors to evaluate the furnace replacement work. This scope is designed to deliver high-efficiency units with sufficient capacity to prevent the unacceptable space conditions which exist today. It accounts for the installation difficulty in the closets with challenging ducting transitions around the existing units. Two contractors provided bids for the furnace replacement work.

## How urgent is this project?

It would be beneficial to have our roof renovated as soon as school is out for the summer at the end of this year. If the project is not awarded, we fear the seams may worsen, resulting in further and more serious leaks and damage inside of the building, depleted funds with temporary repairs, and further health and safety issues to students and staff members. The furnaces are struggling to make it through the current winter. It is likely that units will catastrophically fail, leading to a loss of classroom space until a replacement unit can be installed. In some areas of the building, total furnace failure may also result in frozen pipes which could cause extensive damage. The roof penetration work related to the furnaces will further exacerbate the roof leaks if not done jointly with the roof renovation. The furnace work will be performed as soon as possible, before the onset of true winter conditions, but likely in late fall 2022 due to the long equipment lead times.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## How does the applicant plan to maintain the project if it is awarded?

The facilities department is enrolled in a preventative maintenance program through SchoolDude. The new roof would be added to our preventative maintenance schedule to monitor for wear and tear and document the roof's conditions. If wear and tear is present after our warranty period is no longer valid, our next fiscal year budget shall include proposals for costs of repairs as needed. The new furnaces would also be added to our preventative maintenance schedule, with typical maintenance activities including filter changes and inspection of blowers, burners, and key sensors. A one-year warranty is expected with the new furnaces.

**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:**

Monte Vista Middle School was originally built in 1969 and was used as a vocational school. It was then purchased by the Monte Vista School District in 1981 to be use as a junior high, and was considered in suitable condition.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

In 1992, the building was renovated to add a library and gym area for students. The roof of north hallway, which is used for our seventh and eighth grade students, was renovated in 1995, and the west hallway, which is used for our sixth grade students, was last renovated in 1997. In 2002, an addition was built to the front entrance in order to incorporate better

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

security to the building.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

We are in the development stage of an energy performance contracting project with Schneider Electric. This project will capture operating costs being spent on utilities and other O&M requirements for older equipment and redirect those funds towards building improvement. Of note at the Middle School, the energy project will include new HVAC controls to replace the stand-alone thermostats at the site. This will provide key insight to the maintenance team about HVAC performance in the site and minimize energy use during unoccupied periods.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The Monte Vista School District has allocated \$355.93 per FTE student toward capital/insurance reserve expenditures, much of which is dedicated to large-scaled controlled-maintenance projects.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$650,675.91	<b>CDE Minimum Match %:</b>	24.00
<b>Current Applicant Match:</b>	\$205,476.60	<b>Actual Match % Provided:</b>	24.00
<b>Current Project Request:</b>	\$856,152.51	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	General Funds
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$856,152.51	<b>Escalation %:</b>	3
<b>Affected Sq Ft:</b>	15,438	<b>Construction Contingency %:</b>	8
<b>Affected Pupils:</b>	239	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$55.46	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$3.76	<b>Adverse Historical Effect?</b>	Pending
<b>Hard Costs Per Sq Ft:</b>	\$51.70	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$3,582	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	189	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

**Financial Data (School District Applicants)**

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>
----------------------------	---	------------------------------

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Assessed Valuation:** \$65,662,622  
 Statewide Median: \$116,019,842

**PPAV:** \$70,378  
 Statewide PPAV: \$167,001

**Unreserved Fund Bal 19-20:** \$2,827,490  
 Statewide Median: \$3,102,240

**Median Household Income:** \$38,175  
 Statewide Avg: \$59,201

**Free Reduced Lunch %:** 72.40%  
 Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 9.388  
 Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$1,227.89  
 Applicants Median: \$2,381

**Year(s) Bond Approved:**

**Bonded Debt Failed:**

**Year(s) Bond Failed:**

**Outstanding Bonded Debt:** \$6,311,667

**Total Bond Capacity:** \$13,132,524  
 Statewide Median: \$23,203,968

**Bond Capacity Remaining:** \$6,820,857  
 Statewide Median: \$11,500,738

Monte Vista Middle School Furnace Needs

January 25, 2022

Dear CCAB members,

In May 2021, I performed a preliminary energy study of Monte Vista Consolidated School District No. 8. In addition to a focus on energy opportunities, I reviewed the state of key pieces of infrastructure. I spent further time evaluating district facilities as part of an investment grade audit study to develop an energy performance contracting project for the district. This effort began in August 2021 and continues today. While many district buildings are older and have opportunities for energy improvement, the Middle School stood out as a site that is not conducive for learning with the current conditions. As colder weather arrived in late 2021, I have been able to see the effects of the equipment failures in the classroom.

The north hallway of the school is served by furnaces in closets in classrooms. These units have manufacture dates in 1987 and 1988. It is astonishing they have survived as long as they have without significant failure. Two of the furnaces have been replaced, but eight from the 1980s are still in operation. However, their operation is woefully inadequate. Classroom temperatures in winter are routinely below 65° F. Some classrooms experience days where the temperature cannot reach 60° F until daytime temperatures and sunlight supplement the furnaces in late morning or early afternoon. The guidance counselor has a set of blankets that are loaned out to students for their wellbeing.

The heat from these furnaces is essential for the building occupants, but it is also critical for freeze protection in the building to prevent bursting pipes and any associated flood damage. Should catastrophic failure occur over a weekend or holiday period, the building could sustain significant damage beyond the individual classroom where a furnace failure occurs. The furnace replacement work will require roof penetrations for venting and should be performed in conjunction with roof replacement/refurbishment to avoid worsening the integrity of the roofing system which is also at the end of its useful life.

The furnaces badly need to be replaced before the start of the next heating season.

Sincerely,



Robert Davidson, PE  
Senior Project Development Manager  
Schneider Electric  
214-725-4438  
robert.davidson@se.com

Schneider Electric

4775 Walnut St. #230  
Boulder, CO 80301

[se.com](https://www.se.com)

**• Campuses Impacted by this Grant Application •**

**TELLURIDE R-1 - Telluride DW Roof/HVAC Replacement - Telluride ES - 1895**

District:	Telluride R-1
School Name:	Telluride ES
Address:	447 West Columbia Avenue
City:	Telluride
Gross Area (SF):	55,000
Number of Buildings:	1
Replacement Value:	\$18,671,642
Condition Budget:	\$9,202,677
Total FCI:	0.49
Adequacy Index:	0.26



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,910,127	\$1,857,996	0.97
Equipment and Furnishings	\$488,178	\$604,266	1.24
Exterior Enclosure	\$1,969,155	\$324,506	0.16
Fire Protection	\$502,786	\$413,440	0.82
Furnishings	\$84,206	\$0	0.00
HVAC System	\$3,561,380	\$1,997,500	0.56
Interior Construction and Conveyance	\$5,635,745	\$2,269,241	0.40
Plumbing System	\$652,086	\$347,477	0.53
Site	\$1,567,914	\$1,332,901	0.85
Structure	\$2,300,065	\$55,355	0.02
Overall - Total	\$18,671,642	\$9,202,682	0.49

**TELLURIDE R-1 - Telluride DW Roof/HVAC Replacement - Telluride MS/HS - 1995**

District:	Telluride R-1
School Name:	Telluride MS/HS
Address:	725 West Colorado Avenue
City:	Telluride
Gross Area (SF):	174,350
Number of Buildings:	1
Replacement Value:	\$53,047,991
Condition Budget:	\$19,015,202
Total FCI:	0.36
Adequacy Index:	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,890,873	\$4,707,356	0.68
Equipment and Furnishings	\$2,487,926	\$744,287	0.30
Exterior Enclosure	\$7,125,020	\$1,616,204	0.23
Fire Protection	\$1,145,286	\$324,861	0.28
HVAC System	\$11,208,193	\$5,672,634	0.51
Interior Construction and Conveyance	\$9,331,330	\$4,741,272	0.51
Plumbing System	\$2,530,377	\$947,105	0.37
Site	\$2,928,141	\$567,620	0.19
Structure	\$9,400,844	\$0	0.00
Overall - Total	\$53,047,991	\$19,321,339	0.36



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** TELLURIDE R-1

**County:** SAN MIGUEL

**Project Title:** Telluride DW Roof/HVAC Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

The District is a political subdivision of the State organized for the purpose of operating and maintaining an educational program for the school-age children residing within its boundaries. The District encompasses approximately 326 square miles. The District includes the Towns of Telluride, Ophir, and Sawpit, as well as portions of unincorporated San Miguel County, Colorado, and the Town of Mountain Village. Our enrollment for the current school year is 876, pulling from the counties of San Miguel, Ouray, and Montrose.

The District operates an elementary school, an intermediate school, and a middle school/high school. The District also operates the Telluride District Preschool, which provides a Spanish-English dual immersion educational experience in a tuition-based program for children ages 3 to 5. This Qualistar-rated program serves a variety of different learners in two classrooms housed in the Telluride Elementary School. With a certified Early Childhood Specialist on staff, the District's program supports students identified for special education services.

The District works cooperatively with the Town of Telluride. Multiple intergovernmental agreements have granted the District rights-of-way that were needed to build additions onto school facilities, and the Town has received access to the District's fields and gym for the Parks and Recreation Department's adult and youth activities. The District also rents its facilities to a number of organizations during the Summer Festival season including Mountain Film and the Telluride Film Festival. The Telluride Science Research Center brings scientists from all around the world to Telluride and holds its summer-long workshops and conferences in District classrooms and the Palm Theatre. The Telluride Academy Summer program also utilizes middle/high school classrooms for summer programming for children ages 5-16 from all over the country. These organizations further the economic development of the region.

## Deficiencies associated with this project:

HVAC

Telluride Elementary School

The heating, ventilation, and air conditioning (HVAC) system for the historic section is split into three parallel systems: the heating system, cooling system and a dedicated 100% outside air system (DOAS). The heating is accomplished with (41) cabinet unit heaters and four radiant heaters, all with hot water coils. The hot water is supplied by new condensing boilers located in the mechanical room on the top floor. Cooling is provided to the top floor via an industrial evaporative fan that sits on a raised platform in the stairwell between the second and third floor. There is a split system with a rooftop condenser for the IT room. The DOAS system is run by two air handling units (AHU) with hot water coils in a mechanical room on the top floor. There are several exhaust fans on the roof used to draw air out of the building as part of this system, including a commercial kitchen exhaust fan.

The hydronic boilers and pump system were upgraded in the last three years, but the rest of the installed equipment is from a 1987 remodel. This equipment is over 36 years old. This is well past the 20-year ASHRAE projected useful life of this equipment. They are currently functional, but a major failure in the next few years is likely, meaning the equipment will need to be replaced.

The third floor is hot in summer/shoulder months, getting into the low 80's, as seen by data loggers, during the month of

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

September. It is currently cooled with an evaporative cooler, but this unit is manually controlled and relies on floors below to keep doors closed. If the unit is not turned on or doors are opened, then the temperature could rise well above the temperature that was observed during the data logging period. The school maintenance staff has done well with the available resources, but this solution is not the best.

To meet ASHRAE outside air (OSA) requirements, the school is relying on operable windows and the old DOAS system. In the winter windows are rarely used. According to the design documents for the DOAS system, there is currently just enough OSA being supplied to the classrooms to meet ASHRAE minimums, assuming 22 students per classroom (Colorado average for K-12). Considering age it is likely supplying much less. During the design phase actually numbers will be supplied as part of test and balancing. Further, a major failure is also possible. During the summer, the school relies entirely on the windows for fresh air, as tempering hot air is not possible. Supplying fresh air to classrooms is a major concern for the school district.

In the 1999 addition, the HVAC system consists of two AHUs. One serves the gymnasium and the other serves the rest of the spaces. They are set up to provide mixed air and have hot water coils in the units. There are three hot water fan coil units (FCU) that supply heating to the auxiliary spaces. The AHUs and FCUs in this building are supplied by the boilers on the third floor of the historic section. There are two fans on the roof dedicated to exhaust and one fan to providing outside air to the AHUs. Two other exhaust fans on the roof exhaust the bathrooms and electrical room.

The HVAC equipment in the addition is 22 years old. That is beyond ASHRAE's 20-year projected life for AHUs and FCUs, meaning it is outdated and inefficient comparatively. According to initial investigations into the fresh air supply, this area appears to be receiving the ASHRAE required cfm per space, but this needs to be confirmed.

For this entire building, the HVAC controls for the boilers and AHUs have already been upgraded to a Tridium Niagara system with front end monitoring and control. There are still pneumatic unitary controls throughout the building that are also 36 years old. ASHRAE's projected useful life for pneumatic controls is 20 years. This system includes thermostats, fan coil control valves, fan control units, and unitary equipment temperature monitoring devices.

The snowmelt system covers the north and south entrances to the addition. The supplying boilers are found in the first level pump room. There are currently no advanced controls on this system, being controlled by a manual switch. This is an issue for several reasons: 1) if the system is not turned on, the walkways in front of the school will become slippery and dangerous; and 2) if the system goes down there is no remote warning, meaning the maintenance may not be aware of unsafe conditions. Currently, the system, if left to run all winter, will significantly decrease the lifecycle of its components and wastes energy. Please refer to the TSD HVAC Scoping document for current equipment sizing and specs.

Telluride Middle/High School

The HVAC system in the Middle/High School and Palm Theater is mostly hydronic heating with roof top equipment to supply air through ducted systems. The supply for the main section of the building from two nearly new condensing boilers and two old boilers in the first-floor mechanical room of the 1994 section. The old boilers are currently in the process of being upgraded to condensing boilers. Nine of the roof top units (RTU) are original to the 1994 section and have no coils in them. They supply air to duct mounted hydronic coils throughout the building. One other original RTU serves the gym and has a hydronic heating coil. The original makeup air unit (MAU) has a hydronic coil; this unit serves the kitchen exhaust system. A RTU and one MAU was added to this section during the front entrance/cafeteria addition in 2017. Both units have hydronic coils, and the AHU has a direct expansion (DX) coil that is supplied by an adjacent condensing unit (CU). The AHU serves variable air volume (VAV) boxes in the ceiling with hydronic heating coils. Two other RTUs were installed during the addition to replace failing original units. One has a hydronic heating coil in the unit and serves VAV boxes with hydronic coils in the space. The other is a constant volume system that serves the Black Box Theater and Nurse's Office. A snowmelt system covers the sidewalk for this campus.

In the south wing of this building, two RTUs serve the main theater and backstage area. These RTUs have hydronic heating and DX cooling coils. A third, smaller RTU with a gas-fired section and DX coil serves the theater control room. All the auxiliary spaces surrounding the main theater and classrooms in the south wing are heated and cooled with FCU mounted in the ceiling with short duct runs to the spaces. These FCUs have a hydronic and DX coil. The hydronics for this building are supplied from the boilers in the Middle/High School. Seven split systems are used to cool individual office spaces, electrical, and IT rooms. The (11) RTU and single MAU units that are original to the 1994 section are well past the ASHRAE 15-year recommended projected life expectancy for roof top equipment. This is also true of the three RTUs and four split systems found on the west section of this building. In several of these RTUs, the motors are noticeably louder than expected, signifying they are not running correctly. These units are not likely operating to their design specs, as well as wasting energy.

The current Niagara controls are longer supported, due to internet safety concerns with it being based on the Java platform. This means that Tridium is no longer providing updates or tech support for this program. Also, because this system was

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

installed by different control contractors, the school is not able to access all their buildings through the same front end. This makes the HVAC controls and monitoring overcomplicated and drains the school's limited resources. Please refer to the TSD HVAC Scoping Document for current equipment sizing and specs.

### Roof

#### Telluride Elementary School (TES)

On the Historic section of the Elementary, it is a sloped metal standing seam roof with the very top being a flat white coated EPDM section. EPDM is a synthetic rubber roofing membrane. On the 1999 addition there is sloped metal standing seam gables over the connecting walkway and the lofted hallways. To the north and south of the hallways are flat roof sections. In partnership with Armstrong Group Inc. (AGI), the roofing consultant, utilized AGI's BE3 roof evaluation system to identify any deficiencies in the Elementary and Middle School/High School roofs. Using this method, AGI determined that the roof was in substantial disrepair – to the extent that it would be more costly to repair the roofs than to simply replace them. This determination was concluded through a scoring method that evaluates the type and extent of all existing distresses on each section of the roof. This evaluation was originally developed by the Corps of Engineers but has since been enhanced to improve the accuracy and better reflect the existing conditions found upon inspection. In addition to this scoring method, an economic analysis is performed to determine whether repairing or replacing the roof is more economically sensible.

The roofs, described below in detail, have severe deficiencies that are significantly affecting their purpose and performance.

The likely reason for the deficiencies is faulty installation or the roof is approaching the end of its useful life.

The Elementary EPDM, which is the newer section of roofing on the elementary school, is (15) years old, and the original roofer has since permanently closed and has not been able to aid the school district with the mounting problems. In addition, the roof membrane is showing signs of early deterioration, which is not covered under the warranty on the roof. There are also (4) sections of open and penetrated base flashing; and (8) sections of defective roofing, due to open and penetrated seams.

The Built-up section of roofing on the elementary school is nearly (21) years old and has many installation problems – the greatest of which is the inadequate distribution of asphalt between the plies, which has created lapping voids. Other deficiencies that were discovered were inventoried, as follows: (40) defective seams; (80) penetrated, or exposed seams; 932 faulty system securements; (58) holes, splits, or tears in the base flashing; (2) deteriorated interior drains and roof-level scuppers; and (1) cracked sleeve.

The Historic EPDM is the oldest section of roof, being (32) years old, and is beyond the age of its serviceable life and will certainly need to be replaced. The roof shows signs of significant membrane deterioration, throughout, due to erosion; (4) open and penetrated sections of base flashing; and (12) sections of pulled and penetrated sections of base flashing. The historic cupola on the elementary school is also in disrepair and will need to be rebuilt according to the standards set by the Colorado State Register of Historic Properties, as it is beyond repair.

#### Telluride Middle/High School

The Middle/High School EPDM roof is nearly (25) years old and has reached the end of its useful life. There is significant damage, throughout, to the base flashing, including loose flashing, penetrated flashing, and open seams in the flashing; patching that is in high distress; significant membrane deterioration, throughout; (5) broken roof-level scuppers; and defective seams throughout the entirety of the roof.

Both the elementary school, middle school, and high school have endured leaking roofs for many years. These leaks are becoming an increasing problem, especially as it pertains to the EPDM roof, as it is drying out and splitting. The result of these leaks has been an increased risk of mold, which could potentially become hazardous to students, faculty, and administration. It could also potentially damage property, such as computers, communication lines, ceiling tiles, flooring, and paint.

Additionally, the school has had to re-route the walking path of students to their classrooms to avoid the known leaks, as a safety precaution.

### **Diligence undertaken to determine the deficiencies stated above:**

Working with the Telluride School District maintenance team, Yearout Energy toured the buildings numerous times to identify and highlight any deficiencies. Telluride's maintenance staff is very knowledgeable about the condition of the District's facilities and shared all the condition issues that they were aware of with Yearout's engineering team. It was concluded that the most pressing projects that would have the most meaningful impact for Telluride School District would be a roof replacement, and a HVAC equipment/building automation system (BAS) upgrade.

During the investigation phase, Yearout engineers took full stock of the schools' HVAC system. This included gathering all the plans sets and digging in to fully mark up the existing system. This was no small task, as there are multiple mechanical sets for each building due to extended phased construction. Part of this initial investigation was taking an inventory of existing

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

equipment. Once Yearout completed its investigation, the findings were compared to the Colorado Department of Education facility insight reports that were very recently completed for both Telluride Elementary School, and Telluride Middle School/High School. Yearout Energy's findings very closely align with these reports.

Telluride School District and Yearout worked in parallel to assemble a team of HVAC design, equipment, and controls experts to assess and identify the deficiencies with the school. The District has relationships with controls and mechanical contractors that have a familiarity with the schools' HVAC systems. This level of knowledge gained by working on these systems was invaluable in helping to identify and expand on issues that may not have been previously identified. Several more site walks were undertaken with these partners to identify HVAC issues. Further investigations were made into items such as air quality, energy efficiency, and equipment condition with the support of a mechanical design team.

The District selected Armstrong Group Inc. (AGI) as a roofing consultant for its roof replacement project and directed AGI to complete a full roof assessment to define each deficiency. Several site visits were completed that included walking and documenting roof surfaces, flying a drone to assess hard to reach areas, and taking roof core samples. AGI's expertise to uncover any issues with the roof, coupled with the district maintenance staff's familiarity with leaks and other roofing issues, AGI's assessment includes a determination of the type and extent of all existing distresses in each roof section.

AGI also incorporated an Inventory and analysis of the distresses in each roof section to determine overall roof condition and its remaining expected life.

Through school staff interviews, consulting with industry experts, and analysis completed by Yearout's engineering and construction teams, the District is confident that the major threats to the school facilities and its inhabitants have been identified. It is the District's intent to address these deficiencies immediately.

### **Proposed solution to address the deficiencies stated above:**

HVAC / Building Automation System (BAS)

Telluride Elementary School

The District proposes upgrading both AHUs in the third-floor mechanical room with new units. They would need to be replaced with custom-made built-in place units, due to access. These units would be upsized if they are not providing adequate fresh air, as supported by the initial investigation. Part of the design process will look at installing gas fired section in place of HW coil to avoid freezing out coil. Bringing in cold outside air and running it past the water coils could potentially cause the coil to freeze. Though this is not currently an issue, if we increase the amount of outside air ventilation, it could become a problem.

This project would replace (32) cabinet fan coils – one-for-one with modern units in the classrooms on the basement, 1st and 2nd floors of the historic section of the Elementary School. Also, nine cabinet units on the third floor will be updated with units that have hot water and DX cooling coils. To supply these units, one or two condenser units will be placed on the roof to the north of the cupola to preserve the front view of the building. Consideration for the historic nature of this building will be made in the design of the condenser units. The Grant Advisor has been consulting with History Colorado on the placement of this equipment. The existing HW piping will be reused unless the condition is prohibitive. New refrigerant lines will need to be run from the condensers to the fan coil units on the third floor. Due to the addition of cooling, there may be the need to upgrade the electrical service at this building – this has been included in the project budget. Also, funds have been included for any drywall that needs to be taken out and repaired.

In the 1999 section, both AHUs will be demolished and replaced with built in place units that have extra capacity to meet the increased outside air (OSA). During the design phase, this will include evaluating installing gas fired section to avoid freezing the hot water (HW) coils that are in the existing equipment. The new units will include economizer cooling capabilities through the AHUs fresh air supply. Cabinet unit heaters that are past their useful life will be replaced and the condition of the baseboard heaters will be evaluated for possible replacement. The District will consider options for adding future cooling of this space. This will include sizing the AHU cases to leave room for adding a cooling coil in the future.

See the TSD HVAC scoping document for a breakdown of scope and equipment information.

Both sections of this building will be integrated into singular BAS controls. This will be accomplished with two Tridium Niagara N4 JACE stations and software upgrades. This includes upgrading all unitary pneumatic control devices in the building to direct digital control (DDC) devices. These devices consist of thermostats, valves, and damper actuators. The existing equipment will be integrated into the same front end. See Westco proposal for scope of work (SOW) breakdown.

After the installation of all equipment, full systems commissioning will be included. This will ensure the HVAC is operating at its full potential and that the school has the best project outcome possible.

Preparation of this grant has included a mechanical and controls design team to predict the final scope more accurately. Every element of this project, from the SOW to the budget, has been carefully considered. After the grant is approved, the full

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

design, as well as test and balancing, will occur to fully define the construction documents.

### Telluride Middle/High School

At the Middle/High School, there are two natural gas fired roof top units (RTUs), four hot water coil RTUs, and nine RTUs that have no coils in the units but distribute air to hydronic coils inside the building. Refer to the TSD HVAC scoping document for more information on the existing equipment. The replacement of all these units will include upsizing the units to provide more outside air (OSA), if needed, as well as moving to natural gas fired sections in place of their current heating coils to avoid freezing any hot water coils. These units will also include economizer cooling and the option to add cooling coils later. This project incorporates a budget to run natural gas to the units that are not currently supplied from the existing line on the roof, as well as a natural gas study to confirm there is enough capacity in the existing line.

The four split systems that are older than ASHRAE expected 15-year life span will be replaced one-for-one. See the scoping document for details on the existing equipment. See the TSD HVAC scoping document for a line-by-line breakdown in scope, as well as equipment information.

The building automation system will be upgraded as the current version of Niagara is no longer supported. The (15) current Tridium Niagara AX JACE stations that are on the java platform will be replaced with Tridium Niagara N4 JACE stations. This allows for front end integration for all the schools onto a single front end. Included in this project is software set-up and maintenance. This will include the inclusion of all other existing equipment into a singular front end. See Westco proposal for a scope of work breakdown.

After the installation of all the equipment, full systems commissioning will be included. This will ensure the HVAC is operating at its full potential and that the school has the best project outcome possible.

Preparation of this grant has included a mechanical and controls design team to predict the final scope more accurately. Every element of this project, from the SOW to the budget, has been carefully considered. After the grant is approved the actual design as well as test and balancing will occur to fully define the construction documents.

### Roof

#### Telluride Elementary School

At TES, the District's roofing consultant, Armstrong Group Inc. (AGI), is proposing all roof areas be removed down to the deck, including all base flashing and penetration flashing. Any necessary repairs to the existing seam metal roofing will be performed, including retightening loose fasteners, and replacing missing fasteners. All the foam at the flute ends will also be replaced.

For the Historic flat roof area and the North Wing of the school, a (minimum recommendation) fully adhered 60 mil black EPDM system be installed. Once the EPDM system is installed, a ½" high-density cover board will be installed to help prevent hail damage and punctures. AGI recommends polyisocyanurate insulation, as it is the most effective and best performing insulation on the market, currently; to be installed on top of the roof and be integrated into the roof assembly. To meet energy codes, this insulation layer will need to be installed and be the first layer under a polyisocyanurate tapered insulation. At the East Wing EPDM, ½"/ft. taper polyisocyanurate insulation crickets will be installed which will enhance the existing crickets flow. The high roof over the Historic building is flat; thus, it is necessary to install tapered insulation. The roof will be attached to the structure by means of heat inducted plates and fastener which will go down through the insulation and existing roof to the wooden deck and metal deck; this is accomplished to achieve greater wind resistance.

On the Historic EPDM section, ½" fire-treated plywood will be added to the existing structure, achieving a ¾" thickness to meet tested uplift assembly standards.

The cupola tower at the Historic building must be completely rebuilt, as there are open laps in the flashing, unprotected glazing, sills that are failing, and it will be necessary to completely replace the top skylight, due to the glazing seal failure and in-field built glazing flashing. In addition to the construction of the cupola, according to historic standards, the cupola, curbs, and utilities, will need to be raised to meet the new heights of the insulation base layer, taper system, and snow loads.

Precautions will be given to the existing stone parapet caps, low perimeter parapet heights, existing sloped translucent panel system, raised seam and roofing system, and other nonstandard details, such as installing safety rails at all the roof hatches. Rubber-based bases and adjustable metal brackets to support the utility lines will be installed. Rusted decking will be wire-brushed and be coated with rust prohibitor. Roof drains will be replaced and tested for plugs and leaks, and all plastic cages will be replaced with cast iron cages.

#### Telluride Middle /High School

The Telluride Middle School and High School building has some newer roof sections that were additions in 2017. The District concurs with its roofing consultant, AGI, that these newer sections do not need to be replaced, and that all roof areas built prior to 2017 be removed down to the deck, including all base flashing and penetration flashing. Any necessary repairs to the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

existing seam metal roofing will be performed, including retightening loose fasteners, and replacing missing fasteners. For all roofing sections being replaced, a (minimum recommendation) fully adhered 60 mil black EPDM system be installed. Once the EPDM system is installed, a ½" high-density cover board will be installed to help prevent hail damage and punctures. AGI recommends polyisocyanurate insulation, as it is the most effective and best performing insulation on the market, currently; to be installed on top of the roof and be integrated into the roof assembly. The roof will be attached to the structure by means of heat induced plates and fastener which will go down through the insulation and existing roof to the wooden deck and metal deck; this is accomplished to achieve greater wind resistance. The curbs and utilities will need to be raised to 14" to meet the new heights of the insulation base layer, taper system, and snow loads. The existing rooftop mechanical equipment will need to be raised to meet the 14" minimum curb height. Precautions will be given to the existing stone parapet caps, low perimeter parapet heights, existing sloped translucent panel system, raised seam and roofing system, and other nonstandard details, such as installing safety rails at all the roof hatches. Rubber-based bases and adjustable metal brackets will be installed to support the utility lines. Rusted decking will be wire-brushed and coated with rust prohibitor. Roof drains will be replaced and tested for plugs and leaks, and all plastic cages will be replaced with cast iron cages. Secondary roof drains will need to be adjusted to meet the new 2" height above primary drains. The existing sheet metal coping will be removed and replaced with new sheet metal coping caps, meeting the SMACNA Standards. Additionally, AGI recommends that the existing insulated translucent skylight panels be replaced with new panels. The existing sheet Metal Standing Seam roof system will also be repaired.

These modifications will serve to not only remedy the ailments the school district has been experiencing, but also proactively prevent many of the problems that led to the current condition of the roofing. The proposed insulation meets energy codes and will provide a comfortable indoor climate for all the occupants. The proposed EPDM system provides another layer of insulation, mitigating the amount of outdoor heat that enters the building in the summer and better retaining indoor heat in the winter. Tapered insulation is installed to provide better drainage on the roof, as it pertains to flat sections of roof. Other benefits of these proposed modifications are increased wind resistance, resistance to snow loads, and a cupola that will be constructed according to the Colorado State Register of Historic Properties.

### **Due diligence undertaken in defining the stated solution:**

Telluride School District and Yearout Energy have worked hand-in-hand to understand the needs of the school, staff, and students once the deficiencies were identified. Through several site visits and meetings, our company worked to define the scope of work that would best meet the schools' goals to address the schools' most pressing concerns. The goal of this exercise would be to update the school in a single project that would allow the staff to not worry about large capital improvement projects for 20 years.

The District and Yearout consulted with a team of industry experts to assess the needs, develop a scope of work, and put together budgetary pricing for the sake of the grant application. Many collaborative meetings were essential to identify HVAC issues and brainstorm solutions with these industry experts. Further investigations were made into items such as air quality, energy efficiency, and equipment condition with the support of a mechanical design team. The air quality investigation involved comparing review plans to determine design parameters and comparing them to ASHREA 62.1 guidelines. For the equipment expected useful life, the age of the existing units were compared to the ASHRAE's Xp20 equipment database. As an HVAC scope of work was developed for the historic elementary school, several meetings were held with Joseph Saldibar at History Colorado. During the meetings, the concerns of the historical society were discussed in relation to adding cooling equipment to the roof of the building. Options such as adding a view blocking structure were discussed, but it was stated that the structures are often more distributive than the equipment themselves. In the end, it was decided that the equipment would be placed behind the cupola to completely hide it from the front view.

For the roof replacement solution, the District and Yearout worked with AGI to define a scope of work. AGI used their own assessment methods to determine whether the roofs needed repairs or if they warranted a full replacement. This analysis was used to determine overall roof condition and its remaining expected life. The cost to repair all deficiencies in the roof section were calculated against the additional roof life expected from performing these repairs and compared to the cost of replacing the roof to see which option is more economically viable. This analysis is based upon statistical data that was originally developed by the Corp of Engineers but has significant enhancements to improve the accuracy and to give a better reflection of the actual conditions found in the inspection. See the attached AGI review of Telluride School District's roofs for a full explanation of this process.

Telluride School District and Yearout Energy worked directly with the District's BEST representative, Meg Donaldson, to build a project that fits within the BEST grant guidelines and meets the intended purpose of the governing body. During several meetings with Meg, numerous options for the project scope of work were presented. With direction from the BEST grant

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

representative, scope items were added and removed until a project was developed that would best serve the District's most imperative needs.

### How urgent is this project?

There is immediate urgency to complete the project as soon as possible in the opinion of the District's operations/maintenance team, District superintendent and staff, and the District's Board of Education. The Board of Education gave unanimous approval to pursue the BEST grant project at its January 18, 2022 board meeting. The District has effectively used resources to defer total system replacement for as long as possible and, in some cases, much longer than is typically expected. Currently, the schools' roof and HVAC systems are running on borrowed time, due to the maintenance staff's diligence.

In the case of the HVAC system, they are currently functioning but this could change at any moment. By not addressing the issues at the schools, it would be betting against the student and staff's comfort and health. Especially, with the heightened concern during the pandemic. This project is an investment in the school's future infrastructure, as well as the future generation of children in Telluride.

Occupant comfort is important in schools, as studies have shown that proper temperatures can help children be more focused on the material being taught. It would also set the school maintenance department back, with their already limited resources, to have to replace a failing unit during the school year. Also, knowing that Telluride can experience extreme cold conditions, having a reliable HVAC system is essential to the District.

Providing proper air changes in a space not only reduces harmful air contaminants like CO2 and VOCs, but also reduces the chances for the spread of pathogens. When paired with an effective filtration system, this movement of clean air can be an effective way to keep the space inhabitants healthy, especially when they are spending a significant amount of time inside the building.

At the historic elementary school, the DOAS system is entirely responsible for supplying clean air to the classrooms during the winter months. If this system were to have a major failure, the air in the space would be a health concern. This space is also undersupplied with fresh air when looking at the original design compared to average Colorado class sizes. Losing any equipment in any of the buildings would be a concern at any of the buildings included in this project would be problem for similar concerns. This is a possibility knowing the age of the equipment included in this project.

The roof is an immediate concern in the all the areas highlighted in the deficiencies section. There are active leaks throughout both buildings. These leaks can cause damage to the building and any interior school property. If left in its current state, the damage could become so severe that a structural safety issue can develop, such as weakened structural members. This moisture can also pool in areas of passage, causing a slip hazard for the building occupants. Another issue caused by moisture penetrating the interior is the possibility of mold growth, which is a major health concern.

Continuing to defer the replacement of the roof and HVAC system is done so at the risk of the students and staff. The school district takes this matter very seriously and is taking every step necessary to address these issues, including asking the Colorado Department of Education to invest in their facilities.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

#### Roof

The roofing contractor will warrant the project for two years following the completion of the project and will be responsible for any roof related issues that arise during that time period. Towards the end of the workmanship warranty period, Telluride School District personnel, Yearout Energy, Armstrong Group Inc., and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. Additionally, selected District personnel will be trained by the roofing contractor to complete simple roof repairs. If large roof repairs are required, they will be conducted by a competent roofing contractor. At least two times a year District personnel will access the roof to remove debris from drains, drainage scuppers and other areas on the roof. The roofing manufacturer will warrant the project for a period of twenty years.

#### HVAC / Building Automation System

#### General Care of Equipment

Through continuous and proactive maintenance of all installed equipment, the school district will be able to utilize this equipment, at the very least, until the end of its useful life, if not beyond its useful life. Though, there is certainly a decrease in the production of equipment as it ages, this decline can be mitigated through proper maintenance of all equipment. Telluride

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

School District's Primary Contractor, Yearout Energy, will dedicate time and resources to training the school district and all relevant maintenance staff in operating and maintaining the installed equipment so that it will run at peak performance.

Training of Telluride School District Maintenance Staff / Provision of Record Documents

As the District's Primary Contractor, Yearout Energy co-develops a project specific training with the school district and maintenance staff that is tailored to the needs and skill-level of the building operators. Training sessions are recorded and provided in electronic format to the school district for future reference. Topics commonly covered during these training sessions include:

- Equipment start-up, proper operation, shutdown, power failure, etc.
- Sequences of operation
- Operations and maintenance (O&M) manuals
- Diagnosing and troubleshooting common equipment issues
- Preventative maintenance and required documentation
- Health & safety considerations
- Warranty information
- Identified system deficiencies

Yearout Energy provides an industry standard 1-Year materials and workmanship warranty as part of the Design-Build project. Yearout Energy will negotiate extended equipment warranties with manufacturers where possible and transfer these extended warranties to Telluride School District upon project closeout.

Post-Implementation Report

Following the installation and commissioning of the project scope, Yearout Energy prepares and provides a post-implementation report to the school district showing all changes and revisions that occurred during the construction phase. Maintenance of the new roofing system, HVAC and building automation systems will be budgeted appropriately as part of Telluride School District's annual operating budget. Telluride School District maintains a Capital Projects Fund that accounts for the District's funding for current and future capital needs. Funding for future roofing and HVAC replacement needs will be anticipated in the Capital Projects Fund. Capital outlay is further described in the answer to the following question.

**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:**

Telluride Middle School & High School are located in a residential and mountainous area of Telluride, Colorado, and borders on the main highway entering into town. This site was newly constructed in 1994, with renovations being made in 2004 and more renovations in 2016. This site serves grades 7-12 and contains parking lots, grassed areas, a community playground, and a soccer field. The site comprises ~10 acres and is located on the west end of Telluride.

The Telluride Elementary School was originally constructed in 1885. An addition, which increased the size of the building by approximately one-third, was constructed in 1902.

When the school opened in 1886, it housed both the elementary and high school. The 1899 census showed an enrollment of 300 students, with seven teachers and one principal. The building was sold to a private party in the 1960's and was used privately for several years.

Telluride School District re-purchased the school and funded a significant renovation that was completed in 1987. During this renovation, the attic was converted to classrooms, an art room, and mechanical spaces for the school. The interior finishes beyond the public areas (e.g. classrooms, offices, etc.) were finished with "school" materials including carpet, plastic laminate, cabinetry and painted ceilings.

A bond issue was passed in 1998 to remove a 1940's Quonset hut west of the school and construct a new gymnasium/classroom addition east of the school in 1999/2000.

Once the Middle School / High School was relocated, this site became the Telluride Elementary School, which currently serves grades Pre-K – 2nd grade. This building is a local landmark and is an important contributing building to the Telluride National Historic District.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Major capital outlays to accommodate the growing student body include the reacquisition of the Elementary School in 1984,



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

its top-to-bottom renovation in 1987, and its addition in 2000. On the main campus, building replacement in 1994, addition to classroom space and a community theater in 2004, and addition to classroom space, office space, and climbing gym in 2017. In the last three years, we have completed Phase I of our Elementary School HVAC Overhaul. This consisted of gutting the boiler room, removing 30+ year old boilers and other equipment, rebuilding the room, and outfitting it with new boilers, pumps, plumbing, exhaust, lighting, and electrical infrastructure.

### What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?

General Obligation Bonds in the face amount of \$22,260,000 were issued January 15, 2015 for the purpose of financing the construction, renovation and other capital improvements approved by the Telluride School District ("District") voters. A subsequent refunding of the bonds issued in 2015 allowed the District to issue remaining authorized bonds to generate proceeds for needed infrastructure repairs and other eligible projects. Some of those funds have been made available to leverage the District's ability to contribute financial assistance to the BEST project.

### How do you budget annually to address capital outlay needs in your district/charter?:

Telluride School District looks at a seven-year horizon of anticipated capital projects. They consider projects estimated at \$100,000+ as capital projects. The District tries to spread their smaller projects out to keep spending capital spending in the range of \$150,000 - \$250,000 per year. Larger projects (\$500,000+) result in blips in this schedule that they build up to by increasing transfers to the capital fund or bonds and grants that are specific to capital expenditures. In recent years, the District has been transferring \$300,000 per year from the general fund into the capital fund. Another, approximately, \$100,000 is contributed yearly to the capital fund from solar credits arising out of their investment in a community solar generating facility. Their approach is district-wide. The Districts looks at requests from each school but, in most cases, capital projects are generated by the operations department as they anticipate major updates to facilities.

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

N/A

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$1,628,132.52	<b>CDE Minimum Match %:</b>	81.00
<b>Current Applicant Match:</b>	\$6,124,879.48	<b>Actual Match % Provided:</b>	79.00
<b>Current Project Request:</b>	\$7,753,012.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Capital Reserve Fund
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$7,753,012.00	<b>Escalation %:</b>	7
<b>Affected Sq Ft:</b>	131,970	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	876	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$58.75	<b>Historical Register?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$9.89	<b>Adverse Historical Effect?</b>	Pending
<b>Hard Costs Per Sq Ft:</b>	\$48.86	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$8,850	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	206	<b>Who owns the Facility?</b>	District

### If owned by a third party, explanation of ownership:

N/A

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

If match is financed, explanation of financing terms:

N/A

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$24,000,000
<b>Assessed Valuation:</b>	\$910,698,463	<b>Year(s) Bond Approved:</b>	14
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$1,041,079	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$4,557,761	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$70,613	<b>Outstanding Bonded Debt:</b>	\$18,285,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	17.20%	<b>Total Bond Capacity:</b>	\$182,397,123
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	2.233	<b>Bond Capacity Remaining:</b>	\$164,112,123
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$2,434.76		
Applicants Median:	\$2,381		

Division of Capital Construction

## BEST School District and BOCES FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

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

Under previous CCAB weights, the match requirement for TELLURIDE R-1 would have been 79%. Under revised CCAB weights, the match requirement is 81%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**GREELEY 6 - Greeley Central HS Roof Replace & Envelope - Central HS - 1927**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Central HS
<b>Address:</b>	1515 14TH AVENUE
<b>City:</b>	GREELEY
<b>Gross Area (SF):</b>	204,066
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$65,678,180
<b>Condition Budget:</b>	\$25,192,051
<b>Total FCI:</b>	0.38
<b>Adequacy Index:</b>	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$9,183,579	\$3,499,356	0.38
Equipment and Furnishings	\$2,860,475	\$666,483	0.23
Exterior Enclosure	\$6,047,689	\$2,820,482	0.47
Fire Protection	\$2,308,080	\$0	0.00
HVAC System	\$19,280,372	\$11,766,666	0.61
Interior Construction and Conveyance	\$10,652,915	\$5,084,778	0.48
Plumbing System	\$3,450,325	\$0	0.00
Site	\$3,592,518	\$1,354,287	0.38
Structure	\$8,302,226	\$0	0.00
<b>Overall - Total</b>	<b>\$65,678,180</b>	<b>\$25,192,052</b>	<b>0.38</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** GREELEY 6

**County:** WELD

**Project Title:** Greeley Central HS Roof Replace & Envelope

**Applicant Previous BEST Grant(s):** 7

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

**If Yes, please explain why:** N/A

## Project Type:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> New School         | <input checked="" type="checkbox"/> Roof    | <input type="checkbox"/> Asbestos Abatement   | <input type="checkbox"/> Water Systems     |
| <input type="checkbox"/> School Replacement | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting   | <input type="checkbox"/> Facility Sitework |
| <input type="checkbox"/> Renovation         | <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Electrical Upgrade   | <input type="checkbox"/> Land Purchase     |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> HVAC               | <input type="checkbox"/> Energy Savings   | <input type="checkbox"/> Technology        |
| <input type="checkbox"/> Security           | <input type="checkbox"/> ADA                | <input type="checkbox"/> Window Replacement   |  |
| <input type="checkbox"/> CTE: N/A           |   | <input checked="" type="checkbox"/> Other: Building Envelope- Masonry sealing, window caulking & tuckpointing |  |

## General background information about the district / school:

Weld County School District 6 (the District) is a political subdivision of the State of Colorado and a corporate body organized in 1870. The District currently owns approximately 450 acres of land and includes 36 schools and support sites. Our 32 schools and support facilities total 2.1 million square feet of building space and range in age of establishment from 1910-2015. The District boundaries have been redrawn numerous times over the last 135 years, the previous redistricting occurring in 1964, enlarging District 6 to its current 75 square miles.

The District is an independent school district that is a public corporation duly organized and existing under the constitution and laws of the State of Colorado. Approximately 17,000 students attend school at the District's 28 schools and educational programs. The educational makeup of Weld County School District 6 includes eleven traditional elementary schools (K-5), five K-8 schools, four middle schools, one alternative middle school, three traditional high schools, two alternative high schools, one high school of innovation, and one online school.

Weld County School District 6 serves a diverse and growing population of minority and immigrant students. The school district provides 62.52% (including charter schools) of the student body with free and reduced meals. The non-charter FRL serves 70.22% of the student population. Greeley Central High School (GCHS) serves 65.37% of its student body with a free and reduced breakfast and lunch.

The majority of the school's roof dates back to 1999 and needs to be replaced as described herein. Additionally, masonry restoration & window frame sealing need to be addressed.

## Deficiencies associated with this project:

In 1999-2000, an addition was constructed that doubled the size of the school. Several roofs on the existing school were reroofed at the same time, including the roof on the "Castle." The existing roofs are fully adhered EPDM and have a serviceable life that ranges from 20 to 25 years. Deficiencies on roofs are becoming apparent like shrinking membrane, which causes flashings to pull away from walls and will eventually split open. Once this phenomenon begins it is irreversible and may lead to catastrophic failure.

The majority of the roof system on the school is 23 years old, is at the end of its useful life and needs to be replaced as soon as possible. Repairing roofs of this vintage in this condition is temporary at best and the ongoing maintenance nuisance strains the school district's resources that are already stretched thin.

The parapet coping around the perimeter of the school, in several areas, is sloped to the outside of the building. This results in

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

water draining on the brick and CMU facades which has damaged the masonry and mortar joints. In some areas, ice accumulates on the sidewalks due, in part, to the peculiar parapet coping design. This condition becomes hazardous to students and staff during the winter months.

Porous Concrete Masonry Unit (CMU) walls on the 1999 addition experience water infiltration during wind driven rain and snow storms. This results in leaks around window frames and at the bottom of walls. Further, efflorescence occurs that results in visible white streaks on the interior and exterior of the CMU walls. The white streaks occur when water causes salt to migrate from the interior of the block to the surface of the block.

The brick mortar joints in some areas on the historic 1927 building have deteriorated and need to be tuckpointed. Additionally, the two cathedral style windows on the north and south facades of the castle building are leaking and need mortar joint repair and caulking.

### **Diligence undertaken to determine the deficiencies stated above:**

Grimditch Design & Consulting (GDC) was engaged in 2021 to assess the School District's assets to determine which sites are the most in need of roof replacement. Four schools were identified as a critical need and GDC prepared an audit report that included the following:

- Archive research.
- Visual inspection of each roof section at the school.
- Surface photos, drone photos and drone video.
- Roof sampling to determine the existing roof assemblies & the presence of wet insulation.
- Code compliance research.

District 6 directed GDC to look at the possibility of designing and competitively bidding these projects for 2022 replacement. District 6 opted to pursue BEST Grants for Greeley Central High School and Jefferson High School as these schools ranked in the top two for roof replacement urgency. GDC will incorporate the information gathered for the audit to create Contract Documents & competitively bid the projects to qualified contractors.

### **Proposed solution to address the deficiencies stated above:**

The flat roofs on the original sections of the school will be replaced with a fully adhered 60mil EPDM system that includes new insulation to supplement the existing, roof accessories and sheet metal. The sheet metal package will include a redesign of the troublesome parapet coping that exists in some locations. The coping redesign will reduce the deterioration to the masonry façade and ameliorate the contribution of ice buildup below. The school district prefers EPDM roof systems for its longevity, moderate expense and ease of maintenance. New ladders will be installed to ease movement for school district personnel, contractors and preventative maintenance teams throughout the school's roof.

Affected CMU described herein will be sealed with a transparent sealant to help prevent moisture infiltration. On the historic 1927 portion of the school, the cathedral windows will be caulked and masonry surrounding the windows repaired. Additionally, the historic brick will be tuckpointed where deterioration has occurred throughout the façade.

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.
- Limitations on ballast which is dependent on local adopted wind speeds.
- Guard rails at HVAC units within ten feet of roof edges.
- Guard rails at roof hatches within ten feet of roof edges.

### **Due diligence undertaken in defining the stated solution:**

Grimditch Design & Consulting used the roof audit described in the inspection and diligence section above to recommend to School District personnel the most appropriate roof replacement option.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

The proposed solution considered:

- Climate.
- Building Code provisions & local ordinances.
- Budget.
- Longevity of materials.
- Ease of maintenance.
- Access surrounding the school.
- Ongoing volatile labor and material costs. This is having a major effect on the current construction market.
- Project phasing.
- Existing roof assemblies.
- Clear design intent.
- Competitive bidding to competent contractors.

The existing roof insulation will remain in place and supplemented with new to comply with the International Energy Efficiency Code. During the due-diligence phase, it was determined that the existing insulation can be reused based on its type & condition. Reusing insulation reduces the construction cost & keeps perfectly good material out of the landfill. 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 of insulation was required.

## How urgent is this project?

The roofing system is at the end of its useful life, is barely serviceable and should be replaced during the summer of 2022, if possible. 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 preventive maintenance operations throughout the school district.

Building envelope issues described herein go hand in hand with the roof problems and are best solved simultaneously. D6 puts a high priority on preserving the historic 1927 portion of the school, but maintenance on this significant landmark is constant & tends to be neglected at times. Focused preservation on the façade will help ameliorate the maintenance backlog on the "Castle."

If the BEST Grant is awarded, the project will occur during the summer of 2022. If the BEST Grant isn't successful, then the School District will reallocate funds that are slated for other critical school district projects to attempt roof triage. D6 will apply again for a BEST Grant during the 2023/24 cycle. Until then, the safety and learning of students and staff occupying this building will continue to be impaired.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

N/A

## How does the applicant plan to maintain the project if it is awarded?

Upon completion of the project, the contractor will warrant the project for three and a half 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 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 ten years. School District 6 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:

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

- Debris around drains, scuppers, and other areas of the roof.
- Roof blisters.
- Membrane deterioration.
- Structure deflection.
- Obstructed drainpipes, downspouts & vents.
- Ponding water.
- Holes or cracks in seams, flashings, etc

During the 2020-2021 school years, approximately 14% of the general fund mill levy override funds were allocated to deferred maintenance projects, specifically roof partial or full replacements at Jackson and Maplewood Elementary Schools, Bella Romero 4-8, Heath Middle School (partially funded by BEST), and Northridge High School (partially funded by BEST). Other projects included Building Automated System (BAS) upgrades at several schools including, Shawsheen and Centennial Elementary Schools and Jefferson High School. In 2021-2022, the District expects to spend approximately 24% of the MLO funding to support capital needs, including full or partial roof replacements at Greeley Central and Jefferson High Schools as well as at Monfort Elementary School. In addition to the General Fund support, the Capital Projects fund has supported over \$4.6 million on district facilities over the last three years. At the end of the 2020-2021 fiscal year, there was over a \$10.9 million fund balance in the Capital Projects Fund supporting ongoing deferred maintenance projects. This available balance is just a fraction of the \$1 billion in deferred maintenance needs as determined by the Facility Master Study. Nevertheless, this money over time has been set aside to address the growing list of significant maintenance repairs, health and safety concerns, and code compliance

issues identified by facility assessments. When the project is completed, the District will continue to transfer a minimum of \$3.5

million of the General Fund annually for the continued preventative maintenance of systems and infrastructure for the facilities.

The District passed a \$395 million bond issue in November 2019. These funds will assist in addressing approximately a third of the

deferred maintenance needs, which we would expect to see savings in repair and maintenance costs. These savings would, in turn,

help to ensure the sustainability of these funds for a preventative maintenance plan and will be reflected in the District's maintenance department budget as well as the Capital Projects Fund.

**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 historic portion of Greeley Central High School (GCHS) was constructed in 1927 at the cost of \$350,000. The school was adequate at the time of construction. The school has been added on to several times over the past 95 years to keep up with Greeley's growing population and ever-evolving education standards. The last major renovation occurred in 1999 and the 23 years of wear and tear are apparent. The school district is proud to have the historic 1927 portion of the school in its inventory, but as with all old buildings, it requires continual preservation.

As with most school districts, funding for major capital improvement projects is limited when spread across the entire district. In addition, School District 6 has attempted to acquire capital improvement funds through bond elections that, unfortunately, failed. We were excited for the passage of the 2019 bond which, along with successful BEST Grants (Thank You!), have helped reduce the list of deferred maintenance projects throughout the school district and we've been able to get caught up. D6 has made headway on several fronts, but we still have critical projects to complete, the proposed work at GCHS falls into that category.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The original building was constructed in 1927 and has undergone remodels & renovations as follows: •1958- gym, cafeteria, kitchen & music room addition. •1974- wrestling gym addition & castle remodel. •1988- technology lab renovation. •1999/2000- auditorium, science rooms, auxiliary gym & cafeteria additions. Castle & library renovations.



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

•2005- athletic storage addition & athletic fields renovation. •2019- cafeteria & kitchen reroof. •2020- emergency roof replacement of the southwest roof due to wind damage. In addition to the items above, routine maintenance projects & HVAC upgrades have been completed. Although the district has historically had limited funding to support capital improvements before passing the 2019 bond, projects have been prioritized that have significant needs. As a result, GCHS has had many priorities that have been addressed.

## What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?

District Capital Project Funds are carefully managed and maintained to cover emergency maintenance needs, operations, facility upgrades, and progress towards the district's master plan goals. Because a portion of the Greeley Central roof has exceeded its useful life and was identified as needing to be replaced immediately as indicated in the Facility Master Plan, our normal budgetary operations cannot sustain the maintenance needed to continue to repair the roof. The district was successful in passing a \$395 million bond in November 2019. Because of the successful campaign, Weld County School District 6 is able to commit the 36% required match for the BEST grant application and not submit a waiver.

## How do you budget annually to address capital outlay needs in your district/charter?:

District Capital Project Funds are carefully managed and maintained to cover emergency maintenance needs, operations, facility upgrades, and progress towards the district's master plan goals. Because the Greeley Central High School roof has exceeded its useful life and was identified as needing to be replaced immediately as indicated in the Facility Master Plan, our normal budgetary operations cannot sustain the maintenance needed to continue to repair the roof. The district was successful in passing a \$395 million bond in November 2019. Because of the successful campaign, Weld County School District 6 can commit the 36% required match for the BEST grant application and not submit a waiver.

## If relevant to your project, what are your current annualized utility costs, 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 has seen savings at sites that have been recently reroofed due to additional insulation that's integral to the new roof systems.

## If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

The School District has no plan to change the use or dispose of this facility.

<b>Current Grant Request:</b>	\$1,478,981.76	<b>CDE Minimum Match %:</b>	36.00
<b>Current Applicant Match:</b>	\$831,927.24	<b>Actual Match % Provided:</b>	36.00
<b>Current Project Request:</b>	\$2,310,909.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The District's match will be supported by Bond dollars approved by voters in 2019.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$2,310,909.00	<b>Escalation %:</b>	9
<b>Affected Sq Ft:</b>	154,175	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	1,566	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$14.99	<b>Historical Register?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$0.74	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$14.25	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,476	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	127	<b>Who owns the Facility?</b>	District

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$403,200,000
<b>Assessed Valuation:</b>	\$1,994,858,253	<b>Year(s) Bond Approved:</b>	12,19
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$93,480	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$25,542,933	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$55,896	<b>Outstanding Bonded Debt:</b>	\$274,119,537
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	66.60%	<b>Total Bond Capacity:</b>	\$398,971,651
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	13.266	<b>Bond Capacity Remaining:</b>	\$124,852,114
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$3,207.63		
Applicants Median:	\$2,381		

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

**GREELEY 6 - Jefferson HS Roof Replacement - Jefferson HS - 1953**

<b>District:</b>	Greeley 6
<b>School Name:</b>	Jefferson HS
<b>Address:</b>	1315 4TH AVENUE
<b>City:</b>	GREELEY
<b>Gross Area (SF):</b>	48,116
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$16,551,949
<b>Condition Budget:</b>	\$7,676,218
<b>Total FCI:</b>	0.46
<b>Adequacy Index:</b>	0.22



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,076,955	\$1,094,784	0.53
Equipment and Furnishings	\$377,822	\$472,278	1.25
Exterior Enclosure	\$2,011,385	\$505,681	0.25
Fire Protection	\$532,868	\$13,669	0.03
HVAC System	\$4,338,452	\$2,908,458	0.67
Interior Construction and Conveyance	\$3,381,905	\$2,239,174	0.66
Plumbing System	\$833,564	\$5,494	0.01
Site	\$1,015,369	\$436,684	0.43
Special Construction	\$170,665	\$0	0.00
Structure	\$1,812,964	\$0	0.00
<b>Overall - Total</b>	<b>\$16,551,949</b>	<b>\$7,676,222</b>	<b>0.46</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** GREELEY 6

**County:** WELD

**Project Title:** Jefferson HS Roof Replacement

**Applicant Previous BEST Grant(s):** 7

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

**If Yes, please explain why:** N/A

## Project Type:

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

## General background information about the district / school:

Weld County School District 6 (the District) is a political subdivision of the State of Colorado and a corporate body organized in 1870. The District currently owns approximately 450 acres of land and includes 36 schools and support sites. Our 32 schools and support facilities total 2.1 million square feet of building space and range in age of establishment from 1910-2015. The District boundaries have been redrawn numerous times over the last 135 years, the previous redistricting occurring in 1964, enlarging District 6 to its current 75 square miles. The District is an independent school district that is a public corporation duly organized and existing under the constitution and laws of the State of Colorado. Approximately 17,000 students attend school at the District's 28 schools and educational programs. The educational makeup of Weld County School District 6 includes eleven traditional elementary schools (K-5), five K-8 schools, four middle schools, one alternative middle school, three traditional high schools, two alternative high schools, one high school of innovation, and one online school.

Weld County School District 6 serves a diverse and growing population of minority and immigrant students. The school district provides 62.52% (including charter schools) of the student body with free and reduced meals. The non-charter FRL serves 70.22% of the student population. Jefferson High School alone serves 76.94% of its student body with a free and reduced breakfast and lunch.

Jefferson High School is unique, as it can be considered a "Discovery School," meaning all faculty and every student is trained in using the Discovery communication model which utilizes skills useful in becoming independently functioning individuals. Before becoming a high school facility in 2010, the building was an elementary school for more than 50 years. Now, 12 years after opening, JHS is home to 360 students.

## Deficiencies associated with this project:

The roof at Jefferson High School has been identified as having emergent roofing needs significant enough to require urgent replacement. Jefferson High School has multiple roof systems that are 26 to 35 years old, are well past their useful lives and need to be replaced as soon as possible. The existing flat roofs on the school consist of ballasted EPDM and fully adhered EPDM. The life span of EPDM roof systems is between 20 and 25 years. The school has experienced ongoing leaks in multiple locations resulting in numerous frustrating repairs.

The EPDM membrane is universally shrinking and is not repairable. Once this phenomenon begins it is irreversible and may lead to catastrophic failure. In several areas, the membrane has shrunk to a point that the flashing material and metal counterflashing has completely pulled off walls. Repairing roofs of this vintage and condition are temporary at best and the ongoing maintenance nuisance strains School District resources that are already stretched thin due to ongoing budget shortfalls and cuts.

The existing insulation in the various roof systems can be reused due to the types of existing insulation and structural decks.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Although some of the existing insulation will remain, it will be supplemented with new to meet current State energy codes. Insulation in leak locations will be replaced.

Although the roofs on the north classroom wing and gym were replaced in 2011, the parapet coping was not addressed. The coping is pre-cast stone whose joints failed long ago which has led to periodic leaks.

### **Diligence undertaken to determine the deficiencies stated above:**

Grimditch Design & Consulting (GDC) was engaged in 2021 to assess the School District's assets to determine which sites are the most in need of roof replacement. Four schools were identified as a critical need and GDC prepared an audit report that included the following:

- Archive research.
- Visual inspection of each roof section at the school.
- Surface photos, drone photos and drone video.
- Roof sampling to determine the existing roof assemblies & the presence of wet insulation.
- Code compliance research.

District 6 directed GDC to look at the possibility of designing and competitively bidding these projects for 2022 replacement. District 6 opted to pursue BEST Grants for Greeley Central High School and Jefferson High School as these schools ranked in the top two for roof replacement urgency. GDC will incorporate the information gathered for the audit to create Contract Documents & competitively bid the projects to qualified contractors.

### **Proposed solution to address the deficiencies stated above:**

The roofs on the school will be replaced with a fully adhered 60mil EPDM system that includes new polyisocyanurate insulation to supplement the existing, roof accessories and sheet metal. Tapered insulation will be installed on some roof decks due to the absence of slope built into the structure. The existing roof ballast will be re-purposed.

The school district prefers EPDM roof systems for their longevity, moderate expense, and ease of maintenance. New ladders will be installed to allow more efficient movement for school district personnel, contractors and preventative maintenance teams throughout the entire roof.

The pre-cast coping on the north wing will be covered with a new sheet metal parapet cap. The cap metal color will match the sheet metal color that's being replaced on the rest of the school so it esthetically ties in. GYM- NEW CAP

The International Building Code, The State of Colorado, and The Colorado Department of Education Guidelines will be 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.
- Limitations on ballast which is dependent on local adopted wind speeds.
- Guard rails at HVAC units within ten feet of roof edges.
- Guard rails at roof hatches within ten feet of roof edges.

### **Due diligence undertaken in defining the stated solution:**

Grimditch Design & Consulting used the roof audit described in the inspection and diligence section above to recommend to School District personnel the most appropriate roof replacement option.

The proposed solution considered:

- Climate.
- Building Code provisions & local ordinances.
- Budget.
- Longevity of materials.
- Ease of maintenance.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

- Access surrounding the school.
- Ongoing volatile labor and material costs. This is having a major effect on the current construction market.
- Project phasing.
- Existing roof assemblies.
- Clear design intent.
- Competitive bidding to competent contractors.

The existing roof insulation will remain in place and be supplemented with new to comply with the International Energy Efficiency Code. During the due-diligence phase, it was determined that the existing insulation can be reused based on its type & condition. Reusing insulation reduces the construction cost & keeps perfectly good material out of the landfill. 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 of insulation was required.

### How urgent is this project?

The roofing system is at the end of its useful life, is barely serviceable and should be replaced during the summer of 2022, if possible. 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 preventive maintenance operations throughout the school district.

If the BEST Grant is awarded, the project will occur during the summer of 2022. 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 JHS. D6 will apply again for a BEST Grant during the 2023/24 cycle. Until then, the safety and learning of students and staff occupying this building will continue to be impaired.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

N/A

### How does the applicant plan to maintain the project if it is awarded?

Upon completion of the project, the contractor will warrant the project for three and a half 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 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 ten years. School District 6 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:

- Debris around drains, scuppers, and other areas of the roof.
- Roof blisters.
- Membrane deterioration.
- Structure deflection.
- Obstructed drainpipes, downspouts & vents.
- Ponding water.
- Holes or cracks in seams, flashings, etc.

During the 2019-2021 school years, approximately 11% of the general fund mill levy override funds were allocated to deferred maintenance projects, specifically roof partial or full replacements at Centennial, Martinez (partially funded by BEST), and Shawsheen Elementary Schools. Other projects included Building Automated System (BAS) upgrades at several schools including, Heiman, Jackson, and Monfort Elementary Schools, as well as at Northridge High School and at Winograd,

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Chappelow, and Bella Romero Academy K-8 Schools.

In 2020-2021, the District expects to spend approximately 22% of the MLO funding to support capital needs, including full or partial roof replacements at Jackson and Maplewood Elementary Schools, Heath Middle School, Romero 4-8, and Northridge High School. In addition to the General Fund support, the Capital Projects fund has supported over \$10 million on district facilities over the last three years. At the end of the 2019-20 fiscal year, there was over a \$7.9 million fund balance in the Capital Projects Fund supporting ongoing deferred maintenance projects. This available balance is just a fraction of the \$1 billion in deferred maintenance needs as determined by the Facility Master Study. Nevertheless, this money over time has been set aside to address the growing list of significant maintenance repairs, health and safety concerns, and code compliance issues identified by facility assessments.

After the project is completed, the District will continue to transfer a minimum of \$3.5 million of the General Fund annually for the continued preventative maintenance of systems and infrastructure for the facilities.

The District passed a \$395 million bond issue in November 2019. These funds will assist in addressing approximately a third of the deferred maintenance needs, which we would expect to see savings in repair and maintenance costs. These savings would, in turn, help to ensure the sustainability of these funds for a preventative maintenance plan and will be reflected in the District's maintenance department budget as well as the Capital Projects Fund.

**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 portion of Jefferson High School was constructed in 1952. Over the preceding decades the school has been added on to multiple times to meet the demands of the growing population and ever-evolving education standards.

As with most school districts, funding for major capital improvement projects is limited when spread across the entire district. In addition, School District 6 has attempted to acquire capital improvement funds through bond elections that, unfortunately, failed. We were excited for the passage of the 2019 bond which, along with successful BEST Grants (Thank You!), has helped reduce the list of deferred maintenance projects throughout the school district and we've been able to get caught up.

D6 has made headway on several fronts, but we still have critical projects to complete, the proposed work at JHS falls into that category.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The building that now houses Jefferson High School (JHS) was originally constructed in 1952 as an elementary school. In 2010 the building was repurposed into an alternative high school. Although the district has had limited funding to support capital improvements before the passing of the bond in 2019, projects have been prioritized that have significant needs. As a result, JHS has had some priorities that have been addressed. Within the last ten years, the chiller and cooling tower were replaced, the boiler has been replaced and the roof of the north classroom wing was replaced. Minimal maintenance projects have been taken care of over the last few years as well.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

School District Capital Project Funds are carefully managed and maintained to cover emergency maintenance needs, operations, facility upgrades, and progress towards the district's master plan goals. Because the Jefferson High School roof has exceeded its useful life and was identified as needing to be replaced as indicated in the Facility Master Plan, our normal budgetary operations cannot sustain the maintenance needed to continue to repair the roof. The district was successful in passing a \$395 million bond in November 2019. Because of the successful campaign, Weld County School District 6 is able to commit the 36% required match for the BEST grant application and not submit a waiver.

**How do you budget annually to address capital outlay needs in your district/charter?:**

District Capital Project Funds are carefully managed and maintained to cover emergency maintenance needs, operations, facility upgrades, and progress towards the district's master plan goals. Because the roofs at Greeley Central & Jefferson High School have exceeded their serviceable lives and were identified as needing to be replaced as indicated in the Facility Master

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Plan, our normal budgetary operations cannot sustain the maintenance needed to continue to repair these roofs.

The District was successful in passing a \$395 million bond in November 2019. Because of the successful campaign, Weld County School District 6 can commit the 36% required match for the BEST grant application and not submit a waiver.

**If relevant to your project, what are your current annualized utility costs, 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 District 6 has seen savings at sites that have been recently reroofed due to new insulation in the roof systems.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The School District has no plan to change the use or dispose of this facility.

<b>Current Grant Request:</b>	\$396,954.24	<b>CDE Minimum Match %:</b>	36.00
<b>Current Applicant Match:</b>	\$223,286.76	<b>Actual Match % Provided:</b>	36.00
<b>Current Project Request:</b>	\$620,241.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	The District's match will be supported by Bond dollars approved by voters in 2019.	
<b>Total of All Phases:</b>	\$620,241.00	<b>Escalation %:</b>	9
<b>Affected Sq Ft:</b>	30,625	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	360	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$20.25	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.84	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$18.41	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,723	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	133	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$403,200,000
<b>Assessed Valuation:</b>	\$1,994,858,253	<b>Year(s) Bond Approved:</b>	12,19
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$93,480	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$25,542,933	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Median Household Income:** \$55,896  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 66.60%  
Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 13.266  
Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$3,207.63  
Applicants Median: \$2,381

**Outstanding Bonded Debt:** \$274,119,537

**Total Bond Capacity:** \$398,971,651  
Statewide Median: \$23,203,968

**Bond Capacity Remaining:** \$124,852,114  
Statewide Median: \$11,500,738

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

**The Academy of Charter Schools - Academy Charter HVAC Replace/ Roof Repair - Academy of Charter Schools - 2005**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Academy of Charter Schools
<b>Address:</b>	11800 Lowell Blvd
<b>City:</b>	Westminster
<b>Gross Area (SF):</b>	150,889
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$44,700,374
<b>Condition Budget:</b>	\$19,306,086
<b>Total FCI:</b>	0.43
<b>Adequacy Index:</b>	0.07



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,081,233	\$6,300,055	0.89
Equipment and Furnishings	\$1,538,909	\$225,233	0.15
Exterior Enclosure	\$4,689,580	\$21,848	0.00
Fire Protection	\$1,538,929	\$13,669	0.01
HVAC System	\$10,926,221	\$7,460,084	0.68
Interior Construction and Conveyance	\$5,964,461	\$3,932,823	0.66
Plumbing System	\$2,394,232	\$123,268	0.05
Site	\$4,114,391	\$1,229,105	0.30
Structure	\$6,452,418	\$0	0.00
<b>Overall - Total</b>	<b>\$44,700,374</b>	<b>\$19,306,085</b>	<b>0.43</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** The Academy of Charter Schools

**County:** Adams

**Project Title:** Academy Charter HVAC Replace/ Roof Repair

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

The Academy of Charter Schools is a public PK-12 school of choice located in Westminster, CO and are authorized through The Charter School Institute. The Academy has approximately 1,893 students including our preschool students and 250 staff members. We were one of the first Charter Schools established in Colorado and have been operating successfully for over 25 years. We are proud to maintain a Performance with Distinction accreditation rating from the Charter School Institute. The Academy has two campuses. Our North Campus is PK-2 and our Main Campus, the subject of this application, is 3 – 12. Our Main campus was constructed in 2004 with an addition in 2008. The Academy budgets, on average, \$1,225,000 annually for facility costs, maintenance, inspections, repairs and improvements to our facilities. In the last three years, The Academy has completed capital improvements which included replacement of an aging boiler, replacing two of our three hot water heaters, remodeling classrooms for a more efficient learning environment, COVID related expenses for hands-free water fountains, additional security by including an extra set of interior doors requiring all person entering the building to check in before they have access to the school, new card readers for entrance to the school, remodeling our library to include additional classrooms to help with our student learning, new counselors offices to assist with our Pathways program where counselors work with students and their families to help guide and facilitate what options look like for individual students who would like to pursue a 2 - 4 year college degree, upgrade of all our exterior lighting to aid in safety and assist in energy management and inclusion of additional shade structures in the playground, just to name a few.

## Deficiencies associated with this project:

The Academy has had ongoing issues with maintenance and repair of our current HVAC system due to its age and life of service.

We have been working with the same vendor for many years and monitoring the ongoing repairs and maintenance required to keep the building heated and cooled. We have not applied for the BEST grant in the past as we were not financially in a position to provide the match so we were forced to do just patch repairs and concentrate on the mandatory replacement of equipment as was needed. Currently we have replaced both boilers, two hot water heaters, some roof top units as well as made numerous repairs to correct and prevent issues as they arose.

With respect to our current HVAC system, the Roof Top Units 10, 11, 12, exterior AC mounted units, AC split system serving the data closet and the Chiller are reaching the end of their service life. As these units get to the end of their service life they have a higher likelihood they will have service issues (outages, more maintenance required than typically). This could require time when the mechanical system and AC system are not operational and create no airflow for the students and staff. We have experienced a time when the system would not turn off nor would the AC turn on and we had classrooms heated to over 90 degrees which forced us to send students home due to the excessive heat. With these ongoing issues, this can be a highly unsafe situation depending on the time of year and the current exterior temperature. Also, when the units are not working correctly and /or inoperable the issue is not moving air which is another big safety concern based on the current health

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

concerns with Covid-19.

With respect to our current Roof, which is 16 years old and needs to have a few areas addressed so that it can continue to perform as it should. The areas include addressing roof penetrations with spot repairs, removing old caulking and installing new caulking around flashing and penetrations, and repairing the EPDM (Ethylene Propylene Diene Monomer) at the parapet wall in areas that are in need of repair. The contraction of the EPDM material is causing the field roofing material to separate and tear. In addition, the contraction of the material creates a “void” at the roof wall junction resulting in a potential catastrophic failure/hazard should even a small hail storm occur. Hail stones will puncture the EPDM material easily leaving the building susceptible to significant leaks. If these areas are not addressed, roof leaks could become more common for the school. The leaks create a few different issues potentially, a slow leak can go unnoticed for a period of time and create mold which would be an impact to the students and staff health. A larger leak creates classroom disruptions for either a day or potentially longer depending on damage. Which could impact the mental well-being of the students and staff as they are accustomed to learning in a certain environment as well as be disruptive to maintain social distancing and forcing a larger population of students into specific areas aiding with the potential spread of Covid-19.

### **Diligence undertaken to determine the deficiencies stated above:**

As we mentioned earlier, we have been working with the same vendor for many years so they are very familiar with our HVAC system. We have updated our JACE system to help with the programming for room temperature controls and have been making repairs and replacing parts and equipment as was needed, to stay ahead of any major damage and disruption to our learning environment. We have installed MERV 13 filters to help with the prevention and spread of COVID-19.

We have also hired another contractor to do the quarterly maintenance reports as well as hired a General Contractor to come in and review all our systems and CDE has also conducted a full assessment of the campus. A Request for Proposal was sent to two additional contractors so we could have a thorough review as well as receive a united agreement that the repairs and replacement of equipment were necessary. With these additional contractors we were provided with detailed explanations of the work that was required and all appear to confirm with our original Vendor. CDE also did a thorough assessment. Once again, everyone was in agreement that the work they were proposing was necessary in order to manage any safety and health concerns.

### **Proposed solution to address the deficiencies stated above:**

Since the HVAC project is not new construction, but are repair and replacement of existing equipment, by doing so, that will address all the specific deficiencies which were listed above. The scope of work for the HVAC Project would be:

General Construction Activities:

1. Provide permits
2. Provide new equipment startup and commissioning to ensure proper operation;
3. Provide one-year warranty on new equipment, materials and installation craftsmanship;
4. Provide crane services
5. Provide labour and materials to recycle the existing equipment per applicable environmental codes and regulations;
6. Mechanical, electrical and/or structural engineering when considered necessary for the particular scopes of work.

Roof Top Units

1. Labour and materials to disconnect electrical and control connections at existing equipment as needed;
2. Provide a crane service to remove existing roof top units;
3. Provide crane service to set new roof top unit/curb/curb adapter;
4. Provide labour and materials to install RTU-10, RTU-11 and RTU-12;
5. Provide labour and materials to install new service disconnect and reconnect main electrical service;
6. Provide labour and materials to reconnect gas piping or hot water piping as necessary to each unit;
7. Provide labour and materials to reconnect to existing ASI controls system.

Chiller

1. Provide labour and materials to disconnect electrical connection to the unit;
2. Provide labour and materials to evacuate and capture refrigerant from chiller
3. Provide labour and materials to drain the chilled water loop and capture system water/glycol mixture in drums;
4. Provide labour and materials to demo pipe as needed;
5. Provide labour and materials to remove existing chiller;

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

6. Provide labour and materials to modify steel base structure and neoprene isolation points as necessary for new chiller;
7. Provide labour and materials to set and install (1) chiller;
8. Provide labour and materials to install pipe as needed for connection to new chiller;
9. Provide labour and materials to install new isolation valves, fittings as necessary;
10. Provide labour and materials to install insulation on new piping sections to match existing;
11. Provide labour and materials to re-fill loop with chilled water/glycol mixture;
12. Provide labour and materials to reconnect electrical service to unit;
13. Provide labour and materials to reconnect low voltage control wiring to new unit for controls.

### Exterior Mounted Packaged AC Units

1. Provide labour and materials to remove existing (2) packaged AC units;
2. Provide labour and materials to disconnect existing line voltage connections;
3. Provide labour and materials to disconnect existing low voltage controls;
4. Provide labour and materials for crane services;
5. Provide labour and materials to install (2) MARVAIR units;
6. Provide labour and materials to ensure flush connection to existing supply/return openings;
7. Provide labour and materials to reconnect existing low voltage connection;
8. Provide labour and materials to reconnect existing low voltage control to existing sensors
9. Provide labour and materials to install new thermostats;
10. Provide labour and materials to provide watertight seal around each unit's perimeter.

### AC Split System Serving Data Closet

1. Provide labour and materials to remove refrigerant;
2. Provide labour and materials to demo condensing unit and DX case coil;
3. Provide labour and materials to replace system with ductless AC Split system;
4. Provide labour and materials to reconnect condensate PVC piping as needed from indoor unit to nearest condensate drain;
5. Provide labour and materials to reconnect existing refrigerant gas and liquid piping;
6. Provide labour and materials to nitrogen test for leaks;
7. Provide labour and materials to evacuate the refrigerant lines with a vacuum pump;
8. Provide labour and materials to charge with refrigerant gas (R410A);
9. Provide labour and materials to install/reconnect electrical service to new equipment connection points.

The scope of work for the General Contractor would be to:

1. Coordinate with the contractor to make sure they meet Mechanical Code and provide a qualified product installation acceptable to The Academy;
2. Provide all oversight of the project with respect to timeline, delivery of goods and installation;
3. Participate in a close out/turnover meeting with the HVAC Contractor and The Academy to ensure all proper documentation is turned over as well as discussing the new units ongoing maintenance and performance requirements

### **Due diligence undertaken in defining the stated solution:**

The Academy's scope of work is more in line with repair and replace and does not include any new construction. We have been working for years with our HVAC Company and they have been vetted and prequalified. We have also recently retained the services of another HVAC Company for our quarterly maintenance of all existing HVAC equipment. With the addition of this new contractor, we feel we will receive a nonbiased approach to any work or replacement of equipment that is being recommended. We have also contracted with a General Contractor who has met with all the potential vendors who provided us with a proposal and bid and ensured that their proposals met the International Building Code and other Codes as adopted by the Colorado Division of Fire Prevention and ASHRAE Standard 62.1-2013. We have requested three bids for the repair and replacement to compare pricing, quality of product and dependability. All of these contractors did provide us with an assessment of our existing equipment and provided us with a proposal for work that was required and equipment that needs to be replaced. We have also reached out to the Colorado Department of Education, Capital Construction Division and had a Regional Facility Assessor do a full analysis for the campuses. Our current relationship with our HVAC Company demonstrates knowledge of our facilities as well as our experience with their pricing, product, commitment, availability and expertise.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How urgent is this project?

Our current HVAC equipment is 16 years old. The lifespan for this commercial equipment is estimated at 15 years so we anticipate there is some urgency related to the replacement of the units. We have been conducting quarterly maintenance and fixing any repairs as they appear to try and stay ahead of the urgency.

Once the grant is awarded, we would like to move to get the full replacements completed prior to the onset of winter, 2022. This will help us avoid any disruption in our learning environment due to systems not functioning correctly making classrooms either too hot or too cold which creates a health hazard to our students, staff and community. If we were not awarded this grant we will have to continue to operate as we have been with an emergency call to our HVAC provider to come in and fix the problem as it appears. We do have the budget in place to continue this.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## How does the applicant plan to maintain the project if it is awarded?

The Academy currently has a contract with Preferred Temperature Control LLC who will be performing our quarterly review and maintenance, filter changes, etc., as well as reviewing operating equipment to ensure all is working correctly for our HVAC system. We also have a current contract with Tolin Mechanical who will be performing any necessary repairs and updates to all our HVAC equipment as needed.

The new HVAC equipment we are requesting to be replaced with this grant will come with a 1-year warranty.

The Academy in the last few years has replaced both boilers and two water heaters so we do not anticipate any major repair items other than what we are requesting through this grant. Should we find ourselves in a situation where we have to replace a roof top unit, the remaining units are much smaller in scale and therefore our current budget would be adequate to repair and or replace those units.

**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 condition of the public school facility at the time it was purchased was a new build. Initial bonds were in 2004 for the construction of the campus. In 2008 an additional bond was attained to add a gym and additional classrooms. In 2020 these bonds were refinanced as the facility currently stands.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Upgrade to Band Room 9/1/18; Restroom Remodel 9/1/18; Science Room Upgrades 9/1/18; School Safety Grant - Upgrade to front vestibule with addition of security doors, security system and cameras 6/1/19; Remodel the Library to include two additional classrooms and counselors offices 6/1/19; Upgrade to existing exterior light fixtures 9/5/19 and 12/19/19; Replace Roof Top Unit #4 10/23/19; Upgrade to JACE (Java Application Control Engine) System 10/5/21; Replace Boiler 6/2/21; Install and upgrade security cameras 1/31/20; Install trilogy card reader entrance devices 9/10/21; Install shade for play-recess area 12/6/19; Replace two hot water tanks 6/10/20; Replaced existing water fountains with handsfree fountains 7/9/19; 10/1/20; 1/8/21; convert front reception area to two additional admin offices and an additional health office.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

With the influx of Federal funding these past couple of years due to the active pandemic, The Academy was fortunate to receive significant funds through CRF and ESSER funding. We were aware that an appropriate use of those funds would be the HVAC project which we are requesting funding for with this grant. Although these project were an allowable use of those funds, we felt the lost learning associated with the pandemic and quarantines, as it related to our students was a more appropriate and much more drastic need at this time. We had the general fund budget to address any emergencies related to repairs and therefore we made the decision to use those funds toward our students' needs.

With the addition of the CRF and ESSER funding we were able to allocate some general fund expenses to those funding streams which made funds available through our General Fund to address the match associated with this Grant.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How do you budget annually to address capital outlay needs in your district/charter?:

The Academy budgets annually \$90,000 for any repairs specific to HVAC and an additional \$145,000 for roof, electrical, plumbing and any other minor repairs. We also allocate an additional \$100,000 for any unforeseen capital outlay to the facilities.

## If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

Currently our annual costs are approximately \$425,000 for utilities. A new air-cooled chiller would improve chilled water efficiency by 15%+ and replacing our aging roof top units will provide us with an approximate annual electric savings of 120,000 kwh which equates to a 5.5% reduction in electrical usage over the entire building. Our ongoing maintenance costs will also be reduced with the addition of the new equipment, which will allow us to move that portion of the budget to provide additional instructional supplies and materials to our students.

## If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$998,588.62	<b>CDE Minimum Match %:</b>	18.00
<b>Current Applicant Match:</b>	\$219,202.38	<b>Actual Match % Provided:</b>	18.00
<b>Current Project Request:</b>	\$1,217,791.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	The Academy will be providing the match from our general fund account.	
<b>Total of All Phases:</b>	\$1,217,791.00	<b>Escalation %:</b>	25
<b>Affected Sq Ft:</b>	147,443	<b>Construction Contingency %:</b>	0
<b>Affected Pupils:</b>	1,431	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$8.26	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.32	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$7.94	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$851	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	103	<b>Who owns the Facility?</b>	OtherFacilities

## If owned by a third party, explanation of ownership:

Title to the property is currently owned by The Academy of Charter Schools Building Corp. The Building Corp was organized exclusively for the purpose of holding title to the facility

## If match is financed, explanation of financing terms:

N/A

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25	<b>CECFA or financing attempts:</b>	3
<b>&lt; 10% district bond capacity?</b>	N	<b>Enrollment as % of district:</b>	N/A
<b>Authorizer Bond Attempts:</b>	N/A	<b>Free Reduced Lunch %</b>	25
		Statewide Avg: 46.98%	
<b>Authorizer MLO Attempts:</b>	N/A	<b>% of PPR on Facilities:</b>	15

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Non-BEST Capital Grants:** 1

**3yr Avg OMFAC/Pupil:** \$2,298.47

Applicants Median: \$2,381

**Who will facility revert to if school ceases to exist?**

**FY21-22 CSCC Allocation:** \$562,765.51

**Unreserved Fund Bal % Budget:** 10.43

Applicants Median: 11%

Title to the property is currently owned by The Academy of Charter Schools Building Corp. The Building Corp was organized exclusively for the purpose of holding title to the real and/or personal property and to make available for use by The Academy of Charter Schools and to otherwise provide facilities, equipment and related support to the Charter School. Should the applicant move or cease to exist the Corporation will be dissolved. Upon dissolution, the Board of Directors, after payment of all of the liabilities of the Corporation, transfer all of the assets to The Academy. If The Academy's Charter has been cancelled, the assets will transfer to the authorizing school district.



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

**ALAMOSA RE-11J - Alamosa DW HVAC Upgrades & MS Asbestos Abatement - 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:	\$48,554,174
Condition Budget:	\$29,899,460
Total FCI:	0.62
Adequacy Index:	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,445,461	\$5,785,149	1.06
Equipment and Furnishings	\$1,386,785	\$1,561,022	1.13
Exterior Enclosure	\$5,583,905	\$1,184,122	0.21
Fire Protection	\$37,917	\$883,599	23.30
Furnishings	\$1,135,338	\$154,013	0.14
HVAC System	\$7,978,256	\$9,671,500	1.21
Interior Construction and Conveyance	\$9,288,347	\$5,513,972	0.59
Plumbing System	\$2,595,179	\$2,018,979	0.78
Site	\$9,799,506	\$4,003,024	0.41
Structure	\$5,303,481	\$0	0.00
Overall - Total	\$48,554,174	\$30,775,380	0.63

**ALAMOSA RE-11J - Alamosa DW HVAC Upgrades & MS Asbestos Abatement - 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:	\$41,204,672
Condition Budget:	\$27,483,332
Total FCI:	0.67
Adequacy Index:	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,083,089	\$5,145,329	1.01
Equipment and Furnishings	\$3,065,210	\$1,315,905	0.43
Exterior Enclosure	\$6,917,847	\$384,269	0.06
Fire Protection	\$39,045	\$934,726	23.94
HVAC System	\$6,729,865	\$7,580,444	1.13
Interior Construction and Conveyance	\$7,331,031	\$6,403,378	0.87
Plumbing System	\$2,358,668	\$2,713,238	1.15
Site	\$4,909,162	\$3,940,770	0.80
Structure	\$4,770,755	\$0	0.00
Overall - Total	\$41,204,672	\$28,418,059	0.69

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

**ALAMOSA RE-11J - Alamosa DW HVAC Upgrades & MS Asbestos Abatement - Alamosa ES (K-2) and (3-5) - 2010**

<b>District:</b>	Alamosa RE-11J
<b>School Name:</b>	Alamosa ES
<b>Address:</b>	1707 West 10th Street
<b>City:</b>	Alamosa
<b>Gross Area (SF):</b>	158,500
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$58,342,304
<b>Condition Budget:</b>	\$7,570,237
<b>Total FCI:</b>	0.13
<b>Adequacy Index:</b>	0.08



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,451,832	\$3,569,213	0.55
Equipment and Furnishings	\$2,022,554	\$0	0.00
Exterior Enclosure	\$9,448,682	\$0	0.00
Fire Protection	\$1,548,076	\$0	0.00
HVAC System	\$11,539,953	\$50,464	0.00
Interior Construction and Conveyance	\$11,321,091	\$3,004,302	0.27
Plumbing System	\$2,630,462	\$687,063	0.26
Site	\$5,497,804	\$259,196	0.05
Structure	\$7,881,849	\$0	0.00
<b>Overall - Total</b>	<b>\$58,342,304</b>	<b>\$7,570,238</b>	<b>0.13</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

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

**County:** ALAMOSA

**Project Title:** Alamosa DW HVAC Upgrades & MS Asbestos Abatement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

As the largest school district within the San Luis Valley, the Alamosa School District currently serves 2,188 students in grades kindergarten through twelve. Current data shows 62.5% of students reporting as Hispanic or Latino, 31% reporting as White, while the other 6.5% of students report as representing the rest of the ethnicity groups combined. Of these students, 61% qualify for free or reduced lunch via documentation. Approximately 15.8% 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 is also leading 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 adds an additional layer of comfort and equity for our students. The Alamosa School District has excelled in taking care of old equipment. HVAC equipment, plumbing, and electrical equipment, lighting, ACM's, doors, windows, flooring, structural conditions, and general anesthetics for a 58 year old building. If awarded the BEST Grant, we commit ourselves to maintain this new equipment with the same professionalism, same care, same dedication using each of our talents and strengths to maintain this equipment. State Inspectors have asked us how we have managed to make our equipment last so long and how have we continually exceeded the life cycle costs of our equipment. The effort involved in maintaining our equipment is recognized.

## Deficiencies associated with this project:

The requested BEST Grant project is solely focused on addressing safety and health concerns in each classroom at every school within the district. After the onset of COVID-19, it was discovered that our mechanical systems in each of our school buildings were not able to meet the recommended guidance from ASHRAE (HVAC industry authority) or the CDC. Along with not being able to implement the guidance from ASHRAE and the CDC, all the equipment identified for replacement or retrofit in this application, is past its recommended life cycle. Due to this, the risk of failure increases year over year, and many of the parts and associated control components contained in this equipment are no longer manufactured and/or supported.

ASHRAE has officially stated, "Airborne transmission of SARS-CoV-2 is significant and should be controlled. Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures." And, "Ventilation and filtration provided by heating, ventilating, and air-conditioning systems can reduce the airborne concentration of SARS-CoV-2 and thus the risk of transmission through the air. Unconditioned spaces can cause thermal stress to people that may be directly life threatening and that may also lower resistance to infection. In general, disabling of heating, ventilating, and air-conditioning systems is not a recommended measure to reduce the transmission of the virus."

[<https://www.ashrae.org/about/news/2020/ashrae-issues-statements-on-relationship-between-covid-19-and-hvac-in-buildings>]

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The CDC states on their website, "When indoors, ventilation mitigation strategies can help reduce viral particle concentration. The lower the concentration, the less likely viral particles can be inhaled into the lungs (potentially lowering the inhaled dose); contact eyes, nose, and mouth; or fall out of the air to accumulate on surfaces. Protective ventilation practices and interventions can reduce the airborne concentrations and reduce the overall viral dose to occupants. Ventilation system upgrades or improvements can increase the delivery of clean air and dilute potential contaminants. Non-healthcare (e.g., businesses and schools) building owners and managers should, at a minimum, maintain building ventilation systems according to state and local building codes and applicable guidelines. Ensuring appropriate outdoor air and ventilation rates is a practical step to ensure good indoor air quality." [<https://www.cdc.gov/coronavirus/2019-ncov/community/ventilation.html>]

Below are recommendations from ASHRAE. In the review of these recommendations, it was determined our systems are not able to incorporate these actions with our outdated mechanical systems, building controls, and lack of air conditioning.

- Program building automation system to alert facility staff of potential indoor air quality alarms
- Provide dirty filter alarming capabilities to the control system
- Ability to monitor and change classroom conditions
- Ability to maintain proper pressurization
- Maintain proper indoor air conditions in alignment with ASHRAE Standard 55. In the summer 75F and in the winter 72F.
- Perform an Air Flush of the building prior to occupants re-entering the building
- Ability to bring in the appropriate amount of Outside Air in line with ASHRAE 62.1
- Ability to ensure the proper amount of Air Changes per hour in line with ASHRAE 62.1
- Increase the MERV rating of the filters in air handling equipment
- Maximize economizer operation

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, we have and are trying to assist each and every student that needs additional help with credit recovery. To address learning loss, the district has extended summer school opportunities to meet these educational requirements. As this has caused our school usage to increase, the temperatures and indoor environmental standards recommended by ASHRAE are not achievable.

High School: The High School was built in 1997 and still uses the air handling equipment that was originally installed. According to the Colorado Department of Education Facility Insight Dashboard, Alamosa High School has an FCI score of .67. The central air handling equipment and the other components discussed below are listed for repair/replacement as well.

The building is served by nineteen, twenty-three-year-old past life cycle air handlers that contain a hot water heating coil and have a cubic foot per minute (CFM) range of 2,500 to 27,000. Each AHU also is equipped with twenty-three-year-old Direct Digital Controls (DDC) that are no longer supported and replacement parts are no longer available. These nineteen AHUs send tempered air to each of the classrooms. Each classroom has its own reheat coil to bring the classroom to the desired temperature by utilizing twenty-three-year-old pneumatic controls.

The current building automation system installed on the AHUs does not allow the district to perform any type of building purge sequence or any temperature reset controls to improve the energy efficiency of the building. Additionally, the current AHUs were designed with heating-only coils. Without the presence of a cooling coil or air conditioning, we are not able to meet the temperature requirements set by ASHRAE for a suitable learning environment with a decreased risk of virus transmission. Since the controls in the classrooms are pneumatic, the facilities team is not notified if a particular classroom is out of ASHRAE's guidance because the thermostat does not report back to a central building automation system. Without mechanical cooling, the classrooms are out of ASHRAE specifications once the outdoor air temperature is above 75 degrees. Due to this, we have seen the classroom reach well above 85 degrees many days in a row.

As a part of our due diligence, we had AVIRIQ perform an indoor air quality assessment of the school. The assessment showed drastic temperature differences between each classroom pointing towards the inadequacy of the controls to maintain the proper temperatures per ASHRAE, even on a 30 degree (F) day.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Middle School: Ortega Middle School at the time of writing this grant has not had a facility condition assessment performed by the State. Our Regional BEST Representative has informed us that the assessment will be taking place in the next couple of months. As mentioned above, the High School was built in 1997 and the State's assessment has recommended the air handling equipment to be replaced. Ortega Middle School was built in 1964 (33 years older) and still utilizes the same air handling equipment, therefore, we believe the State will agree with our assessment, the air handling equipment needs to be replaced and air conditioning added.

The 50 classrooms are served by fifty-eight-year-old self-contained wall and ceiling unit ventilators served by a hot water boiler with local filtration and pneumatic controls. Due to the age of these units, there are many defective and inoperable control valves, actuators, and dampers with no ability to fix or repair components due to the parts no longer being manufactured. These deficiencies are not allowing the teachers to control their indoor environment for their students and are not able to meet the recommended air changes per hour (minimum of 10 CFM/student and 0.05CFM/square feet) or temperature parameters.

The outdated pneumatic controls system does not allow for the staff to monitor classroom environments and make changes as needed which is a burden to the maintenance team.

The main electrical panel is also 58 years old and original to the building. The parts for this electrical panel are no longer available. This is a major risk to the district as this panel runs all the components of the mechanical system and therefore negatively impacting the indoor environment.

As a part of our due diligence, we had AVIRIQ perform an indoor air quality assessment of the school. The assessment results showed around 75% 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 50% under the recommendation. The full report is attached to our submission.

Additionally, the school was constructed with asbestos-containing building material (ACBM), a standard construction practice for its time. This ACBM has been a deterrent in our abilities to make needed repairs. Some equipment cannot be accessed without prior removal of this asbestos. Of the 100,300 total square footage, ACBM is still found throughout the 70,000 square feet of the school in the floor tiles, ceiling tiles, mudded joints, and pipe insulation/wrap. A percentage of said material can be and is deemed as friable.

Elementary K-2 and 3-5: The District acknowledges and is grateful for the BEST funds we were awarded to build these two schools in the 2009 grant cycle. 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. Now, due to the current 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 classrooms in these buildings as we are not able to meet the temperature and ventilation requirements set by ASHRAE.

Currently, each classroom is heated by in-floor hydronic heat fed by two boilers and very efficiently meets the heating requirements of the classrooms. The ventilation for each classroom is handled by an energy recovery ventilator (ERV) and mechanically functions properly but is not able to be controlled properly due to outdated controls. To follow ASHRAE and CDC guidelines, the controls need to be updated for us to disable the demand control ventilation because this is hindering us from delivering the proper ACHs to each classroom at all times. Also, this is preventing us from programming a purge sequence to help bring outdoor air into the building to flush the building.

Additionally, to accommodate for learning loss, additional summer school opportunities have been added for all students in grades Kindergarten through twelve resulting in more students in our classroom and additional classroom space being utilized in all school sites. Many classrooms were observed to have temperatures above 84 degrees for multiple days in a row during the summer months as well as in August and September.

As a part of our due diligence, we had AVIRIQ perform an indoor air quality assessment of the school. The assessment results

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

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.

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, and teachers.

### **Diligence undertaken to determine the deficiencies stated above:**

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.

We followed a three-step process that led us to the solution we are requesting funding for in this application; Assess, Mitigate, and Manage. We will describe each step of the process below.

**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 31 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. ASHRAE's guidelines essentially boil down to four different key mitigation strategies: Dilute, Exhaust, Contain, and Clean.

**Dilute:** Having the ability to bring in adequate amounts of Outside Air. Providing proper ventilation for the size of the classroom and quantity of students. Having the ability to program a purge sequence to bring in all-new air into the building.

**Exhaust:** Ensure exhaust systems are operating properly.

**Contain:** Keeping temperature levels within adequate ranges.

**Clean:** Providing adequate filtration.

**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.

Due to the age of our buildings, our district is very familiar with the process of identifying and mitigating asbestos in our school buildings. Our district has a long-standing relationship with an environmental engineer that has helped us mitigate this risk for many years, Herron Enterprises. To ensure our district was prepared for this grant submission, we worked with Herron to fully identify what needs to be removed to perform the HVAC scope of work safely. They performed a detailed investigation on July 28th, 2021, and provided a thirty-three-page document complete with pictures. Using the information from this investigation, he was able to perform an accurate estimation of the project. Herron Enterprises stated that their budget will ensure a program to remediate the asbestos materials in the building in accordance with all local, state and federal requirements.

### **Proposed solution to address the deficiencies stated above:**

The solution described below for each school will replace/retrofit all past life cycle HVAC equipment located within the district

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

for the purpose of allowing the district to implement all of the ASHRAE, CDC, and EPA guidelines to help lower transmission risk of infectious diseases and provide a healthier and safer environment for our students, teachers, and staff while overcoming all of the deficiencies mentioned above.

High School: The most cost-effective solution to meet the ASHRAE guidelines is to retrofit the current AHU's with new DDC controls and replace the current heating coils located within the AHU's with new coils that can function as both a heating and cooling coil. Due to the location of the AHUs, the retrofit option makes the most sense for this equipment. The structural integrity and operation of the other components within the AHU are suitable. By upgrading the controls on the AHUs, it will allow the facilities team to confirm the required amounts of outside air are being brought into each classroom to reduce the risk of infectious disease transmission.

A further building controls retrofit will be installed on all classroom re-heat coils and auxiliary unit ventilators by installing new DDC control valves and classroom thermostats to eliminate the 23-year-old pneumatic controls system. The new DDC controls will allow the facilities team to provide new programming (including a purge sequence) for the AHUs to meet the building code ACH requirements while providing a way to optimize the most efficient way to operate the AHUs. This will also allow the facilities team to remotely monitor and receive alarms on classrooms that are not within the ASHRAE recommendations.

In addition to the controls retrofit, the installation of a new 250-ton air-cooled chiller with integrated factory controls will provide chilled water to the high school in the most efficient manner and will allow the classrooms to stay within the temperature specifics recommended by ASHRAE. The chiller will exceed current state efficiency code standards and have multiple stages for efficient operation at part load operation.

With the implementation of the heating/cooling upgrade on all the AHU's the school will be able to meet the current ASHRAE Standard 55 and ASHRAE 62.1 specifications. The recent global pandemic has affected each student, staff member, and parent of this district in their own way. Performing these HVAC upgrades will not only allow the district to maintain in-person learning but also give each stakeholder within this school assurance that the district is doing everything to give students, staff, and parents a safe place to learn and work.

Middle School: The majority of the budget requested for this project will be utilized to update the Middle school. The first action item that will be addressed is the abatement of all the asbestos within all the classrooms, common areas, and staff areas. Due to the unit ventilators being located within the ACBM of the ceiling tile, once the abatement is complete, the replacement of all fan coil units, gym make-up air units, building exhaust fans, and controls will take place.

Also, while the ceiling is removed, we have planned to replace the T-8 lighting with LED. During the asbestos abatement portion of this project, all old T-8 lighting will need to be removed from the ceiling grid. Instead of removing and replacing the existing T-8 lighting again, new LED lights will be installed during the re-installation of the new ceiling. This is enabling the district to upgrade to LED lighting for a negligible cost increase and save on our electric bill for years to come.

The new unit ventilators will come with DDC controls valves, outside air dampers and actuators, local classroom thermostatic controls, and a factory-mounted communication module that will integrate into the school's Building Automation System (BAS). These new unit ventilators will have operating controls for outside air dampers ensuring proper ACH for each student and will also allow for purge programming. This will eliminate all pneumatic controls in the building allowing for live data of all classrooms for indoor air quality code compliance.

A new 250-ton air-cooled chiller will be added to the system to provide cooling to the school in the warmer months. The chiller will provide chilled water to the Middle School in the most efficient manner which will allow the classrooms to stay within the temperature specifics recommended by ASHRAE throughout the entire year, even during the warm summer months for course credit recovery. The chiller will exceed current state efficiency code standards and have multiple stages for efficient operation at part load operation. With the addition of the new chiller and the main electrical panel at its end of useful life, we will be utilizing this time to upgrade and replace the main electrical panel to accommodate the new chiller load.

The upgrade at the Middle School is very intensive and will cause the school to upgrade their fire annunciation system to

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

modern code. The current code requires that the announcement system includes verbal commands in addition to the strobes and horns that are existing today.

K-2,3-5: The solution for these schools is of less magnitude than in comparison to the High School and Middle school. The mechanical systems installed in 2010 are well taken care of and operating as they were designed for providing heating to the building. We intend to add cooling to each classroom to meet the temperature specifications issued by ASHRAE and the CDC. This will be accomplished by adding a Variable Refrigerant Flow system (VRF) system. VRF technology allows each classroom to have its own cooling evaporative diffuser located in the ceiling grid of each classroom which will provide cooling to the students and teachers. There is a single air-cooled condensing unit located on the roof to provide variable refrigerant to each evaporator. This allows the system to provide cooling only to the classroom that needs cooling resulting in a very efficient operation of the cooling equipment.

The replacement of the controls system at these schools will allow the district to ensure the proper amounts of the ACH for each classroom, confirm the proper amounts of outside air, program a building purge sequence, and integrate the new cooling system into the BAS.

In Conclusion: The solution described above will not only replace the past life cycle equipment as identified by the State but will also overcome the deficiencies identified by the AVIRIQ report. Along with involving a 3rd party commissioning agent, a post indoor air quality assessment is going to be performed by AVIRIQ to confirm that the indoor air quality metrics are now code compliant.

We believe that these projects at each school are necessary and of high importance to the students, teachers, staff, and parents of the Alamosa School District due to the current COVID environment that we find ourselves in today and for the foreseeable future. Now is the time to take action to provide a healthy and safe environment.

### **Due diligence undertaken in defining the stated solution:**

Throughout the development of the solution, we were extremely cognizant of applicable construction standards. 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 pandemic, following code has never been more important to ensure the safety of the students, teachers, and staff in the classroom.

The match we are providing is coming from the American Rescue Plan- Elementary and Secondary School Emergency Relief (ESSER III) Fund. This funding comes from the Federal government and therefore has strict flow-down requirements such as: Federal equal employment opportunity and affirmative action, clean air act, domestic preference for the US Made goods, and the Construction Wage Rate Requirements Statute (formerly known as the Davis-Bacon Act). All these are required and all are accounted for in the budget request provided.

Our team is also familiar that the project must be built 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.

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.

Although the High-Performance Certification Program is not formally required, our District strives to balance the first cost with ongoing energy costs and believes we have incorporated the intent of this program into the development of our project.

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.

The District Accountability Committee, consisting of students, staff, parents and community members, was utilized to prioritize ESSER II needs. During the process the asbestos abatement along with quality air and HVAC at Ortega Middle School received the highest prioritization of all school sites. However, it was important to provide equitable access for all sites. ESSER



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

III funds will be utilized to provide the 24% match for the BEST Grant.

## How urgent is this project?

Alamosa School District, not unlike other school districts, has seen rising COVID positives and quarantines over the last year with no sign of the spread slowing down. Our district has been able to adopt many of CDC's recommendations such as one-way hallways, closing drinking fountains, having hand sanitizer readily available, contact tracing, and providing appropriate PPE for students and staff. A full list of our Layered Prevention and Mitigation strategies can be found as an attachment. The only CDC recommendation we are not able to incorporate is the Heating, Ventilation, and Air Conditioning standards from ASHRAE.

We believe replacing our past life cycle HVAC equipment with modern equipment that can meet ASHRAE's recommendations would dramatically decrease the risk of virus transmission in our school buildings. This would give our community peace of mind. In recent school board meetings, we have had a plethora of teachers, parents of students, and even students express their concern 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. An upgrade like this would be a timely project that would give all members of our community peace of mind.

Without the BEST Grant, we couldn't make an equitable investment in indoor air quality and mitigating the spread of the virus across the district for all students. If the grant were not awarded, our district has enough money through the ESSER III fund to only upgrade the Middle School. The middle school has the most urgent need due to having the oldest equipment and asbestos. If the grant were not awarded, no work could be performed at the High School, K-2 Elementary, or 3-5 Elementary. Through a successful BEST Grant award, BEST would enable an equitable investment across the entire district for every single student. To express a timeframe of when this project must be resolved before failure is difficult to do, because as of today, our buildings are already failing to meet the ASHRAE and CDC recommendations.

The past life cycle systems are currently in a state where they are not able to be band-aided for any sort of improvement. A major investment must be made to meet the industry's guidance or the increased risk of virus transmission and the safety of our students and staff will continue to grow. The day-to-day repairs that are being performed now to keep the system operational are causing a financial burden to the district and through a holistic upgrade to the mechanical systems, this financial stress would be eliminated, and more monies can go back into making positive investments into our students.

Additionally, Ortega Middle School has a significant amount of ACBM's in the ceiling tiles, floor tiles, mudded fittings, transite panels, rubber base, and adhesives. The potential for the fibers to affect the students and staff has increased significantly. But as the tiles get older, the risk of something happening increases year over year. This ACBM must be removed prior to any mechanical system repair or upgrade. Our small rural district has never had sufficient funds to mitigate this material. We have applied for several grants to assist in this abatement. With our current ACBM procedures, the situation has not deteriorated to an emergent issue. This speaks to the dedication of the district to the safety of the students, staff, and public. However, the situation has deterred our ability to provide for major HVAC repairs to our 58 year old system. The new HVAC equipment will allow us to meet ASHRAE Standards.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## How does the applicant plan to maintain the project if it is awarded?

Our district's facilities team is led by Charlie Jackson who has over 31 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 evident that the 1964 equipment at the middle school is still able to provide heat to all of the classrooms.

It was important during the development phase to ensure an energy-efficient system was chosen while being sensitive to first cost and ongoing maintenance. Many components of the system can be maintained by our in-house maintenance staff. The air cooled chillers require quarterly maintenance to operate properly. Three of the four manufacturer recommended inspections can be done by the district staff, but the "annual" inspection requires specialized knowledge and equipment to perform this inspection properly. The district plans on contracting this service to a mechanical company with certified chiller

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

technicians to ensure the longevity of the system. To account for this, we are setting aside more maintenance funds in our annual budget.

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 of 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:

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 set-aside 1.5% of our per pupil (with current population at 2,188 that would be \$281,093 yearly) 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 Elem. K-2 & 3-5- 12 years \$1,080,000  
OMS Roof Grant 6 years \$35,000  
AHS Roof Grant 5 years \$30,000  
OMS Security Grant 4 years \$250,000  
AHS Security Grant 3 years \$250,000

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 of our schools as safe, healthy, technologically up to date and having created a comfortable environment for our students.

### Intended Warranties on New Equipment:

The entire project will have a 1 year workmanship warranty. The new 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).

### **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:**

Ortega Middle School was constructed in 1964: In 1964, this building was constructed as the original High School for the District. At the time, no school buildings were designed with air conditioning and therefore adequate for the time. Being of this age, ACBM's (asbestos-containing building materials) were used in many of the construction materials. In 1997, the new high school was constructed, and this building became the Middle School. The school has a main gym, an auxiliary gym, a cafeteria, a library, 45 classrooms, an auditorium, and a central office. This school site is a total of (3) separate buildings on the same campus with the Building Sq. Ft. totaling 125,200 sq. ft. The breakdown is as follows: Main Building 100,300 sq. ft. Building #2 Wood Shop/ Art/ 2-Computer Labs 10,500 sq. ft.. Building #3 Gymnastics/Auto Shop/1 Computer Lab/@ Classrooms 14,400 sq. ft.

Alamosa High School was constructed in 1997: At the time it was constructed, it followed all current Building Codes required in 1997. The design did not include air conditioning because the district did not use these schools for education in the hotter summer months. Specific room temperatures were not mandated as they are now, so this procedure was approved and accepted by the State. The school consists of 43 classrooms, the main gym, a practice gym, a wrestling room, a cafeteria, and a central office. This school is 118,000 (facility portal on State's website says, 124,000) sq.ft.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Alamosa High School Ag/Ed building was constructed in 2014: This school was specifically built for Ag/Ed courses of study. The size of the building is 6,000 sq.ft. with a classroom, kitchen, tool room, an Ag/Ed lab, restrooms, janitorial closet, teacher's office, and work area for carpentry, electrical, welding, auto repairs, metal bending, livestock management, and other town/farm/ranch/individual activities. There is a 2,000+ sq.ft. greenhouse, also built-in 2014, attached to this facility. It serves as an integral strategy in teaching Ag/Ed to our students at Alamosa High School by giving students access to horticulture, aquaculture, procedures for growing flowers, potato tuber care, and numerous other activities. These buildings were also built in accordance with every Building Code when built. Like all of the other schools, no cooling was included in the design for this building. Cooling has become a greater and greater need as we continue to support the students and staff at this school.

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. Now, due to the current 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 classrooms in these buildings as well. These two schools are mirror images of each other which is enabling efficient air conditioning design lowering the overall cost to the district to implement. Each building has 40 classrooms, a gym, a library, a cafeteria, and a central office. At this time, the district foresees these school buildings serving the needs of our community, students, and staff for the next 20+ years in grades Kindergarten through twelve education with the addition of an Alternative Education Program and Pre-Kindergarten classes.

### **Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

ALAMOSA HIGH SCHOOL (Constructed 1997 with District Bond) (BEST Grant Assistance and District Match with specific updates) New roofs were installed 4 years \$1,000,000+ BEST Grant and District Funds New handrails and public safety measures were completed at the Main Gym 3 years \$65,000+ District Funds 5 of 30 HVAC Controllers were changed due to phasing out old out dated controllers 3 years \$15,000+ District Funds Complete Safety and Security Project 3 years \$1,000,000+ BEST Grant and District Funds Complete Re-sanding and Re-painting of Main Gym Floor 2 years \$38,000 District Funds Installed 40 New Glass Marker Boards to replace original boards (ghosting) 1 year \$20,000 District Funds

ORTEGA MIDDLE SCHOOL (Constructed 1964 District Bond (BEST Grant Assistance and District Match with specific upgrades) New Roof 4 years \$1,000,000+ Best Grant and District Funds Complete Safety and Security Project 4 years \$1,000,000+ Best Grant and District Funds Replaced Connector Tunnel from Main Building to Auxillary Gym (Code Compliance) 4 years \$310,000+ District Funds Replaced Teachers Lot Asphalt Paving with Concrete (Asphalt fully deteriorated) 4 years \$380,000+ District Funds Removed Asbestos Ceiling & Floor Tiles in Library (done to prevent ACM) 3 years \$210,000+ District Funds Installed New MUA unit at Auto Shop/gymnastics Area (replaced 1964 model) 3 years \$180,000+ District Funds Installed New MUA unit for OMS Kitchen Range Hood (Building never had one) 3 years \$210,000+ District Funds Installed New 6" Sprinkler Line (Cost Savings move to Untreated Water cost savings) 3 years \$60,000+ District Funds Installed New Safety Fencing at Baseball Field (replace 1964 unsafe fence) 2 years \$160,000+ District Funds Construct New ADA Special Needs Restrooms (when built not designed for these) 1 year \$360,000+ District Funds Remodel Girl's Locker Room , Asbestos Abatement (replaced original 1964 lockers) 1 year \$160,000+ District Funds Install Propylene Glycol to Boiler System (installed for the first time since 1964). 1 year. \$36,000+. District Funds

ALAMOSA ELEMENTARY K-2 & 3-5 (Constructed 2010 BEST Grant Assistance with District Bond) Replaced all Water Fountains with Bottle Fillers (student usage issues) 3 years \$60,000+ District Funds Replaced 6 Failed VFD Drives (failed all together after lightning strike) 2 years \$68,000+ District Funds Performed Concrete Paving Crack Filling and Caulking (not done when built in 2010) 2 years \$60,000+ District Funds Boiler Repairs (heat crack repairs to (2) boilers) 2 years \$30,000 District Funds Replaced all Playground Matting (deteriorated and unsafe) 1 year \$30,000+ District Funds Replaced all Playground Safety Engineered Wood Fiber (safety level short) 1 year \$20,000+ District Funds

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Alamosa School District has been blessed by 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 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

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

funding is to help address learning loss, invest in educational technology, and make school environments safer for students, teachers, and staff. It has been proven by the 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, we have recently refinanced our outstanding debts to take advantage of historic low-interest rates and have reduced our interest rate from 4.135204% to 1.771972% and 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 the concern, we believe utilizing our ESSER III funding in partnership with BEST for this priority one project is the most impactful way to make an equitable investment in our schools that will help each one of students, teachers, and staff members to feel safer and more comfortable coming to school.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

The Alamosa School District Board of Education meets 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 to 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 \$2,000,000 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 dollars 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 provide our students with a safe and healthy environment. Additionally, the Alamosa School District has never had to request additional funds due an overage of the budget. We have always met our scheduled timeline as well. We have been thankful to the CDE for their assistance by helping our small rural school district.

If this Grant is awarded, we will make sure that this money is spent wisely. We will follow the rules associated with the Grant. We will always do our part!

### **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Our annual utility costs at each school are listed below:

High School:

Electricity - \$117,224

Natural Gas - \$34,978

Water/Sewer/Trash - \$94,620

AHS VoAg:

Electricity - \$6,215

Natural Gas - \$3,640

W/S/T - \$1,767

AHS Stadium:

Electricity - \$14,447

Natural Gas - \$4,105

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

W/S/T N/A

Ortega Middle School:

Electricity - \$61,428

Natural Gas - \$47,197

W/S/T - \$69,387

K-2 Elementary:

Electricity - \$39,827

Natural Gas - \$10,876

W/S/T - \$15,680

3-5 Elementary:

Electricity - \$41,980

Natural Gas - \$11,653

W/S/T - \$16,043

Our school district has never had air conditioning in the past. We understand that by adding air conditioning to our district, there will be an increase and ongoing cost 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 installed individual split systems in each classroom at the middle school but the energy consumption and ongoing maintenance cost were going to be immense. By switching to a chilled water system for a negligible first cost difference, we are able to lower our annual energy consumption substantially, decrease our maintenance spending, and reduce the risk of failure.

We also understand the State's desire for energy efficiency and making our schools sustainable. To meet the requirements of the High Building Performance Certification, "The project considers the true cost of a building through the life-cycle assessment of each individual building component." Our team has done through our due diligence process.

Also, the project would replace 27 year-old and 58-year-old equipment. The basic efficiency increase in technology advances since the installation of this equipment alone will produce and provide energy savings for our district. Replacing the existing T8 lights with new LED lights at the Middle school will generate substantial electrical savings (at least a 30% annual savings). As described in the deficiencies section, all the building controls within the district are past their life cycle. Modern DDC controls can enable energy-efficient programming strategies while still prioritizing meeting ASHRAE's indoor air quality specifications.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$7,576,600.36	<b>CDE Minimum Match %:</b>	24.00
<b>Current Applicant Match:</b>	\$2,392,610.64	<b>Actual Match % Provided:</b>	24.00
<b>Current Project Request:</b>	\$9,969,211.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	American Rescue Plan - Elementary and Secondary School Emergency Relief (ESSER III) Fund
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$9,969,211.00	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	389,200	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	2,096	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$25.61	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$4.66	<b>Adverse Historical Effect?</b>	No

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Hard Costs Per Sq Ft:</b>	\$20.95	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$4,756	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	186	<b>Who owns the Facility?</b>	OtherFacilities

**If owned by a third party, explanation of ownership:**

BEST Grant for Alamosa Elementary 3-5 and Alamosa Elementary K-2 (the High School and Middle School are owned by the School District)

**If match is financed, explanation of financing terms:**

N/A

---

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$4,990,000
<b>Assessed Valuation:</b>	\$154,028,129	<b>Year(s) Bond Approved:</b>	12
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$72,055	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$5,280,155	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$37,047	<b>Outstanding Bonded Debt:</b>	\$10,285,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	69.90%	<b>Total Bond Capacity:</b>	\$30,220,056
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	11.894	<b>Bond Capacity Remaining:</b>	\$19,935,056
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,724.13		
Applicants Median: \$2,381			

---

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

**SANGRE DE CRISTO RE-22J - Sangre de Cristo PK12 HVAC Replacement - Sangre de Cristo K-12 - 2011**

<b>District:</b>	Sangre de Cristo RE-22J
<b>School Name:</b>	Sangre de Cristo K-12
<b>Address:</b>	8751 Lane 7 North
<b>City:</b>	Mosca
<b>Gross Area (SF):</b>	81,080
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$28,592,567
<b>Condition Budget:</b>	\$4,549,364
<b>Total FCI:</b>	0.16
<b>Adequacy Index:</b>	0.08



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,952,952	\$2,063,281	0.52
Equipment and Furnishings	\$915,623	\$0	0.00
Exterior Enclosure	\$2,924,344	\$0	0.00
Fire Protection	\$791,659	\$0	0.00
HVAC System	\$7,051,315	\$1,477,631	0.21
Interior Construction and Conveyance	\$3,617,701	\$692,432	0.19
Plumbing System	\$1,441,138	\$254,927	0.18
Site	\$5,171,942	\$61,094	0.01
Structure	\$2,725,893	\$0	0.00
<b>Overall - Total</b>	<b>\$28,592,567</b>	<b>\$4,549,365</b>	<b>0.16</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** SANGRE DE CRISTO RE-22J

**County:** ALAMOSA

**Project Title:** Sangre de Cristo PK12 HVAC Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Sangre de Cristo Schools is a small rural District located 14 miles north of Alamosa, Colorado, gateway to the Great Sand Dunes. We have approximately 248 Prek-12 students with a free and reduced percentage of 49%. It is a one campus school district. Our preK-12 building was opened in 2011, it was funded through the best grant. Our building has two academic wings, one being elementary and the other being secondary. A third part of the building has the cafeteria, two gymnasiums, locker rooms, music room, and weight room. Our heating/cooling system that was installed in the new build was a geothermal system design.

## Deficiencies associated with this project:

Our geothermal heating/cooling system was designed with seven heat pump/compressors that heat the water to around 135 degrees. Over the past four years five out of our seven heat compressors/pumps have failed. There are twenty-eight water-air packaged units throughout the building, ranging in size of between 1.5 and 5.0 nominal tons (total 66 nominal tons). The water feeding these units is sourced from the heat pump/compressors. We are currently running on two heat pump/compressors. Our last compressor to fail was March 18, 2022. Our water temperature will not reach the 135 degree level which means our classrooms will be cooler. The compressors (Danfoss scroll units) are not a usually stocked item in mechanical supply houses. For replacement this entails a special-order requirement resulting in greater unit cost. Labor and parts to replace these compressors is around \$35,000 each.

Our temperature in our area of the San Luis Valley has reached a low of -15 this year, and if our system shuts down our building will become inoperative until we can get a replacement system.

## Diligence undertaken to determine the deficiencies stated above:

When I was hired in the summer of 2021, we had four of the seven heat pumps/compressors. We brought out a company called Major Geothermal who inspected the problem and determined what it would cost to replace the system. There was an attempt the year previous to order a new compressor to help balance the heat pump/compressor use. The company that installed the heat pump/compressors is not in business anymore so they had to order a new pump from overseas, when it arrived it was damaged and it was never installed. Since that time we have had two more heat pump/compressor break down.

## Proposed solution to address the deficiencies stated above:

The solution being proposed to address the specific deficiencies was either to replace the heat pump/compressors or replace the whole system.

Five compressors were noted to be out of service, while these compressors (Danfoss scroll units) are not uncommon, they are not a usually stocked item in mechanical supply houses. For replacement this entails a special-order requirement resulting in greater unit cost. Labor and parts to replace these compressors is around \$40,000 each. With the equipment breakdown that has already occurred we anticipate more of the compressors breaking down because the more compressors that break down



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

the more strain is put on the working units. and eventually they will fail as well. The best solution is to replace the system so we have everything working properly and can ensure consistent, balanced air exchange. We are requesting funding to help pay for a replacement system.

### **Due diligence undertaken in defining the stated solution:**

The school district first reached out to Long Technologies who helped get the replacement heat pump/compressor ordered. Unfortunately, as stated above the replacement part was damaged during delivery. Long Technologies recommended Major Geothermal to come in and investigate the issue and make recommendations (replace the heating system). Our district is also working with Boiler Machinery Loss Adjusting Services to help fund the project through putting the insurance claim of equipment breakdown towards the replacement project. Nothing has been determined on the claim. We have also had Haynes Mechanical Technologies and Energy Solutions also coming in to investigate and provide us alternative replacement system other than geothermal.

### **How urgent is this project?**

As I addressed earlier, we have two out of the seven heat pump/compressors working to heat the water that is delivered through the HVAC system. If we have one more heat pump/compressor failure, our system will not heat the water to the temperature needed to provide heat in the building. The sooner we can replace the heating system, the sooner we eliminate the risk of closing school. If we don't receive the BEST grant we will have to pull more money from our reserves which would impact our educational needs for our students. We have set aside reserves through our capital fund for the purpose of repair or replacement but it would not pay for the total amount of the project.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

Our school district has invested in professional development for our maintenance director to understand the system and controls of our HVAC system. When our schools district were awarded the BEST grant for our new school we have set aside each year 1.5% of our revenue to ensure our building will continue to run. We will continue to set aside funding for improvement.

**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 was a new construction project in 2010/2011.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Sangre De Cristo School District has just completed a full LED light replacement to hopefully reduce the amount of energy used in our schools.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Our school district has filed a claim through the Colorado School District Self Insurance Pool for equipment breakdown. They have agreed to put the costs of replacing the heat pump/compressors towards a system replacement. We are also using revenue that has been set aside in Fund 43 for repairs and replacements. We are also researching the possibility of using some ESSER 3 funding as well.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Since the completion of the building there has been a 1.5 percent set aside in the capital fund for repairs or replacement for our best capital projects. We took the base PPOR funding and multiplied it by 1.5% and multiplied that to the number of student we have. That total dollar amount is revenue that is put into fund 43.

$$\$6769 \times 1.5\% = \$101.535$$

$$\$101.535 \times 250 = \$25,383.75$$

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Sangre School District Electricity Bill 1/15/22 \$10,542

Propane current price \$1.80

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$771,474.83	<b>CDE Minimum Match %:</b>	38.00
<b>Current Applicant Match:</b>	\$397,426.43	<b>Actual Match % Provided:</b>	34.00
<b>Current Project Request:</b>	\$1,168,901.25	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Our match will come from our capital reserve fund.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$1,168,901.25	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	80,000	<b>Construction Contingency %:</b>	3
<b>Affected Pupils:</b>	246	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$14.61	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.57	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$14.04	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$4,752	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	325	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$44,298,766	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$165,693	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$1,860,802	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$48,333	<b>Outstanding Bonded Debt:</b>	\$2,555,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	49.80%	<b>Total Bond Capacity:</b>	\$7,721,277
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	8.05	<b>Bond Capacity Remaining:</b>	\$5,166,277
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,851.46		
Applicants Median:	\$2,381		

Division of Capital Construction

## BEST School District and BOCES FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

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

Under previous CCAB weights, the match requirement for SANGRE DE CRISTO RE-22J would have been 34%. Under revised CCAB weights, the match requirement is 38%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**ST VRAIN VALLEY RE 1J - Frederick HS Mascot Change - Frederick HS - 2012**

<b>District:</b>	St Vrain Valley RE-1J
<b>School Name:</b>	Frederick HS
<b>Address:</b>	5690 TIPPLE PARKWAY
<b>City:</b>	FREDERICK
<b>Gross Area (SF):</b>	205,237
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$71,733,476
<b>Condition Budget:</b>	\$11,387,226
<b>Total FCI:</b>	0.16
<b>Adequacy Index:</b>	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$9,224,381	\$4,817,503	0.52
Equipment and Furnishings	\$4,660,307	\$0	0.00
Exterior Enclosure	\$7,822,541	\$0	0.00
Fire Protection	\$2,282,661	\$0	0.00
HVAC System	\$13,302,264	\$3,822,492	0.29
Interior Construction and Conveyance	\$9,611,962	\$1,821,930	0.19
Plumbing System	\$3,568,675	\$2,203	0.00
Site	\$12,414,222	\$923,099	0.07
Structure	\$8,846,464	\$0	0.00
<b>Overall - Total</b>	<b>\$71,733,476</b>	<b>\$11,387,227</b>	<b>0.16</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** ST VRAIN VALLEY RE 1J

**County:** BOULDER

**Project Title:** Frederick HS Mascot Change

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

St. Vrain Valley Schools is the seventh largest district in the state, serving 33,000 students across 411 square miles, four counties, and 13 communities. St. Vrain's student body is diverse; 37% of students are ethnic minorities and 28% are eligible for free or reduced price lunch. All of St. Vrain's schools use a rigorous PreK-12 district-wide curriculum, with each school customizing additional instructional resources as necessary to meet the needs of their school community. Because St. Vrain uses the same curriculum at all schools, St. Vrain can align staffing, professional development, instructional resources, and assessment to ensure exceptional quality at every school. As a result, St. Vrain students outperformed the state on 17 out of 18 state standardized assessments and also showed increases in SAT scores, graduation rates, and other indicators.

## Deficiencies associated with this project:

Pursuant to Senate Bill 21-116 Concerning the Prohibition of American Indian Mascots in Colorado, the District has selected a new mascot for Frederick High School. This project undertakes the task of replacing structural or building elements representative of the previous mascot. The attached scoping documents provide additional detail.

## Diligence undertaken to determine the deficiencies stated above:

District staff conducted several audits of the facility to identify all instances of the previous mascot permanently installed in or on the building. In parallel to this effort, all non-building related instances of the mascot have been identified and are being managed under a separate project.

## Proposed solution to address the deficiencies stated above:

Each instance of the previous mascot will be removed and replaced generally in-kind with a representation of the new mascot. Scoping documents have been submitted which provide more detail.

## Due diligence undertaken in defining the stated solution:

The District has engaged a Construction Manager / General Contractor (JHL Constructors) to assist in developing the details of the work through subcontractors and develop a project budget.

## How urgent is this project?

Notification from the State identifies June 1, 2022 as the last date that an American Indian mascot may be used without penalty. Between this and other efforts the District is taking action to comply with this date. However, the deadline is approaching quickly and much of the building-related work will need to be accomplished after classes have been dismissed for the summer.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

St. Vrain maintains an annual budget of approximately \$4MM for both capital renewal and general ongoing building maintenance. The amount allocated to each facility each year varies in response to capital planning and highest priority needs. Each year, internal facility audits are performed which, along with other sources (i.e. St. Vrain's Roof Asset Management Program), inform a database of facility needs. A capital forecasting software program is used to organize and prioritize each item. A rubric style system has been developed to analyze priorities and to select which improvements can be funded each year. Typically, larger items that can't be funded through annual Capital budgets are considered when the scope for Bond packages are developed. Additionally, St. Vrain's asset management system generates and issues preventative maintenance work orders to ensure that routine maintenance occurs. The mascot changes made as part of this project can be absorbed into regular building maintenance costs after the initial costs of changing the mascot have occurred. Mascot changes are not typically included in capital reserve planning; they must be planned several years in advance or with special permission/budgetary considerations.

**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:**

Frederick High School was built in 2012 as a high school and therefore is still in very good condition. The proposed work is in response to a mascot change rather than a facility condition need.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

A nine classroom addition to the school was completed in 2020. This addition provides additional space for the school's P-TECH program as well as science classrooms and other laboratory and collaborative work spaces.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

SVVSD has not investigated funding options outside of Capital Reserve funds and BEST funding.

**How do you budget annually to address capital outlay needs in your district/charter?:**

St. Vrain maintains an annual Capital Reserve account for capital renewal as well as a General Fund account for ongoing facility maintenance. The approximate combined funding of those two accounts was approximately \$149 per FTE (\$4.5M / 30,194 {FTE}) for the 2020-21 school year. This money is allocated per the audit priority matrix among all District facilities.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$148,873.54	<b>CDE Minimum Match %:</b>	39.00
<b>Current Applicant Match:</b>	\$95,181.45	<b>Actual Match % Provided:</b>	39.00
<b>Current Project Request:</b>	\$244,055.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The match will come from Capital Reserve funds.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$244,055.00	<b>Escalation %:</b>	3
<b>Affected Sq Ft:</b>	205,237	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	1,331	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$1.19	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.01	<b>Adverse Historical Effect?</b>	No

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Hard Costs Per Sq Ft:</b>	\$1.18	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$183	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	154	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**  
N/A

**If match is financed, explanation of financing terms:**  
No financing will be used.

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$260,340,000
<b>Assessed Valuation:</b>	\$4,112,116,131	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$55,189	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$132,560,647	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$87,244	<b>Outstanding Bonded Debt:</b>	\$514,915,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	31.40%	<b>Total Bond Capacity:</b>	\$337,060,881
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	17.55	<b>Bond Capacity Remaining:</b>	(\$177,854,119)
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$3,121.62		
Applicants Median: \$2,381			

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

**DELTA COUNTY 50(J) - Delta HS Safety/Mechanical Upgrades - Delta HS - 1982**

<b>District:</b>	Delta County 50-J
<b>School Name:</b>	Delta HS
<b>Address:</b>	1400 PIONEER ROAD
<b>City:</b>	DELTA
<b>Gross Area (SF):</b>	98,081
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$29,743,684
<b>Condition Budget:</b>	\$17,472,938
<b>Total FCI:</b>	0.59
<b>Adequacy Index:</b>	0.38



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,749,142	\$3,290,003	0.88
Equipment and Furnishings	\$708,982	\$549,767	0.78
Exterior Enclosure	\$3,286,527	\$883,783	0.27
Fire Protection	\$88,583	\$1,145,086	12.93
Furnishings	\$1,588,156	\$1,407,456	0.89
HVAC System	\$5,523,108	\$5,402,869	0.98
Interior Construction and Conveyance	\$4,574,594	\$2,886,141	0.63
Plumbing System	\$1,396,045	\$902,125	0.65
Site	\$4,938,301	\$1,995,917	0.40
Special Construction	\$145,223	\$45,926	0.32
Structure	\$3,745,023	\$0	0.00
<b>Overall - Total</b>	<b>\$29,743,684</b>	<b>\$18,509,073</b>	<b>0.62</b>



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** DELTA COUNTY 50(J)

**County:** DELTA

**Project Title:** Delta HS Safety/Mechanical Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Delta County is a small, rural district located 275 miles west of Denver. Delta County School District 50J (DCSD) includes over 1157 sq. miles of primarily mining and agricultural-based populations. Our county includes Delta, Paonia, Hotchkiss, Cedaredge and Crawford. DCSD provides bus transportation traveling over 2300 miles a day with 46 buses making transportation a key element of our district. In 1950 Delta County joined with Gunnison, Montrose, and Mesa Counties to service students that geographically are closer to our small towns highlighting the importance of each community to the western slope. Delta has two elementary schools, one middle school, one high school, and one alternative school for high school students. There is a K-8 grade school in both Hotchkiss and Paonia and a new North Fork High School serves both communities for high school. North Fork High School was formed due to the enrollment, funding, and options for student learning. Paonia also has a Waldorf-inspired school and Crawford has a Montessori elementary. Cedaredge has an elementary, middle, and a high school. DCSD also sponsors Vision Charter. The Technical College of the Rockies is a public institution governed by the DCSD Board of Education. DCSD has been fortunate throughout the years to have a quality staff allowing the students many opportunities beyond high school. Delta County's achievement scores are at or above the state average and have placed a major focus on CTE. DCSD is committed to these classes because we do not have a large percentage of students furthering their education after high school. By offering CTE classes, students are able to get in a trade directly out of school and be contributing members of the community. Delta County Schools is ranked 152nd of the 178th school districts in the State in total per pupil funding. In other words, our students are within the bottom 14% of funding for all students in the State of Colorado.

## Deficiencies associated with this project:

### Main Office and building Access (SAFETY)

The entrance to the facility enters a common space where free access can be made to all wings of the complex without coming into visual contact with the office administration area. Cameras are installed to assist, but without the ability to have continuous monitoring, the system is flawed. A buzz-in system has been installed but is not practical with students and the public entrance at the same location. It also does not provide security due to others being able to access.

### Air quality, (Ventilation systems) (Health and Safety)

The 1981 portion of Delta High School classroom wing (A wing) was designed with radiant FIN hot water wall heaters with no mechanical ventilation. The design intent was to utilize windows to provide fresh air to the spaces. Their systems have no mechanical ventilation or fresh air system in the classroom spaces. The radiant heat systems will not provide adequate heating in the space to allow for windows to be open, therefore causing Co2 levels in excess of 2,630ppm in classroom spaces. The kitchen is designed with a Type I hood required for the cooking area, but the space was not designed with a make-up air system to provide fresh air for the exhaust systems. The Band and Ag classroom spaces, although designed with a 40-year-old HV mechanical hydronic heating system, limited outside air is provided into the space to lower the Co2 levels. No windows are in the space, so exterior doors are propped open to provide outside air, creating a space that is less than 45% of the current design standard. The Shop classrooms do not consist of two gas fired units; one unit is designed for use when the exhaust fans

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

are used. The other unit is to temper the space with HV. These units are designed with limited safety systems on the units, without flame roll out sensors and use solenoid rather than gas valve electric controls to turn on the gas. This system is of high risk due to a solenoid valve that could stick releasing gas in the space that is not fired. This instance has occurred in one of the sister schools of the same design in Cedaredge this past year. The Gymnasium HV units are also hydronic fans. These rooftop units are 40-year-old TRANE units. One of the two units is currently not working due to structural frame issues in the unit with the fan coil vibrations tearing the brackets. These units are also designed at 45% of standard and require replacement. Locker room ventilation is inadequate causing high Co2 levels and bacteria.

The Tech Lab 1991 addition is a single hydronic unit HV system. The space area requires reconfiguration, and the system currently has 70% of CFM to provide fresh air for the 5 classrooms to assist with the space plan and security issues required for additional space.

### Fire alarm System (SAFETY)

The building continues to operate on the original fire alarm system and layout. Although the fire panel required replacement in 2004, it does not meet current code. The fire system devices and wire systems are original and are prone to "ground faults" which cause system failures and fire watch requirements. Building upgrades require the upgrade of the fire alarm system with facility renovations to a VOC system or voice alarm system, which will require speakers installed closer than the current horn or horn strobe devices. The code also requires a smoke detection system within 10 feet to hold open fire doors. The outdated system is a safety issue. The alarm systems upgrades are consistent and required in all areas - 1981, 1991, 1996 and 2004 additions.

### Electrical Circuits & Distribution Safety

The electrical distribution system requires upgrades to meet the electrical requirement of a functional school in the 21st century along with the ventilation and mechanical system. The current system utilizes 480V 3-phase power as provided by the City of Delta. The building design included 5 step down transformers to provide the power for the 120-volt utility circuits, which was a common design in the 1980s prior to computers, Internet and projection systems used in public education today. The building was designed with approximately one electrical circuit providing power to 4-5 rooms that have 3 outlets per room. Over the years computer lab areas have been renovated in one of the classrooms where an additional panel was added to accommodate that single room expansion on the current system. To install updated circuitry required for 21st century learning, additional power must be added. Staff using extension cords and power surge devices to extend power in rooms create tripping hazards and fire life safety.

### Lighting Circuits and imbalance (safety)

Each wing of the facility has a mechanical equipment/lighting panel on the same 277V system. With the installation of LED, lighting kits on T12 and T8 fixtures were performed several years ago. The issue with the retrofit bulbs installed (other than they should be at their expiration), the kits are receiving interference with the installed variable frequency drives that are used in the exhaust/make up air systems. The devices cause a harmonic imbalance in our neutral, which in turn have caused lights to randomly turn off and then require maintenance to shut down the exhaust and cycling the circuits to the light to return to normal.

### Domestic Hot Water Circulation Lines (safety-Health – Closures possibilities)

The main circulation line that extends through wings "A", "B", and "C" have deteriorated and frequently cause major leaks as the hot water lines circulate through the building. The system's design is not functioning, and it takes more than 15 minutes for hot water to reach the "A" wing restrooms and locker room area. As you can see in picture provided the significant and potential issues of flooding in the school.

### Fixture Replacement at exiting restrooms

Restroom fixtures throughout the building design. Water closets and urinals per flush are 3.5-4.5 gpm fixtures. These fixtures do not flush with the low water flush valves causing odor and health issues in the restrooms. Sinks/faucets use excessive water due to no aeration nozzle on the fixture.

### Windows (security)

Classroom windows installed in 1981 are used throughout the building and are aluminum frame windows with no thermal break in the aluminum frame. They have worn hinges and locks, and the shades designed inside the double pane windows have deteriorated due to the UV rays as well as being 40 years old. The latching systems are defective, retrofitted with aftermarket latching, and are a concern of unwanted access to the facilities. The cold air is transferred into the classroom spaces. (The new mechanical fresh air system will require a soffit to be constructed on the exterior walls and will cover one

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

half of the top panel window). This mechanical upgrade will require the replacement of the window. In addition, it is a significant note, draft air and cold temperatures coming from the outside wall also changes the heating requirements – the mechanical system installed would have to address inadequate windows in not replaced.

### Sky Light (safety)

The skylight in the cafeteria/entrance area has exceeded the expected life. The lights are a fiberglass-constructed material that have deteriorated and become soft. Our district has applied coating to extend the life of the fiberglass membrane, but the system area is weak and potentially could fail in an extreme weather condition or falls if students access the roof.

### Accessible Restroom

Publicly accessible and gender-neutral restrooms are not designed in the existing A wing building. Without the access to gender-neutral toilet facilities, we are creating conflicts and causing potential bullying in the school.

### Building Envelope (exterior walls)

The building envelope in A wing or academic classroom wing were addressed due to the construction standards used at the time of construction. The exterior walls are 8" brick walls with cellulose filled cells and ¾" insulation covered with ⅝" drywall which have caused exterior wall thermal issues.

### Kitchen Space make up air and space (STAFF SAFETY & Accessibility)

The current kitchen causes safety issues for cooks creating 600 meals a day. The current student serving line includes two roll up doors – 4-foot-wide entrance into a 3-foot-wide serving area which creates difficult access for our special needs and limited mobility students. The serving line requires students to maneuver 20 feet in a narrow area to receive breakfast and lunch. Students then must turn again to exit the kitchen and return to the cafeteria. The existing small kitchen design allows only 38" of space between the cooking equipment and the cooking prep area, which is a confined working space when trying to prepare meals. The space for the preparation of food is limited due to the size of space and design. The kitchen equipment is 40 years old and lacks safety features of current equipment.

### Room safety issues

The kiln is located in the Art room with inadequate space around the unit.

### IT and classroom education space

The classroom set up does not have adequate IT Cat 6 wiring installed in the walls. Although we have installed conduits on the wall that have the cable, the classroom spaces are not set up for distribution of the wire or adequate electrical circuitry for smart boards and visual monitors. The 1991 area of the building configured with a U-shape design with an individual classroom in the center of the space, which creates a visibility problem to observe students and having Cat 6 cables running from the walls to the computers in the irregular shape of the space.

The rocker room and gym areas are excluded from this grant application, the ventilation of the locker rooms are minimum and are high Co2, and humidity, also creating a high bacterial location. Showers are gang or group showers and are not acceptable in today's design standards. The areas are designed with no social distance, and are non-ADA compliant. Although the locker rooms are significant issues that are of health concerns to the district. We are not including these spaces in the grant application. And are researching additional funding sources for this gym and the 4 others of the exact age and construction in 4 of our towns here in western Colorado.

### Diligence undertaken to determine the deficiencies stated above:

The District Administration, Facilities Director, and design professionals have reviewed this facility. The Deficiencies of the Facility State-Wide Assessment 4/2015 & the current 12/2021 audit coincides 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 the ALICE Training experts have also reviewed the security of the entrances and access to the building 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 security and lockdown ability of the school. The entrance was a major topic in the development of the access controls and systems were put in place. At the time the entrance was completed, we had the infrastructure for the lock and monitor system available for this portion of the project.

Mechanical engineers have reviewed the major issues of ventilation, and provided design and input for systems as discussed. These issues were addressed in a 2008 bond; our community failed the mechanical bond 2-1 due to economic strains and our retirement communities. This has not deterred the diligence of getting the air quality improved in our schools. We have continued to develop the air quality planning for all facilities and need to address this issue here at Delta High School. DCSD has understood the importance of air quality for several years. Looking at different systems to address these specific issues.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Now with the technology of the VRF systems and Energy Recovery Ventilation systems, these systems make economic sense due to volume of air required and limited plenum space.

Delta County School District facilities department is extremely active in facility upkeep and examination of system and technology and bring that info our facilities. All of these defiance's have been include in the facility plans for years, these issues debated by parent accountability groups, administrators and design professionals. These plans reviewed for this school and the 3 others of same construction are presented in community meeting in every town in the district and have been included in multiple reviews. Our communities are low-income farming and ranching with a majority of retired or semi-retired patrons reside here in Delta County. The majority of the population do not consider air quality, power issues and the use of extensions cords an issue.

### **Proposed solution to address the deficiencies stated above:**

#### **Main Office and building Access**

Office relocation is A1, which is an existing exterior classroom located next to the student entry to the commons area. The space has a window into a vestibule with visual and communication access to the students as they enter the building. The access control will allow for exterior doors to be locked or unlocked and the interior vestibules will have hardware allowing buzz-in or student card access. Security and office staff will have visual/communication ability through a window directly with students entering the building. The space has a lockdown button that can lock all doors in the facility at the push of a button. This vestibule limits access to the building.

A door installed from the vestibule directly to the office allowing access to the locked vestibule for the Principal or security. A new public entrance created to the office from the outside into a secure new vestibule for public entrance. At a designated point where visitors can communicate with office staff through a security window where ID can be checked prior to ever entering the building. The new office space at A1 will have stations for the resource office, secretary, principal, and waiting room.

The office area shows a monitor where the newly installed access control systems monitor doors that are propped open or unlocked throughout the complex. The ventilation and electrical upgrades are performed in this space.

#### **Air quality, (Ventilation systems)**

The 1981 construction portion of the building will have fresh air/make up air provided to all spaces. The A wing will have a variable refrigerant flow system installed. DOAS units will provide fresh air into the spaces. Due to the limited space above the ceiling in the classroom space, a soffit is installed the entire length of the A wing - 261 feet on each side the soffit will be constructed, and will extend 14" below the existing ceiling extending 2 feet from the exterior wall. The exterior walls remaining 7'7" will be reframed and insulated with additional electrical and IT to meet functional school needs. The installation of the air quality system requires the removal of ceiling tiles for the distribution and heat pump installations. Therefore, a new ceiling and updated lighting are also installed in each space. The DOAS air units are to be installed on a new post and beam structure on both the north and south side of A wing; this structure allows the installation of the mechanical equipment to be outside without interfering with the existing structure. Due to the timeline of the project, these structures are constructed prior to school release in May which will allow for an accelerated schedule. The north structure will include a lower level room designed with ventilation and systems suitable for an Art kiln. This space creates storage needed for a crowded art room and is another example of looking at all the safety issues in a project. The center A wing classroom will have typical VRF heat pumps but will have ERVs installed in 3 locations, which is due to accessibility across the hallway that runs on each side of the classroom wing. Kitchen will have a make-up air system installed utilizing ERV technology. Typical systems are installed in each location A, B, and C and renovated new classroom space. The gym units are replaced with high efficient RTU units. The entire mechanical system utilizes distribution boxes that allow refrigerant to be transferred from one unit to the other, controlled by a DDC system, creating a high efficient building operating as a unit.

Fresh air is provided and will eliminate the 2600-PPM Co2 currently in the space. Each wing of the building is addressed in similar fashion utilizing highly efficient mechanical equipment and providing fresh air into the space. This system will correct the air quality issues. The system is installed of similar design where Co2 levels are now in the range from 475 to 925PPM. As demonstrated above, you can see how the update of the mechanical systems also makes economic sense to update several components of the building. Each area in the 1981 and 1991 constructed building to be addressed in the air quality ventilating systems.

#### **Fire alarm System**

The fire alarm system, although required in the A wing space regardless of the grant, is expanded to include the entire campus. A new VOX Fire system will be installed with all new devices, wire, and monitor systems to include smoke detections

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

at required areas that do not exist now.

### Electrical Circuits & Distribution

The electrical distribution, although some upgrades required for mechanical, the project now allows the updated switchgear and increase of 120 circuitry required in today's classroom. The new panels will allow the change of a single circuit for 4-5 rooms to allow adequate circuits and smart boards in every classroom. All outlets will be updated, and the required ground fault circuit will be installed. The existing mechanical panel, now converted to a dedicated lighting panel, creates filtered lighting circuits. EM Lighting will continue with the existing undersized generator and will be addressed in the future due to limits on our matching funding. The 1991 building where the higher end computers are used for programs that do not operate on standard chrome books is updated with circuits and room layout to eliminate the use of extension cords. The room layout will allow for computer configurations.

### Lighting Circuits and imbalance

The lighting imbalance and systems are replaced with new lighting due to the removal of the grid ceiling required for the mechanical – we will not reuse 40-year-old fixtures and provide code compliant dimming and lighting controls as required.

### Domestic Hot Water Circulation Lines

While the ceilings and grid are removed, install new water circulation lines that extend from the boiler room to the "A" Wing Restrooms, and an additional loop that extends from the boiler room to the locker room where the hot water circulating line will be connected to the locker room system, providing the ability for hot water in both restrooms and locker room areas. The repair system will replace fittings throughout the existing lines and extend lines to appropriate sinks to allow for hot water to be available.

### Restroom Fixture replacement

Restroom ceramic water closets and urinals updated to allow fixtures to flush solids and paper, new style closets have a jet that forces solids and paper from bowl. Restroom to have new toilet partitions installed to eliminate the rusting and deteriorated steel panels.

### Windows

The 40-year-old exterior windows, replaced with double thermally broken frames and high efficient aluminum frames with insulated low E glass. The window allows the reconfiguration required for the mechanical systems proposed with operable lower panels, this grant would allow the district to create an architecturally friendly appearance rather than a limited mechanical repair as presented in the ESSER funded package. One of the most significant issues in public school facilities is the limited funding that restricts schools to perform needed improvements and this grant, in conjunction with Capital funding, will allow us to make significant changes that make economic sense.

### Accessible Restroom

The project renovates an area in the current office area, which is vacated by the security entrance and office relocation. Two separate restrooms that meet both the ADA requirement and are individual rooms also used for gender-neutral restrooms.

### Building Envelope (exterior walls)

The exterior walls of the building are limited in insulation as addressed. Due to mechanical ductwork, electrical upgrades needed, and window replacement needed, it is important to not address the issue of lack of insulation and sound transmission in the exterior walls. The building itself is 40 years of existing finishes that include the need for wall finish repair and uniform texture with paint. Again, looking at the financial responsibility of the district, the insulation and interior finishes must be addressed. This will also allow the space to be brought up to today's standards and look like a new space without the cost of the envelope construction.

### Kitchen Space make up air and space

The current roll up doors will be removed, and a steel header installed creating a 20-foot serving line opening. New serving line equipment will be installed with the ability to keep food hot or cold as required. New floor drains will be installed eliminating the need to drain the serving line. The need for students to enter through the limited accessible kitchen is eliminated. The serving line is extended into the cafeteria where a new fire rated roll-up door is installed, allowing the serving line location to shift toward the vacated area of the existing serving line. This shift alone of increasing the kitchen size by 5

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

feet allows space from the cooking equipment and the cook prep area. The dirty dish area is also extended to the west side where the current custodian room is located and is now moved to an area vacated with A wing constructing alterations.

### Room safety issues

The kiln is located in the art room with inadequate space around the unit.

The carefully designed plans allow for additional building assets. The expansion of the kitchen and the custodian room being vacated allows for the expansion of the band room to be expanded into offices allowing room for the larger band and music programs which have exceeded class sizes of 75. In changing the 1800 SF band room to a 2100 SF space for larger music classes. The 1991 building area where the open space technology space is renovated into 4 classrooms and a makerspace area for working.

### IT and classroom education space

The exterior wall framing, and mechanical ductwork installed allows for accessible routes for IT and security network wire chases. All classrooms will have new interaction boards and smart visual display monitors. The installation of this IT and AV equipment is not included in the application; this work is performed by our IT & Facilities Department with student assistance. New network wireless access points are added to the appropriate locations. In the 1991 wing of the school, the classroom in the center of the space will be removed and 5 spaces will be created, one of which will have an operable wall for larger classes, flex space and programs. The 2nd classroom replaces the area disrupted by the security entrance and office relocation. The 3rd room is the high-end designed computer lab for computers necessary for AutoCAD, software development classes and graphic design. New network layouts, fiber optic cable, projection and interactive learning devices are installed. The classroom and the makerspace are designed for interaction between spaces, visual observation and ventilation required for a multi-use space. Areas for 3D printers, Glowforge laser cutting and individual ventilation for equipment, audio and video spaces.

### Due diligence undertaken in defining the stated solution:

This project has been under review for over 10 years with several architects and engineers reviewing and assisting in the design. District administrators, law enforcement, maintenance personnel and principals throughout the school district have had input over the years. This school design is the same basic layout in 4 of our original schools located in Delta, Hotchkiss, Cedaredge and Paonia all constructed in 1981. Although the mechanical systems we have reviewed over the past 15 years may have changed, the concept of air quality, security, accessibility and functional aspects of these systems in the spaces are similar in scenario designs. Studies have been performed on air quality in each of our facilities as referenced in facility plan. Multiple architectural and engineering firms over the past years have assisted in facility planning. This last phase we have included Motley Architecture, Big Horn Engineering Mechanical/Electrical, Austin Civil Group, Grand Mesa Mechanical, Kissner GC, Inc., just to mention a few. We have had a number of system studies, utilizing IBC standards ASHRA 90.1, 60.1 BICIS– State Building Department, and building modeling software.

The fire alarm system has been noted by fire professional services, Superior Alarm and Peak Alarm, where recommendations require the replacement of the system due to the age of the system. Last year parts removed from a decommissioned panel were used to repair the charging system on the existing panel.

The security and access of the building, review performed and recommendation, received on the design issue of the entrance by Delta Police Department, Delta County Sheriff, Motley Architecture, Superior Alarm, Parent Accountability group and District Administrators. The District has installed the access control system district wide in all buildings, but have not had the means to address more secure building entrances and reconfiguration due to the numerous deficiencies in the 17 facilities in the 5 communities located throughout the district.

The domestic water circulation system reviewed by Bighorn Engineering and Maintenance personnel both on the deterioration of the fitting and the circulation issues. As well as a plan review to address the issue when the ceilings are removed to provide access to the piping.

Not only are we considering construction and design standards in renovation or new construction, we also look at creating multi-use spaces, collaborative learning models and student wellness. The focus of the district includes individualized learning as well as traditional methods of teaching creating the need for multiple use spaces including life skills and makerspace hands-on learning areas. Delta County Schools design criteria is done with the idea to create fluid spaces, allowing for multi-use, having the ability to change with development of technology and curriculum.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How urgent is this project?

DCSD is unable to adequately fund the needed improvement included in this project description. The deficiencies negatively impact the health, safety, and overall educational experience of the students in Delta County.

Over the past 20 years, DCSD has put a tremendous amount of capital funding into projects throughout the district utilizing capital funds, adding grant funding outside of the capital construction grant, and 2 BEST grants. To extend our funding, we utilize district maintenance personnel to perform capital projects from lighting replacement, access control systems, IT wiring, and security camera systems. ESSER funding in our 5 communities and 17 facilities is one of the lowest per student funding in the State. With that said, it is imperative we receive this grant for Delta High School. This grant will allow us to utilize ESSER II grant funding in conjunction with BEST funding to correct the major deficiencies listed. Without the support of BEST, DCSD will be forced to complete the mechanical work, addressing only the specific air quality issues which will cause increased costs later to go back to the spaces and correct the deficiencies as noted. We believe regardless of the grant fund, we need to be good stewards of all funding, and although the ESSER II grants will address the ventilation systems – if we do not address the overall deficiencies in each space while doing the work, we are not being economically responsible for all funding sources.

The security at the entrances are issues that have been in our facility plan for years. All schools have had some kind alteration added for added security, but do not address the entrance to the school. The timeline for this is real and in today's schools must be addressed as soon as possible.

The kitchen expansion and equipment replacement are a safety issue for our staff and would not be performed without this funding.

The Domestic Water Circulation system has caused multiple floods in the building over the past 4 years with fitting deterioration. Although each time the fittings have been repaired, the system itself has deterred and needs to be replaced before a catastrophic incident occurs.

The tech lab renovation to convert the open room area to 5 classrooms would not be done. Although our space plans demonstrate the need for the space and the options of larger classroom sizes existing, we simply do not have the funding. This additional work in this space is required to provide the space necessary for the security entrance reconfiguration. Without this funding, we will address the ventilation systems in the "A" wing with the installation of the DOAS units to provide fresh air, but we will not have funding to address the other needs. Therefore, at the time, we have adequate funding to do that, we will have to demo areas rebuilt by the systems installation and address these issues. It is important that we utilize all funding sources for a unilateral improvement of our facilities.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## How does the applicant plan to maintain the project if it is awarded?

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 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.

**Objectives of Maintenance:** The primary objective of the maintenance program is to have optimal plant running capability with a vigilant eye on proper conservation of energy and manpower. Corrective maintenance and preventive maintenance during the 40-year life expectancy of the building. Repairs or replacements are necessary to maintain the buildings, grounds, and fixed equipment in an operable condition. Specifically this can be further broken down as follows:

1. To provide buildings which function at optimal efficiency.
2. To maintain the buildings and 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 repair maintenance.
5. To conserve energy by ensuring that the maximum results are obtained with a minimal expenditure of energy. An award system is in place for schools that conserve electricity.
6. To provide maintenance programs which will produce the maximum amount of maintenance for the dollars expended.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

7. To be vigilant in all facility inspections. Certification: Boiler and Pressure Vessel certification is performed annually by our insurance carrier. The Colorado Pressure Vessel also performs unscheduled, on-site audits to insure that the Delta County School District maintains a safe environment in compliance with major regulatory requirements.

Environmental matters that relate to indoor air quality, water quality, and other environmental safeguards are managed by the Director of School Facilities, specific maintenance workers and when needed, independent testing laboratories. When questions regarding environmental issues are presented, the appropriate maintenance workers and/or appropriate testing laboratories are contacted to perform and to subsequently monitor issues that may emanate from specific schools. Reports and findings are returned to the schools and corrective measures are taken, if so warranted.

Delta County Joint School District annual budget and historical maintenance figures for the Delta High School Complex

Maintenance: \$26,200

Custodian supplies: \$32,526

Grounds: \$15,500

Inspections: \$2,600

Kitchen Maintenance: \$1,700

Delta County Capital Fund is a minimum of \$300 per student allocated to the District General Capital Construction fund 2015/16 total 4978 students \$1,493,400. This fund is allocated to major project throughout the district. Included in the attachments are the capital project funded in the past two years: 2015-16: \$1,891,377 and 2014-15: \$1,728,009, 2019-20 - \$1,650,772 2020-21 - \$4,027,936. As agreed in the documents provided, Delta County School will commit \$100/student out of this fund for this project capital program at Delta High School.

Delta County School District is committed to the maintenance and upkeep of our facilities.

**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:**

Delta High School was constructed "NEW" in 1981-1982. The School District design and construction were adequate and compliant for the 1980s. The structure design of the building was designed and created with the ability for improvements, accessible spaces to provide upgraded power, and networking as technology systems were developed. Little consideration was taken for security entrance, security, life safety air quality, gender-neutral space, ADA requirements, mechanical ventilation or tempered air systems, energy consumption, electrical outlets need for today's school.

Security in 1980 was not a significant foresight of design, and security entrances were not in schools on the Western Slope of Colorado. In order for this building to become more secure, we must address the entrance of the building. As we are all aware, a single entry into the building is the most important safety measure we can have. To accomplish this, we must renovate the existing classroom adjacent to the entrance into a secure environment. This will create a secure entrance allowing staff to know who is in the building at all times.

As we look at the "whole child" we need to look at our classroom space. Today's school design has significant changes in the classroom, from the presentation model where lectures were given to students and the textbook model to an interactive model. Today's classrooms are filled with interactive activities, collaborative learning, hands-on workshops, and students working collaboratively to accomplish a higher learning model. To accomplish today's learning model space, technology, resources, and materials are needed much more than before. By improving the overall space of the learning environment, we can extend these learning opportunities to our students.

We are pleased with the overall design of our schools built in 1981-82. The wear and tear over the past 40 years have been normal and expected, but the buildings are requiring renovation to extend them into the next 40 years for safe and productive learning environments with the ability to provided 21st century technology into the classroom.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The original DHS building constructed in 1981 has had 3 primary additions to the facility, Technology lab 1991, Science detached wing 1995-97, and the 2004 6 classroom and counseling center in 2004 as well as a track and football field also in 2004. Throughout the 40 years of the school building's existence, multiple capital projects have been completed to keep the building functioning and cosmetically presentable. Lighting upgrades from T12 to T8 in the 1990s to LED retro conversion kits in the past 10 years. Roof replacements as scheduled with the last full roof replacement done in 2009 which increased the



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

original roof insulation from R11 to R48. Carpet, painting, and gym floor have been completed throughout the life of the building. Prior to the past 3 years of capital projects as described below, significant projects should be presented to understand the facility. The original atmospheric boiler was replaced in 2010 with a MACH 1000 93% efficient boiler, along with the circulation pumps. This upgrade saved significant energy consumption and provided additional BTU to address the colder climate heating issues and the radiant classroom heating systems located in the classroom spaces. No changes done to provide any type of make up or fresh air into the classroom spaces to address air quality and Co2 levels in excess of 1500 in the classrooms. Delta County Schools is ranked 152nd of the 178th school districts in the state in total per pupil funding. In other words, our students are at the bottom 14% of funding for all students in the state of Colorado. With that said, Delta County School Board has managed to continue to commit a minimum of 300/student funding to place in the capital fund for project throughout our 5 communities here in Delta County. Capital improvement projects over the past 3 years are primarily centered on security and general consolidation requirements and maintenance due to the facility improvement required district wide. Capital Projects at the Delta High School site over the past several years include an access control system that allows all exterior doors to be monitored, and a card access system that provided access as needed for staff members. The system has a "Lock Down" feature which locks every door at the facility, closes fire doors to create compartments at the facility, and allows the system to be monitored. IT network cable, Phone system, Intercom System, The Gym floor has been completely restored by removing all finish and lines, restriping, and creating a new surface. LED exterior lighting, 2018-2021. Exterior bleachers to provide code compliant seating, hot water boiler replacement, Science Lab "D" Building entry doors with access controls, and cameras. Previous projects were roof replacement, boiler upgraded to 90%+ efficiencies, Cat 6 wire upgrades, asphalt parking lot resurface, 2010-2017.

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Capital construction funding and ESSER -

### **How do you budget annually to address capital outlay needs in your district/charter?:**

The district allocated funding based on the faculty plan, setting aside a minimum of \$300.00 per student annually for the Capital fund. In order to plan for larger projects, portions of that funding may be carried over and accumulated over multiple years for larger projects.

- 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 (Budget) with \$2,780,453 YTD.

As you can see, FY20-21 is significantly higher than previous years.

A grant funded Access Control Project was included in this timeline.

In order to further detail the project, a major addition/renovation was performed at the Delta Middle School Project using BEST funds from the FY19/20 which is shown above as building funds; this was a separate account set up for the detailing of the Delta Middle School Project. This \$10m grant fund is not listed in the account of FY 2019 or 2020.

As demonstrated above, Delta County School District commits significant funding for the facilities. Committing assets to keep facilities in the best condition possible.

In FY 20/21/22 the school district anticipated and expenditure significant funds to date dealing with our 17 facilities throughout the district. Delta County School District has performed a lock replacement with PREMSYS access control system district wide which included 1,115 locks. The replacement of all classroom and exterior door access control hardware and monitor system, with the additional installation of position sensors for exterior door protection. The referenced Lock Project was installed by maintenance personnel and high school students here in our district. Delta County School District also performed the software programming for the system throughout the district. The total material cost for this project is in excess of \$1.2 million, parts of which is grant funded outside of the BEST program with the match of all district labor for installation.

Another major project in 2020-2021-2022 included consolidation of Hotchkiss High School and Paonia High School creating the new North Fork High School. Consolidation also created Paonia Elementary School to now include the 7th and 8th grade

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

students creating the Paonia K8 school which is located at the former Paonia Jr/Sr High School built in 1980. This then allowed our existing alternative school, located at the previous Paonia Elementary School, to expand its program. This school is known as the North Fork School of Integrated Studies. FY2021-22 funding listed above is the majority of the remaining balance allocated to the North Fork High School Tech Lab renovation that is similar to a portion of this project submitted.

Previous funded BEST grant projects as required by the BEST project:

Cedaredge Elementary School - SPECIFIC ALLOCATION OF \$100/student annually

Project completed - fencing site project - north side

Foundation coating and seal - east side

Delta Middle School \$100/student annually FY17-18

SITE FIELD WORK 2020 Project

DELTA HIGH SCHOOL SIGNIFICANT CAPITAL PROJECTS

Delta High School Capital improvement; 2004 Addition and field: \$1,141,855, Roof 2019 - \$229,051, DHS TECH roof 2007 - \$34,413, Gym Floor Replacement 2001 - \$91,790, Carpeting (continuous) 2004-2017, LED lighting, painting (continuous), boiler replacement 2010, classroom and counselors addition 2004, Field Improvements, Outdoor PE and Field Restroom 2009, Field Bleachers 2019, Gym Floor Repair and restripe and line 2015 \$26,525, Irrigation systems baseball field 2020, Storage unit for PE Supplies/grant 2020, asphalt replacement bus loop and parking 2016 \$203,830, Scoreboard baseball 2021, \$22,000 Just to mention a few of the Impact projects.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

\$100,200 Utility Cost

Due to the current design of the building and no mechanical ventilation or cooling is in the building we do not anticipate a reduction of total energy cost. We do expect a 33% decrease in water and sewer, a 56% decrease in natural gas. The Electric cost will increase due to the ventilation and cooling in the building. They System to be installed although is high efficient with an EE rating of 27 the SCROL compressors and VRF system is electric and provides temp control in every room. The electric cost will increase, Thermal comfort will increase, efficiencies will Increase.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

NA

<b>Current Grant Request:</b>	\$7,135,182.05	<b>CDE Minimum Match %:</b>	44.00
<b>Current Applicant Match:</b>	\$5,606,214.47	<b>Actual Match % Provided:</b>	44.00
<b>Current Project Request:</b>	\$12,741,396.52	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	The project match is a combination of years of capital set aside funding, ESSER funding and project set aside funding for this project	
<b>Total of All Phases:</b>	\$12,741,396.52	<b>Escalation %:</b>	12.3
<b>Affected Sq Ft:</b>	93,782	<b>Construction Contingency %:</b>	12
<b>Affected Pupils:</b>	622	<b>Owner Contingency %:</b>	12
<b>Cost Per Sq Ft:</b>	\$135.86	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$15.55	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$120.31	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$20,485	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	158	<b>Who owns the Facility?</b>	District

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$427,302,467	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$86,702	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$8,354,201	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$45,528	<b>Outstanding Bonded Debt:</b>	\$6,860,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	57.00%	<b>Total Bond Capacity:</b>	\$76,020,266
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	4.944	<b>Bond Capacity Remaining:</b>	\$69,160,266
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$2,379.33		
Applicants Median:	\$2,381		

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

**Colorado Early Colleges - Colorado Springs - CEC HS Water Main/Restroom Improvement - Colorado Springs Early Colleges HS - Built in 1980 – Purchased in 2007**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Colorado Early Colleges Colorado Springs HS
<b>Address:</b>	4405 North Chestnut Street
<b>City:</b>	Colorado Springs
<b>Gross Area (SF):</b>	43,983
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$13,725,127
<b>Condition Budget:</b>	\$5,324,199
<b>Total FCI:</b>	0.39
<b>Adequacy Index:</b>	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,393,310	\$1,354,274	0.57
Equipment and Furnishings	\$116,051	\$56,280	0.48
Exterior Enclosure	\$1,848,707	\$884,704	0.48
Fire Protection	\$498,173	\$619,484	1.24
HVAC System	\$931,307	\$674,990	0.72
Interior Construction and Conveyance	\$2,076,562	\$906,172	0.44
Plumbing System	\$636,364	\$79,879	0.13
Site	\$1,851,511	\$749,253	0.40
Structure	\$3,373,141	\$3,907	0.00
<b>Overall - Total</b>	<b>\$13,725,127</b>	<b>\$5,328,943</b>	<b>0.39</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** Colorado Early Colleges - Colorado Springs

**County:** El Paso

**Project Title:** CEC HS Water Main/Restroom Improvement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

CEC is chartered through the Colorado Charter School Institute. The concept is based on motivating students to excel in their academic studies, beginning with taking college courses and completing high school with an Associate degree.

CEC's mission is: "To prepare a diverse population of students for life by providing an opportunity for them to develop life, body and character through rigorous academic studies. All students regardless of their background or skill 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."

In CSEC's college prep program, students prepare for college courses. If eligible, they may enroll in college courses offered through local partnered colleges and universities. Each student is set on a path toward a full Associate degree, or beyond. CSEC's program ensures that all students will have taken college course or professional certificate program before leaving the school.

Colorado Early Colleges Facility Management Department is a very important element to the success of the school network. Our comprehensive Facility Management Principles ensure the following:

All buildings have a maintenance program that ensures mechanical and operational components of the building function highly.

The upkeep of the grounds and exterior and interior of the buildings must present a professional, collegiate image to the public, to reflect our mission.

The design and condition of the space directly supports collegiate programming, CTE pathways, and fosters an atmosphere that calls for high educational performance.

All contractors are bid competitively through an RFP process and contracted work agreements leverage the many campuses CEC has across the front range.

Comprehensive facilities budgeting ensures operational and capital expenses are forecasted addressed in a timely matter.

## Deficiencies associated with this project:

There are multiple deficiencies with this high school's bathrooms and supporting building systems, which come with compounding effects and serious impact on student and staff health and safety. Over the years, the original 1980 built multi-tenant building has proven to require extensive renovations to convert into a functioning school space to support a continuously growing student body. What once may have been a compliant building design in 1980 no longer supports current codes or school functions and is a health hazard to building occupants.

Safety and health deficiencies include very low building water pressure, frequent sewage backups, poorly functioning fixtures, non-compliant and heavily damaged stalls and partitions, lack of code required emergency lighting, poorly functioning residential quality exhaust fans, drop ceiling tile grid, extensive water damage, and a likelihood of mold behind bathroom walls. These issues compound very quickly and again, result in very poor functioning and unhealthy space for a growing

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

student body.

### Water Pressure:

Water pressure issues stem from an ever-changing multi-tenant environment before the year 2000 and a lack of significant tenant improvement between 1980-2007 when CSEC first occupied a suite in this building. Plumbers and plumbing engineers have found water pressure at 100 PSI at the street quickly dropping to 40 PSI and as low as 20 PSI in our North group user restrooms. The building has three backflow preventers and a slew of pressure reducing valves, which severely decreases water pressure in the building. This low water pressure has forced building maintenance to install tanked fixtures in the restrooms, which are barely able to push waste through our aging sewer main. Low water pressure combined with a multi-tenant branched sewer system has caused numerous sewer main blockages. We've experienced sewage backing up into all our restrooms and floor drains. So badly that the school has been forced to close for multiple days due to unhealthy and unsafe conditions. More frequently, backups cause closures at one end of the building or the other causing a shortage of fixtures to support the entire student body. This is where we see issues compound, and further damage student health and safety. The school has had bathroom closures due to sewer blockages an estimated 20+ times over the past 5 years. Our facility management personnel have had to wade through sewage and floating paper product more times than anyone should be asked to. Lines have been jetted and cleared on each occasion, only to re-occur due to this extremely low water pressure and poor flushing fixtures.

### Water Damage, Exhaust/Ventilation, Mold, and Physical Safety:

These frequent sewage backups have caused water damage to the walls, which despite all the patches and drywall fixes, still leaves the potential for mold to grow behind the walls. Prior to recent residential exhaust fans (patch fix) being installed, the poor air circulation in the restrooms in combination with water damage has created a perfect home for unsafe mold growth behind the walls. Even now with these residential exhaust fan units, they are unable to run on a digital schedule and do not provide sufficient airflow for a healthy and comfortable air quality throughout the day. Again, this uncomfortable environment with poor air quality contributes to the toll on student health and wellbeing to the point that students avoid using the restrooms.

### Drop ceiling grid and Partitions/ADA compliance, Mental and Emotional Wellbeing:

The drop ceiling in the bathrooms, original to the building, have been problematic for mental and emotional health and safety of our students. On multiple occasions over the past years, drop ceilings have become an opportunity for unsafe behavior. While school administration monitors closely for delinquent behavior, it is impossible to prevent all of it. Drop ceilings allow for smoking and drug paraphernalia to be stashed away by climbing on stall partitions and reaching up into the ceiling. They also pose a threat of students peeking into the restroom of the opposite gender by lifting ceiling tiles from above. This has been the cause of significant mental and emotional stress for students who have experienced this, and others who fear their privacy is being compromised. Due to this alone, the bathrooms themselves have become tolling on mental and emotional health for our students.

Due to students climbing and otherwise vandalizing partitions they have fallen to a state beyond repair. Our facilities maintenance team has attempted to maintain, re-attach, and reinforce toilet stall partitions into drywall and wooden backing, only to experience further damage. Portions of the badly damaged partitions have been replaced with identical 1980s materials, but a modern solution will serve the students privacy, health, and wellbeing more effectively than what is existing from 1980. In addition to the poor partition quality, they are also not ADA compliant. Being built before current accessible building codes, students, and staff over the years with wheelchair and/or knee scooter needs have used these stalls unsafely and without proper accommodations. Over the years, CEC administration can recall 10 or more wheelchair or knee scooter users due to injury who have had to use these noncompliant stalls.

In addition to other factors impacting mental and emotional health of students, the school does not have enough staff and/or gender-neutral restrooms. Staff and students sharing restrooms is avoided at all costs in our newer school builds and has proven to be very beneficial to staff and student health and wellbeing. Not only does this create a safe and comfortable environment for staff to handle their business, but it allows inclusivity for staff and students who do not identify with a binary gender. It creates a safe space, which is not clearly available otherwise.

### Emergency Lighting:

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Another point of health and safety concern are the trough lighting fixtures in our drop ceiling, which are not equipped or compatible with modern emergency “EM” ballasts that run on battery backup power. In the event of a power outage, it would be potentially dangerous to bathroom occupants to exit from their stalls and make their way to an exit. We do have spotlight emergency lighting that is typical of older buildings but does not provide enough light to safely exit the bathroom, especially in ADA stalls. Updated fixtures with EM ballasts will allow light to be shone down into the stalls in the event of an emergency and will support safe and effective egress from the bathroom.

In conclusion, should these unsafe, unhealthy, and non-compliant conditions continue to exist, we would be sacrificing the physical, mental, and emotional wellbeing of staff and students in our cherished, first-ever CEC school. The issues at hand would continue to compound, resulting in more bathroom closures, potential school closures, and further harm to our students and staff. As our building systems continue to be strained, we will only see these unsafe and unhealthy conditions grow month over month and year over year. We truly need funding to execute this comprehensive solution and prevent one issue from growing into many as we’ve seen over the past 5 years.

### **Diligence undertaken to determine the deficiencies stated above:**

The investigation and due diligence to identify all deficiencies and to develop this project is very typical of our design/build general contractor, The Neenan Company. This process through their pre-construction design and planning office is extremely thorough, fairly and competitively bid, and has served us exceptionally well over the past 5 years. CEC has invested upward of \$80,000 with Neenan to investigate, design, and engineer this project proposal. Most recently, after our facility assessment survey, we had additional plumbing and water engineers come out to the building to assess our largest issue with low water pressure and related clogs in the sanitary main of the building. We had multiple companies scope and jet the lines and make an evaluation of the condition of the waste lines. This was mentioned, but never pursued in the initial design of the project. Re-evaluating the entire project for this BEST Grant application with fresh eyes and minds has doubled the due diligence and has even resulted in a better solution to support the overall health and safety of our student body and staff. It has taken time and a range of building professionals, but we can ensure that this proposed project is comprehensive and will resolve our issues permanently.

### **Proposed solution to address the deficiencies stated above:**

#### Proposed Solution

For a school that has so many health and safety issues pertaining to the restroom and water supply, naturally we are proposing multi-pronged solution to address each of the issues individually. This will ensure that all areas have been improved and will not allow one weak link to compromise the proposed solution. We believe that this master solution will address every health and safety issue that exists in the bathroom space.

#### Water Pressure, Fixture, and Waste Solution:

One of the greatest contributors to our low water pressure and resulting sewer main failures is the patchwork plumbing, multiple unnecessary backflow preventers, and multiple unnecessary pressure reducing valves. This was a result of renovating the school piece by piece as the school grew and was leased one suite at a time. At that time there was no opportunity to install one consistent and direct water main, which can be seen in the various sizes of piping throughout the building that supply water to our fixtures. Our solution will establish a new, accessible water main in the building, which will run through the ceiling. One backflow will be located inside the building per code and will reduce pressure once to a safe and usable level for the bathroom fixtures. New tankless, efficient fixtures will be installed which will provide a forceful flush with enough water to prevent future clogs at the fixture and in the waste system. This in turn will eliminate our very frequent sewage backups and will ensure that sewage is not anywhere near our students and staff. In addition, the newly accessible water main will allow us to make additions to the system that are clean and will maintain water pressure.

#### Finishes, Walls, Floors, Ceiling, Partition, and Mold Solution:

While installing the new water main and respective water connections, we will be taking advantage of the demo work to improve the finishes to match 2022 quality and codes. Demoing walls to access the plumbing will also give us the opportunity to remove and mitigate all present mold and restore a safe and healthy environment. Outdated and damaged ¾ inch tiling will be removed to make way for a modern and safe tiling that is not prone to damage and is easy to clean. This flooring replacement will guarantee we can clean up after sewage related complications or from leaks or floods in the space.

Appropriate wall trim will be installed as well. Ceilings will be converted from a ceiling tile grid system to a hard drywall ceiling system to ensure that students cannot exploit the open space above the ceiling. It will also ensure that students cannot violate each other’s privacy by looking above the ceiling and into adjacent bathrooms and rooms. It will promote a very clean, respectful, and safe environment for all students to feel like they always have privacy within the bathroom. Updated

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

bathroom stalls/partitions will also be installed to promote privacy and wellbeing, but also to be ADA compliant. These new stalls will support the latest ADA bathroom stall requirements and will serve students, staff, or visitors who have the need to use them. All in all, the bathroom will experience a complete overhaul to address these concerns and guarantee that all new systems will work appropriately and support a healthy restroom environment.

### Exhaust Fan Solution:

Commercial exhaust fans and associated ductwork will be added to the space and tied in with existing HVAC scheduling technology. The restrooms will get the ventilation they need to maintain a safe level of air quality, while also being efficient. This will ensure that the smell of the bathrooms does not deter student and staff use. These exhaust fans will also give our maintenance team and administration the peace of mind knowing that the enhanced airflow will help dry the bathrooms in an unexpected leak or flood and prevent mold growth. Mold prevention will help us in the long term to provide a safe and healthy environment for students and ensure we do not encounter the issues we have today.

### Emergency Lighting Solution:

Within the new hard ceilings and exhaust fans in the restrooms, new light fixtures will be also installed with backup “EM” emergency ballasts. This will ensure that in the event of an emergency, which cuts power to the building, restroom occupants will be able to exit the bathroom safely. Without these updated fixtures and EM ballasts, we are relying on a flood light type of light, which does not illuminate the stalls and allow someone to exit safely. This modern solution will take us into the future and serve our emergency building safety well many years into the future.

### Single Bathroom Solution:

To make a pair of safe and respectable single user restroom in the building, two of the Southern most restrooms will be converted to a single toilet and sink restroom. The deadbolted door will allow one user to enter the bathroom at a time whether that is for staff to have privacy from the student restrooms, or special use non-identifying students. We have implemented this solution in many of our newer schools and have received very positive feedback by those who use that space. Without this option, it can have a significant emotional and mental toll on students and staff who prefer to use a non-gendered space to go to the restroom.

All-in-all, this comprehensive solution provides an answer to the list of issues we’ve experienced in these restrooms for years, most notably the sewage issues causing restroom and school closure due to unsafe and unhealthy conditions. These pieces of the solution will work together to guarantee healthy and safe restrooms for years to come. Students and staff will be relieved of their mental, emotional, and physical toll once these critical repairs are funded and executed.

### Due diligence undertaken in defining the stated solution:

CEC hired The Neenan Company in 2019 to investigate, design and budget the scope of work necessary to address the deficiencies. The solution meets all code requirements, engineering standards, and ADA regulations. The design team made multiple trips to the facility during the design process to confirm infrastructure locations and capacity, resulting in a viable, constructible and long term solution. The design has progressed to a Construction Document level of completeness, with only a few minor modifications prior to being ready to submit the project for permit. CEC has invested over \$80,000 to ensure that the planning and due diligence developing this solution are complete and thorough. Upon unearthing this project for a second time after a long COVID-19 delay, fresh eyes and minds reviewed the project again to ensure the solution still suited the needs of the school and was ready to be moved forward.

### How urgent is this project?

This project was bid, designed in 2018/19 and was slated to begin construction until the COVID-19 pandemic derailed internal funding and labor efforts for the project. This proposed work has already been delayed over two years and is at a critical point. Temporary residential exhaust fans have been added with other Federal Government grant funding, but this has only been a patch fix. Student and staff health and safety cannot be delayed further. The soonest we can execute this project is May 2023 if project funding is granted. CSEC does not have the capital funds available to support this project scope independently and cannot provide patchwork fixes that will fail to resolve all of the health and safety issues. Grant funding in this application period is critical to the health and safety of our school and success of students as they work toward bettering their futures in our early college model. As we’ve seen more and more complications recently, we do not want to address the inevitable and compounding disasters that await us by delaying another few years without a this proposed comprehensive fix. Upon further delays we anticipate 5-6 sewage backups at floor drains throughout the building per year at the minimum. Worsening conditions year over year have shown us that this estimate can grow quickly. These backups compound into furthering water damage and the risk of compromising building materials that may contain mold due to previous damage or asbestos in the flooring, and/or walls. Other deficient systems in the restrooms are compromising our maintenance efforts,



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

and the entire restroom system is slated to fail due to the constant strain on each related piece of the system. This will ultimately lead to the largest failure for student and staff health and safety. Our waste piping system, which has met its 40 year expected useful life and will experience continuous and compounding strain until we have a sewer main failure that can lead to ground and contamination, and foundational issues leading to high building safety risk and complete school shutdown. To avoid an absolute catastrophe and compromise student health and safety, action should be taken as soon as possible.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

### Warranty and Maintenance

To begin, all new fixtures, piping, flooring, materials, etc. will be covered under The Neenan Company's two-year maintenance guarantee to ensure that equipment is defect free. Non-functioning or defective equipment is reported by our maintenance team during the two-year period, and Neenan will dispatch the respective subcontractor to remedy the issue. During this period and beyond, our on-site facility manager and administrative staff will be monitoring bathrooms and newly installed building systems to ensure they work properly and are still having a positive effect on occupant health and safety. Water pressure will be visually monitored at the bathroom level while inspecting that all fixtures work as designed in accordance with newly improved water pressure. Waste lines will be inspected biennially to ensure they are still in good condition as they are now beyond their expected useful lifecycle. Newly installed exhaust fans will be included on our semiannual HVAC preventative maintenance schedule to ensure the fan motor and blades are in good condition, and that the ductwork is free of blockage. Partitions will be visually inspected on a daily to weekly basis during maintenance walks and admin use to ensure they are not being vandalized. New flooring grout will be deep scrubbed annually by our janitorial staff.

### Capital Renewal Budget

Our facility management department at CEC has historically been budgeted by our finance team using an incremental budgeting strategy. With this strategy the facility management department did not have an opportunity to itemize expenses and find annual savings which could be used toward small capital projects. Until now, we have not had the ability or level of facility management expertise to create a zero-based facility management budget and maintain it using value proposition strategies. Going forward, however, in the 2022-2023 school year budget we will be implementing a zero-based budget in facilities. Again, this will allow us to address smaller capital projects from \$10-30k on an annual basis.

Large capital projects are funded by CEC's network capital fund budgets. 1% of PPR at each CEC school (10 total schools) is set aside for 30k-1M+ capital projects and excess facilities expenses. Due to our COVID-19 response, this savings was depleted and funneled into other necessities such as technology for remote learning, and other student resources. In tandem with the zero-based budgeting and value proposition strategies, we will be able to let this 1% PPR fund grow as there will be fewer budget overages. By leveraging our robust deferred maintenance plan and BEST facility survey assessments we can forecasting capital repairs and budget the 1% PPR fund appropriately to ensure that we can fund a similar project at the end of its useful life.

In the short term, related to this capital facilities fund, we are also taking advantage of low interest rates and refinancing our bonds to free up some funds. These refinancing funds will be used toward other upcoming capital growth and educational programming projects (2-5 yr forecast). This will also allow us to leave these 1% PPR funds to grow instead of depleting them, once again contributing to a successful future of capital project funding for CEC.

**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, when CSEC founder Keith King was in between service of the House and Senate in the Colorado State Legislature, he became interested in starting an early college in the Colorado Springs area. Shortly after, he heard about the location of Colorado Technical University (CTU) located at the Springs Business Park. The university is located in two of the three buildings on the property.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Mr. King began pursuing the third building on the property after gaining overwhelming interest in the school. The building had been empty for more than five years and was previously a multi-use, multi-tenant suite space. After negotiating for space in the third building, CSEC was able to lease 12,349 square feet, beginning in 2007.

CSEC opened its first year in 2007 with 320 students. Over the next few years, CSEC leased additional square footage from the third building, eventually negotiating for up to 42,547 square feet and renovating each suite to integrate into the larger school. When CSEC opened in 2007, the facilities, built in 1980, were in average condition, but had been empty and unused since the year 2000 and were built for multi-tenant use. The office park had not been updated with tenant improvements in about 15 years after being vacant for so long and each portion that CSEC leased had to be gutted to fit a school configuration. The expense to remodel the facility was approximately \$40.00 per square foot. Officials concentrated most of the initial remodel on the interior of the building. CSEC received an investment from CTU of \$250,000.00 to do the tenant improvements for 12,349 square feet. In addition to that, CSEC spent an additional \$120,000.00 on the space to have it ready for students in 2007.

Colorado Early Colleges eventually purchased the third building in 2014 after continuous growth. CSEC students were already occupying the renovated Suites A, B and C of the building. However, the unoccupied suites of the building, D, E, and F still needed significant improvements to be used as a part of the school. In the summer of 2015, CSEC contracted work to install new electrical feeds, outlets, floor patches, and to install new walls for classrooms.

During the 2014 remodel of the interior of the building, CSEC spent \$660,000.00 on tenant improvements. In 2015, it was time to concentrate on the outside of the buildings to improve the parking lot, roof, and landscaping. A recent BEST grant award allowed CSEC to replace the roof of the high school in 2018, which began the exterior improvements of that building and business park. In 2019 significant landscaping improvements were made to support student outdoor activity on a turf courtyard drainage project. Inside and outside the building, safety and security improvements were also made. A security fence on the Southeast perimeter was added to further protect the campus, in addition to an improved card/FOB access system, camera installation, and paging system.

### Rationale for Purchase

School officials' rationale for purchasing the property at the Springs Business Park was multifaceted. First, the purchase price was extremely reasonable compared to other properties in the Garden of the Gods area. CSEC purchased the park's facilities for approximately \$62.00 a square foot (\$6,638,000.00 purchase price). The going rate for most real estate office buildings in the office park area in 2014 was \$120.00 per square foot.

The multiple buildings on in the business also allowed for future growth and continuous rental income from the additional space. CTU has remained a consistent and loyal tenant to CSEC, and recently a few other nonprofit organizations have moved in and are renting space. Most recently, the additional space has allowed for CSEC expansion into the smaller of the two other buildings on campus. Our newest middle school opened in the Fall of 2021.

### **Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

When the building was first occupied by CSEC in 2007, it was a multitenant space that had been unoccupied since 2000. Not only were the suites built to function independently, but they were once the workplaces of very different groups. These included typical office space, lab space, and an electronic company, which left behind empty lab spaces and a cleaning/storage room in one of the wings of the building (now Suites D, E, F), which needed to be completely overhauled.

Each additional space that was added year after year required patching together each space's building systems to create one that would support the school. Primary focus was on HVAC, electrical outlets, flooring, and walls to divide the open and empty space into classrooms for instruction. Generally all improvements and repairs contributed to the overall goal of patching a multi-tenant designed building into one cohesive building. Seeing as the building had multiple ganged restrooms, little thought was given to the overall plumbing system other than to provide water to a warming kitchen and some science classrooms. This has proven to be in error as the multiple tenants with varying water usage and needs over the years resulted in some underground and some above ground plumbing, tie ins, and multiple backflow preventers and pressure reducing valves. This web of plumbing has resulted in very low water pressure, poorly functioning fixtures, and strain on the building's waste

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

lines. Within the past three years, significant improvements have been made to the exterior space of the school to further promote student activities and community. Since 2018 CSEC has invested in a variety of interior security and exterior landscaping and drainage projects at the High School. In 2018 a security camera system was installed as well as a card access control and paging system. In addition, our school's cabling and local internet network was improved to support these new security enhancements. In 2019 CSEC successfully completed a project integrating a functional artificial turf area, natural landscaping, and drainage. A fence was also added on the Southeast corner of the property to improve security by preventing transient traffic on the highway side of the property. This addition has allowed the newly added courtyard to be used without the threat of unwanted persons on the property. Other significant additions have been made across the business campus, including the buildout and addition of a newly renovated CEC Middle School, however that concludes the additions for the High School building.

### What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?

CEC has pursued federal ESSER grant funds that have relieved the strain on facility management budgets which were used to supplement academics when COVID-19 first impacted our school network. We also were recently granted a Startup Grant from the Colorado Charter School Program, which frees up some network facilities cash reserves for this project, which would otherwise be spent on furniture and improvements in other schools.

### How do you budget annually to address capital outlay needs in your district/charter?:

Similarly to CEC's capital renewal budgeting strategy, we have a secondary 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.

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

N/A

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$842,337.65	<b>CDE Minimum Match %:</b>	23.00
<b>Current Applicant Match:</b>	\$251,607.35	<b>Actual Match % Provided:</b>	23.00
<b>Current Project Request:</b>	\$1,093,945.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	CEC Network Cash Reserves.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$1,093,945.00	<b>Escalation %:</b>	8
<b>Affected Sq Ft:</b>	36,753	<b>Construction Contingency %:</b>	8
<b>Affected Pupils:</b>	534	<b>Owner Contingency %:</b>	8
<b>Cost Per Sq Ft:</b>	\$29.76	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.59	<b>Adverse Historical Effect?</b>	No

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Hard Costs Per Sq Ft:</b>	\$29.17	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$2,049	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	69	<b>Who owns the Facility?</b>	Charter School
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25	<b>CECFA or financing attempts:</b>	0
<b>&lt; 10% district bond capacity?</b>	N/A	<b>Enrollment as % of district:</b>	N/A
<b>Authorizer Bond Attempts:</b>	N/A	<b>Free Reduced Lunch %</b>	24
<b>Authorizer MLO Attempts:</b>	N/A	Statewide Avg: 46.98%	
<b>Non-BEST Capital Grants:</b>	1	<b>% of PPR on Facilities:</b>	38
<b>3yr Avg OMFAC/Pupil:</b>	\$21,540.43	<b>FY21-22 CSCC Allocation:</b>	\$163,383.53
Applicants Median: \$2,381		<b>Unreserved Fund Bal % Budget:</b>	22.49
Applicants Median: 11%			

**Who will facility revert to if school ceases to exist?**

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.

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

**Community Prep Charter School - Community Prep Charter Health/Safety Upgrades - Community Prep Charter School - 1886**

<b>District:</b>	Colorado Springs 11
<b>School Name:</b>	Community Prep Charter School
<b>Address:</b>	332 E WILLAMETTE AVE
<b>City:</b>	COLORADO SPRINGS
<b>Gross Area (SF):</b>	25,288
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$8,605,273
<b>Condition Budget:</b>	\$4,593,054
<b>Total FCI:</b>	0.53
<b>Adequacy Index:</b>	0.17



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,125,045	\$1,227,442	1.09
Equipment and Furnishings	\$263,785	\$125,930	0.48
Exterior Enclosure	\$1,626,417	\$255,988	0.16
Fire Protection	\$12,422	\$289,944	23.34
HVAC System	\$1,933,614	\$1,623,813	0.84
Interior Construction and Conveyance	\$1,638,566	\$813,871	0.50
Plumbing System	\$352,266	\$182,057	0.52
Site	\$537,758	\$273,183	0.51
Structure	\$1,115,399	\$89,402	0.08
<b>Overall - Total</b>	<b>\$8,605,273</b>	<b>\$4,881,630</b>	<b>0.57</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** Community Prep Charter School

**County:** El Paso

**Project Title:** Community Prep Charter Health/Safety Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

The school is an alternative high school that is chartered under Colorado Springs SD 11. We work mostly with kids who have been unsuccessful in traditional learning environments. Community Prep School/Garfield School was purchased from the City of Colorado Springs in 2008. The building has always been a school. The main building has not had many changes made to it since the school purchased it. This has created a learning environment that does not offer the same opportunities as newer schools. The layout of the building presents a security risk to staff and students. The systems that support the building are aging and becoming costly to repair. Prior administrations took a "fix it as you go" approach to the maintenance of the building. This has led to aging systems working improperly and inefficiently. In 2018, there was no maintenance schedule or long-term facility plan in place. Over the last 3 years, a maintenance schedule has been implemented and longer-term planning has begun.

The original school (Garfield School) was constructed in 1886. The historic building consists of three stories with an attic. The building consists of classrooms, administrative offices, main entry, a science room, and basement level classrooms, storage, and mechanical spaces.

The cafeteria building was built in 1966 and includes the school cafeteria, a small kitchen, 2 small restrooms, and storage spaces. In late 2022 the school completed the construction of a new kitchen to meet current health department requirements and provide educational opportunities for students. The approximately \$1 million dollar renovation of the existing building replaced the existing undersized stage with a kitchen and finish upgrades to the cafeteria space. A new water entry for the campus was constructed, new electrical systems and upgrades to HVAC and fresh air systems.

## Deficiencies associated with this project:

### Exteriors:

The windows were replaced at some point over the last 10 to 20 years with some vinyl and some aluminum windows set in the old wood frame. Some old wood frames are warped and deformed due to age and weather. Handrails are rusted and non-code compliant.

Exterior brick has been painted at some point over the last 20 to 40 years. Most of it is peeling with some areas completely failing where water had washed across the face due to roof drainage failure. The roof has been replaced recently but the paint was not. Roof soffits are old and need repair or replacement as well as painting. The historic roof fascia was covered up due to disrepair as part of the roof replacement with some areas not protected at all.

Some sidewalks are old and misplaced causing ADA issues. There are also some drainage issues around the building where grade is too flat.

### Interiors:

Overall building layout is adequate for a school but does not provide for a secure entrance and exit plan. Security camera

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

amounts are inadequate. The admin staff are scattered into multiple areas of the building as well as some important student functions like advocacy (see the existing drawings). The building layout over all is good but lacks in a more cohesive and functional approach the solutions to fix this are minor and require little actual space changing other listed below and on the new concept plans. The lower level (garden level basement) will require the most modifications due to non-code compliant bathroom. As well as egress pathways change levels and do not provide adequate ADA or emergency egress.

Historic ceilings are in good condition. At some point the historic doors and frames were replaced with non-historic standard doors. Some plaster walls are in disrepair. All flooring will require replacement.

Due to the addition of fire sprinklers, new mechanical, new electrical and lighting, the ceilings and wall finishes will be modified to fit these systems (see solution item F. of the grant).

All classroom and science casework is inadequate and will be replaced. Furniture is also dated, and needs replaced.

The mechanical room drops to three different levels and is an unsafe work environment for maintenance and access to systems. The electrical closet has inadequate access.

Restrooms are functional but are not compliant with current ADA rules. It will be structurally infeasible to modify them on the main and upper level. Restrooms finishes are out of date, in minor disrepair or inadequate.

The building lacks adequate storage. There are some existing Conex units the school uses that are in the parking lot. They have been vandalized and broken into in the past.

There are other ADA issues in the building like inadequate handrails, drinking fountain and fire extinguisher cabinets installed to high and door hardware.

### Domestic Plumbing Systems:

The existing domestic water plumbing system in the historic 1886 school is a combination of original piping and renovations to the water system that occurred nearly 40 years ago. The plumbing piping has excessive corrosion caused in part by the dissimilar pipe materials and by leaking/deteriorating dielectric unions. The engineers who assessment as a part of the ongoing master plan process recommended that all the piping be replaced due to age and the very poor condition of existing piping. It has been noted that portions of the building including the garden level basement suffer from poor water pressure due to accumulation of calcium carbonate in the galvanized piping.

### Sanitary Sewer Piping:

The sanitary sewer piping in the historic portion of the building runs partially exposed in the garden level basement of the building. Some of the piping is over 100 years old and currently has a number of areas where backups occur on a regular basis. The school will retain a plumber to scope the lines to investigate the condition of the existing plumbing lines. Both the plumber and the assessment engineers recommended replacement of the entire drainpipe system.

### Plumbing Fixtures:

Existing restroom plumbing fixtures in the historic school are approximately 40 years old and are beyond their service life. The assessment engineers recommended replacement to reduce water usage and improve performance and accessibility.

### HVAC System:

The existing Community Prep school campus currently includes a mix of HVAC equipment and controls for the two buildings. The historic school heating and cooling system was upgraded in the mid-1980s is a failing hydronic two-pipe change over system with boiler that is 39 years and a dedicated air cooled chiller that is 16 years old. This arrangement limits the comfort control of occupants and equipment, and the infrastructure is past service life and at risk of failure at various points of the system. Spaces with heating only systems and other modified spaces in the building do not have any fresh air. The existing systems really on controls and components that are no longer serviceable due to age. Staff complaints about thermal dis-comfort in virtually all portions of the historic building have led to numerous calls for mechanical repair in recent years.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The mechanical engineer has advised the school that the age and condition of the systems are such that full replacement is recommended to avoid the continual repair of individual parts and components and was also identified for replacement in the recently completed state assessment. There is an air compressor and pneumatic controls in the boiler that tie to a DDC system to operate the boiler and control valves. We had \$7,000 in repairs last fiscal year and have incurred nearly \$9,000 since January of this year (2022). The majority of these costs are HVAC.

The cafeteria is served by a gas fired DX roof top unit and 20-year-old forced air residential style equipment that is outdated.

### Electrical Systems:

Existing electrical system

The assessment engineers have determined that the electrical systems will require full replacement in the historic building including lighting and technology systems. See the attached assessment.

At the exterior the transformer is in disrepair. Parking lot and exterior safety and security lighting is inadequate.

### Kitchen/Cafeteria:

The kitchen has been fully renovated except for as noted below. The old kitchen did not have an adequate functioning make up air system. The assessment engineers recommended that the hood be removed and replaced with a code compliant system. The kitchen upgrades will be complete by February of 2022 including upgrades to existing electrical systems, a new domestic water entrance for both buildings was added and connected to newer city water systems in Willamette Ave. Electrical and lighting upgrades were included in the renovation. The kitchen hood was replaced with a code compliant hood which included an Ansul fire protection system.

### Diligence undertaken to determine the deficiencies stated above:

The architectural firm RTA and utilizing MEP consultants assessed the entire facility. Attached and as part of the future finalized Master Plan you will see the Architects Executive summary, Architects assessment spreadsheet and the consultants itemized assessment document. Also included are photos with descriptions of various items as well as a Master Plan Concept Floor Plans showing existing and new space layouts options and proposed project phasing. The state assessment document dated October 22, 2021 was used as a guide.

### Proposed solution to address the deficiencies stated above:

The exterior windows will all be replaced with historically sensitive, new aluminum clad wood windows with insulated glazing to meet current codes. The exterior brick will be assessed to determine the best methods of removing the old paint and either repainting or staining the existing to maintain the historic character. The sheet metal roof edge fascia will be removed, and the existing wood profile will be repaired or replaced as required to maintain the historic character.

Due to the addition of fire sprinklers and LED lighting the existing historic metal panel ceiling will require replacement. A new historically sensitive ceiling will be added in its place.

In the 1980's renovation the existing character of the doors was removed when the building was modified. The doors and Hollow Metal frames will be replaced with historically sensitive frames and new wood doors to look like the doors in the attached photos that appear to be prior to some of the more historically destructive renovations.

As mentioned below the wainscot around the exterior walls will be provided for hiding new HVAC equipment. This will also allow for repairs of existing plaster walls to improve and restore the historic character of the interior of the building.

The proposed solution includes the replacement of all plumbing serving the historic school restrooms, and mechanical system distribution. This would include all domestic water piping and sanitary sewer lines that can be accessed from the basement beginning in the water entry room in the newly renovated kitchen building and extending to the plumbing fixtures. The existing plumbing fixtures in the historic school wing would all be replaced with low flow code compliant fixtures. Restrooms will be renovated to accommodate new piping and fixtures and overall accessibility will be improved with ADA compliant fixtures and clearances where technically possible.



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The mechanical system in the historic school will be removed fully and replaced with high efficiency 4-pipe hot water fan coil heating system with a new air cooled chiller. Existing hydronic unit heaters will be replaced with modern unit ventilators for areas like vestibules and mechanical rooms. Classrooms and Offices will be supplied fresh air via a new dedicated outdoor air system. There will be a new low wall added underneath the windows with historic looking wainscot to match existing. This will provide a chase to hide hydronic piping and new unit ventilator for all classrooms and offices. A split systems will be added for IT and elevator control rooms.

A new fire sprinkler system will be added to the building via a new water tap in Wahsatch Ave. to the east and into a new fire riser room in the lower level. This system will also feedback into the cafeteria.

The grant application includes costs to reroof the 3485sf cafeteria building, replace 20-year-old mechanical equipment and add fire sprinklers. This will not affect the new interior finishes added in 2021 and 2022, ceilings will be removed and reinstalled as required. This will finalize renovations of that building.

### **Due diligence undertaken in defining the stated solution:**

The Community Prep School hired RTA Architects and their consultants to review and make recommendations on the proposed solutions to deficiencies described.

Due to the historic nature of the building a full review will be required with History Colorado to ensure that historic standards are maintained and met. The building is on the national registry and considered a contributing building to the North Weber-Wahsatch Avenue Historic District established in 1985.

The utility infrastructure and site analysis changes will be minor for this project regarding utility services. Some of the exterior gas line was updated during the kitchen renovation as well as the domestic water service. As mentioned a new fire line will be added for fire sprinkler water. A new transformer is expected to be required.

The design team utilized all current codes and standards required by the Division of Fire Prevention and Control.

### **How urgent is this project?**

Mechanical failures continue to plague the school and require continual calls to mechanical contractors in order to maintain the school schedule. The failure of mechanical units in portions of the building are a distraction to students and hinder the learning process due to thermal discomfort. The school has been sending students home due to these ongoing issues. The school is seeking a more permanent solution that addresses these long-term facility needs. If this project is not awarded, then the system and condition of the facility will continue to deteriorate although, a deferred maintenance plan will be established either way to cover future emergence needs as they arise.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

Community Prep School receives Capital Construction money from the state of Colorado each year that is either spent on capital projects or encumbered for future years. Currently, Community Prep School has allocated approximately \$125,000 of general funds towards salaries, benefits, services, supplies, etc. to maintain the current systems. \$73,000 or \$332 per student of this allocation is specific to capital projects and maintenance. For the 2022-2023 budget year, we will begin budgeting \$400 per student annually for deferred maintenance across the campus. While Community Prep School has a modest reserve for projects as they come up, these additional dollars will provide the school with the flexibility to be more proactive and intentional in its approach to building maintenance. Also, the head maintenance director will be trained to maintain and complete minor repairs.

The National Academies Press ([www.nap.edu](http://www.nap.edu)) recommended that 2-4% of an agency's budget be set aside for construction projects. Currently, Community Prep School receives about 2.7 million in total revenue from federal, state, and local resources. Community prep school does not have the funds available to replace the dysfunctional HVAC system within 5 years.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**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 facility was originally constructed in 1886 with classroom additions prior to 1900. The cafeteria building was constructed in 1966 and renovated in 2022. The original condition was new, there have been some renovations to the interior of the building in the 1980's. The facility was in good condition at the time of purchase. The facility is adequate to function as a public school (charter school) building. Upgrades and renovations are needed to keep the facility in good working condition. In 2008 when the building was purchased a phase 1 environmental site assessment was performed to ensure the quality of the building site at that time, no major issues were discovered other than some ACM that will be removed.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Historically the school has used a savings reserve to address the needs on campus. Starting this year (2022) the school will adopt a more consistent deferred maintenance approach. Community Prep School has set aside funds over the past 10 years to address health department concerns in the existing kitchen. These have been addressed with a 1-million-dollar renovation to the building with full kitchen replacement, finish upgrades, electrical system upgrades including lighting and fresh air upgrades. The cafeteria and kitchen upgrades are being completed through our long-range strategic priorities to address health department compliance issues, limited food preparation ability, and provide educational opportunities for students. Elevator Project - \$92,024.00, \$35,889.36 funded by BEST, spent in 2020 Fire Alarm Upgrade - \$88,250 spent 2018-2019 Kitchen/Cafeteria - \$1,000,000 spent 2021-2022

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Community Prep School has looked into other funding sources from organizations such as historical societies but has found that the requirements to receive money may inhibit the school's ability to create the most effective learning space for our students. Also, most of this funding is for cosmetic preservation and does not address the deficiencies in our MEP systems. The school continues to explore these options but so far has not found an external funding source that can be considered a solid funding stream for this project.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Community Prep School historically has used its Capital Construction funding in combination with Mill Levy priorities to fund its Capital Improvements. As the school takes a more thoughtful approach to the maintenance of our historic building, we will begin budgeting a per pupil dollar amount that is more appropriate for a building this age.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Community Prep School current utility costs for the year 2021

Electrical \$13,628.29

Gas: \$9,458.94

Water: \$2,088.88

Waste Water: \$613.07

Trash Service: \$4,140.88

Total: \$30,000

\* March – July saw a noticeable decrease in usage due to Covid and kids being remote, Café renovation saw a significant decrease in usage August – October

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$5,929,089.05	<b>CDE Minimum Match %:</b>	50.00
<b>Current Applicant Match:</b>	\$862,536.44	<b>Actual Match % Provided:</b>	12.70
<b>Current Project Request:</b>	\$6,791,625.49	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		All funding will be phased in over a three year period so Community Prep School can fund the match portion - \$864,000 Capital Construction over 3 years - \$150,000 Per Pupil allocation general fund - \$114,000 ESSER III Funding - \$100,000 Reserve Spending - \$250,000 – CURRENT RESERVE ACCOUNT IS \$501,000 Milly Levy Spending – 250,000 School reserves the right to take a low interest loan against the property if any of these funding streams fall short of expectations. The loan will not exceed a 5 year repayment term.
<b>Total of All Phases:</b>	\$6,791,625.49	<b>Escalation %:</b>	9
<b>Affected Sq Ft:</b>	21,635	<b>Construction Contingency %:</b>	9
<b>Affected Pupils:</b>	253	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$313.92	<b>Historical Register?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$64.74	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$249.18	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$26,844	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	125	<b>Who owns the Facility?</b>	Charter School
<b>If owned by a third party, explanation of ownership:</b>	N/A		
<b>If match is financed, explanation of financing terms:</b>	N/A		

## Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	48	<b>CECFA or financing attempts:</b>	0
<b>&lt; 10% district bond capacity?</b>	N	<b>Enrollment as % of district:</b>	1.16%
<b>Authorizer Bond Attempts:</b>	1	<b>Free Reduced Lunch %</b>	42
<b>Authorizer MLO Attempts:</b>	2	Statewide Avg: 46.98%	
<b>Non-BEST Capital Grants:</b>	0	<b>% of PPR on Facilities:</b>	2
<b>3yr Avg OMFAC/Pupil:</b>	\$1,039.75	<b>FY21-22 CSCC Allocation:</b>	\$68,076.47
Applicants Median: \$2,381		<b>Unreserved Fund Bal % Budget:</b>	54.86
Applicants Median: 11%			
<b>Who will facility revert to if school ceases to exist?</b>	Community Prep School was purchased from the City of Colorado Springs in 2008. There is a clause in the purchase agreement that states the City of Colorado Springs has the first right of refusal to buy back the property within 25 years, for the original sale price, if Community Prep School decides to sell the building. The building is owned outright by Community Prep School.		



### BEST Charter School Grant Waiver Application

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.

A waiver or reduction of matching contribution allows the project to occur and address health and safety concerns in the existing school. The school does not have the resources to fund this project on its own. By upgrading these crucial systems, we would improve the educational experience for our students and our staff. Your support would allow us to provide better ventilation, lighting, and basic functioning of the building without impeding the specialize program we offer to our students.

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

Community Prep School completed a \$1,000,000 café upgrade to address health department concerns and deliver more instructional opportunities to students. Community Prep School has a diverse student population including underserved, homeless, legal involved, below grade level and teen parent students. It was necessary to complete this upgrade to provide for both their educational and social emotional needs. This project was funded using the reserves of the school and no outside assistance was provided. This project also removed a significant number of deficiencies outlined in CDE’s Facility Insight School Report completed in October 2021.

*\*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.*

A. Weighted average of district matches which comprise the student population.

Applicant’s Weighted Average: 48%

As a small charter school in Colorado Springs, we are limited in our ability to raise capital and leverage our limited funds. We represent a very small percentage of the student base for District 11 but the students we serve are some of the most at-risk in its population.

o

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

Applicant’s Response: No Match

Adjustment: 0% Yes – 5% Decrease in No – No Change

Agreed

C. Is the charter school in a district owned facility?

Applicant’s Response: No

Adjustment: 0% Yes – 5% Increase in Match No – No Change

Agreed

D. How many times has the charter school attempted or attained bond proceeds from an authorizer's ballot measure for capital needs?

Applicant's Total: 1

Adjustment: -1% decrease of max 5%

Agreed

E. How many times has the charter school attempted to do a special mill levy override pursuant to 22-30.5-405 for capital needs?

Applicant's Total: 2

Adjustment: -2% decrease of max 5%

Agreed

F. How many times has the charter school attempted or attained grant funding through a non-BEST source for capital needs?

Applicant's Total: 0

Adjustment: 0% decrease of max 5%

We successfully sought BEST funding for an elevator upgrade that was completed in 2020.

G. How many times has the charter school attempted or attained funding through CECFA or another type of financing?

Applicant's # Attempted: 0

Adjustment: 0% (3% decrease for attempted)

Applicant's # Attained: 0

Adjustment: 0% (5% decrease for attained)

Agreed

H. Charter school enrollment as a percent of district enrollment.

Applicant's Enrollment: 1%

Adjustment: -5 %

Agreed

I. Free/reduced lunch percentage in relation to the statewide average charter school free/reduced lunch percentage?

Applicant's FRED: 42%

Adjustment: 0%

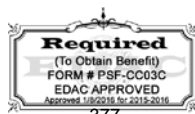
We have a low return rate of these forms. Because we provide free breakfast and lunch, school supplies, and a clothes closet for all students, there is low incentive to return these forms. The number of students who would qualify for free and reduced is likely closer to 80%. We have plans to begin capturing better data in the e22-23 school year by requiring these forms be returned as part of our enrollment process.

Percentage of PPR spent on non M&O facilities costs.

Applicant's % PPR: 2%

Adjustment: +5%

Agreed



K. Unreserved fund balance as a percent of budget.

Applicant's % of Budget: 55%

Adjustment: +5 %

Most of our unreserved fund balance will be spent to complete our café renovation. This number will be closer to 10% once we approve our draft budget for next year.

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.

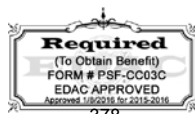
Community Prep School has investigated other funding sources from organizations such as historical societies but has found that the requirements to receive money may inhibit the school's ability to create the most effective learning space for our students. Also, most of this funding is for cosmetic preservation and does not address the deficiencies in our MEP systems. The school continues to explore these options but so far has not found an external funding source that can be considered a solid funding stream for this project.

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

12.7%

CDE Minimum Match Percentage:

50%



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

**HANOVER 28 - Hanover HVAC/Health/Safety/Security Upgrades - Hanover Jr/Sr HS - 2004**

District:	Hanover 28
School Name:	Hanover Jr/Sr HS
Address:	17050 SOUTH PEYTON HIGHWAY
City:	COLORADO SPRINGS
Gross Area (SF):	65,000
Number of Buildings:	1
Replacement Value:	\$21,920,912
Condition Budget:	\$5,007,276
Total FCI:	0.23
Adequacy Index:	0.22



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,595,959	\$1,785,834	0.50
Equipment and Furnishings	\$504,077	\$112,561	0.22
Exterior Enclosure	\$4,845,811	\$0	0.00
Fire Protection	\$29,605	\$400,694	13.53
Furnishings	\$409,764	\$0	0.00
HVAC System	\$4,794,907	\$1,242,099	0.26
Interior Construction and Conveyance	\$3,143,673	\$1,554,505	0.49
Plumbing System	\$1,244,432	\$263,412	0.21
Site	\$1,210,088	\$35,195	0.03
Structure	\$2,142,596	\$0	0.00
Overall - Total	\$21,920,912	\$5,394,300	0.25

**HANOVER 28 - Hanover HVAC/Health/Safety/Security Upgrades - 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:	\$4,225,897
Condition Budget:	\$2,167,228
Total FCI:	0.51
Adequacy Index:	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$765,594	\$396,509	0.52
Equipment and Furnishings	\$202,001	\$112,561	0.56
Exterior Enclosure	\$508,618	\$266,798	0.52
Fire Protection	\$156,821	\$13,669	0.09
HVAC System	\$327,984	\$355,635	1.08
Interior Construction and Conveyance	\$559,189	\$315,613	0.56
Plumbing System	\$109,561	\$53,333	0.49
Site	\$872,436	\$324,161	0.37
Special Construction	\$328,950	\$328,952	1.00
Structure	\$394,745	\$0	0.00
Overall - Total	\$4,225,897	\$2,167,231	0.51

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** HANOVER 28

**County:** EL PASO

**Project Title:** Hanover HVAC/Health/Safety/Security Upgrades

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

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

**If Yes, please explain why:** No, a previous project that was not awarded was a different scope. Although there are some of the same measures in this years funding request, this project is targeted on replacement of critical systems for the Jr/Sr high school and elementary school to ensure a reliable safe and healthy educational environment at each school.

## Project Type:

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

## General background information about the district / school:

Hanover School District is a rural district in central Colorado with a PK-12 student population of 267. There are two schools; Prairie Heights Elementary School and Hanover Jr/Sr High School. The District's original school was decommissioned in 2007 and is now being used for administration, Board room and maintenance offices. The School District has been working on the development of a district-wide master plan, and will reengage that process in spring 2022. Currently, safety/security, facility critical deficiencies, and ongoing operations strategies have been identified to be addressed by this application. Completion of these essential scopes will refurbish the critical infrastructure in these schools and create a solid foundation, and a safe and healthy learning environment to enable focus to move to additional district-wide expansions and enhancements to be identified in the demographic and master plan. Our buildings are structurally sound, but many issues that have been postponed due to our decline in State funding have now become safety issues for our students, staff and community. Renovations from this project will address building security, health, safety and, building comfort. In the deficiencies section, you will see that we still have great buildings. However, many systems are at their life expectancies. The School District is in need of financial assistance to upgrade these systems. We have taken great pride in the past of maintaining its facilities, however 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 become unreliable. This is causing continuous increases in maintenance costs and system failures that impact the comfort and internal air quality of our schools. The identified upgrades will bring these facilities back to providing a comfortable, safe, healthy and reliable learning environment.

## Deficiencies associated with this project:

The Hanover School District 28 has (2) existing educational facilities – Prairie Heights Elementary School and the Jr/Sr High School. Both school buildings are included in this grant request and the narrative below describes the critical deficiencies for each found from the building and systems evaluations completed over the past few months. The impact for the students from the noted deficiencies is primarily school closings and lost learning for environmental issues - heat, cold, sewage back-ups. As well as health hazards in the kitchen and student safety for the science vent and security features, such as the vestibule and fencing. When students do not feel safe, and when we are not able to have school, students suffer. It is critical, especially during this attempt to "return to normal" that we try to give our students the ability to focus on their learning rather than the temperature or closures – yet again – that interrupt that normalcy.

## HANOVER JUNIOR & SENIOR HIGH SCHOOL BUILDING DEFICIENCIES

The Jr/Sr High School was constructed in 2004 and has a total sq ft of 65,023. Outside of general maintenance and repairs, there have been little to no system replacements since its construction. Due to its age, this means that multiple critical mechanical and electrical items are either at their end of life, or are very close to it. This includes the main building central plant consisting of hot water boilers and a chiller, as well as the building control system. The school also has concerns about



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

student safety and would like to make improvements that would increase overall building security.

The main structure is built of brick and block, and it shows only minor signs of wear. No structural issues have been noted by the staff or discovered by professional inspections. The roof is original and appears to be in functional condition. In summary, the structure of the building is in good condition, but the mechanical and electrical infrastructure and equipment are at or past useful lives, having only required maintenance performed for 17 years.

BEST funding is to be directed to improve health and safety, and to provide better educational environments for students and staff. Technology would be integrated into the HVAC control system by enabling remote monitoring and troubleshooting of mechanical systems. Building renovations will meet all CDE Facility Construction Guidelines.

### HEATING, VENTILATION, AND AIR CONDITIONING

The original heating and cooling system, installed in 2004, is still in operation. The system is a 4 pipe hydronic loop which distributes both heating and chilled water throughout the building. This water is then used by a multitude of air handlers throughout the building to provide the required heating and cooling. While the air handlers are in good shape, the boilers and chiller responsible for supplying them are failing and have caused numerous emergency repairs and disruptions to the school schedule. Currently the Jr/Sr High School is operating on one boiler while parts are being manufactured to replace an obsolete part. As of the date of this submission, the only functioning boiler is failing and we are awaiting service on the failing backup with temperatures in the 50s. Without the boilers and chiller functional, the school has no ability to control temperatures in the spaces. In addition, the boilers are piped in series rather than parallel which means that they are not able to operate together, which limits capacity and functionality.

One of the domestic hot water heaters has completely failed, leaving the school to run on a single heater with no back up. Currently the ventilation is not adjustable. Each air handler brings in a fixed amount of outside air to the spaces regardless if the zone requires it or not, which means that classroom spaces are not receiving adequate ventilation when needed and causes increased operational costs. CO2 levels were observed to go past 1700 PPM in classroom spaces which is over double the recommended level of 800 PPM and below.

At some point in time between 2004 and now, the school's air and heating/cooling water systems have become entirely out of balance. Any attempts to appropriately temper one side of the building causes another side of the building to suffer. This leads to continual thermal comfort issues in classrooms and throughout the school.

Additionally, the control system is a proprietary system that is at the end of life. Multiple overrides and workarounds were observed, which is consuming limited staff resources and greatly increasing operating costs for utilities.

Lastly the high school science room has a fume hood with no make up air source. This is causing pressure and airflow problems, whenever the hood is operated, resulting in non use which then may produce an unsafe indoor environment.

### ELECTRICAL

Electrical distribution systems throughout the building are also original to the 2004 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. This means that it is no longer protecting the school as was originally designed and is causing power fluctuations within the building. In the fall of 2021, a surge took out the District well pump and caused a delay in the start of school by a week. At the time of failure, the District was told a new pump could take up to three months, before finding one in Wisconsin. This also disrupts daytime learning curriculum as well as damages electrical devices within the building and creates other potential electrical system risks.

There was an LED lighting retrofit performed in 2018. However, at that time no lighting controls were furnished or installed.

### WINDOWS, DOORS, & SECURITY

Currently the building only has one lockable door on the entrance. This means that once a person was inside of a single set of doors, they would have access to the entire building and all of its occupants.

The existing vestibule has no good way to monitor who is at the door and is requesting entrance to the building. This makes it

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

difficult to properly question and assess any visitors throughout the school day.

### DOMESTIC WATER SYSTEM

The school has repeatedly used more than its annual allotment for water. This drives additional costs to the school, as well as using excessive amounts of a critical natural resource. This is suspected to be primarily driven by the irrigation for the adjacent football and sports fields but there is no submetering to identify usage patterns.

### MISCELLANEOUS

The kitchen drainage is improperly sloped causing back ups and drainage issues during normal use and operation, causing hazardous conditions when backups occur during food preparation.

The arts room kiln cannot fire to the proper temperature as the voltage provided is insufficient for the specific model of kiln.

### PRAIRIE HEIGHTS ELEMENTARY SCHOOL BUILDING DEFICIENCIES

The elementary school was constructed in 2007 and has a total sq ft of 12,105. In addition, next to the elementary school are (4) modular structures placed on temporary foundations. Each of the modulares is 1450 sqft.

Outside of general maintenance and repairs, there have been little to no system replacements since its construction. The school has several systemic issues that are needing addressed regarding the water treatment system, roof, and inter classroom communications. Mechanical and electrical equipment are also at end of useful life and have begun to fail. The school has concerns about student safety and is looking to make improvements that would increase overall building security.

The main structure is built of brick and block, and the north wall is showing extensive moisture penetration. No structural issues have been noted by the staff or discovered by professional inspections. The roof is original and the membrane appears to be in functional condition, however drainage system issues are suspected to be causing the moisture penetration in the north wall. In summary, the structure of the building is in good condition, but there are multiple critical systems within the building that need dire attention.

BEST funding is to be directed to improve health and safety, and to provide better educational environments for students and staff. Technology would be integrated into the HVAC control system by enabling remote monitoring and troubleshooting of mechanical systems. Building renovations will meet all CDE Facility Construction Guidelines.

### HEATING, VENTILATION, AND AIR CONDITIONING

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. Over the kitchen there is a make up air unit with an evaporative cooling section that has failed.

Currently the ventilation is not adjustable. Each roof top 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 go past 2000 PPM in classroom spaces which is over double the recommended level of 800 PPM and below.

There is no central control system in place for the school. Each unit is being controlled manually via a thermostat at the wall.

### ELECTRICAL

Electrical distribution systems throughout the building are also 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 not operating properly. This results in lack of proper protection of school equipment and circuits and is causing power fluctuations within the building. This disrupts daytime learning curriculum as well as damages electrical devices and causes additional risk within the building.

There was an LED lighting retrofit performed in 2018. However, at that time no lighting controls were furnished or installed.

The building is currently without a functioning PA system. This means that any school wide announcement has to be done manually by walking through the hallways, or not done at all. This is both inefficient as well as a potential safety hazard if a shelter in place or similar announcement needs to be made.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## WINDOWS, DOORS, & SECURITY

Currently the building only has a front door that is not visible to the staff monitoring the entrance. This means that if someone rings the bell to enter, they are not able to watch or assess the individual as they enter.

There is also no fence protecting the 2 modular buildings to the northeast of the main elementary building. In addition the current fencing is 48 inches tall and cannot prevent access to the playground or the modulars to the southwest. The current soccer field has no fencing and is on the primary access road to the community. This is exposing the children to risk every time they walk from one building to the other, play on the playground, and have PE at the field.

## WATER QUALITY

The school is being supplied by a municipality that has very poor quality water. Currently there are extensive filtration systems scattered throughout the facility along with a large water softener in the mechanical room. However, water quality is still not ideal for consumption an extensive bottled water use is prevalent amongst staff and students.

## MISCELLANEOUS

The septic system has been backing up regularly. The system requires a pump to get to the leach field, which is failing on a regular basis, which then causes the system to back up into the school. This causes the school to close until it is fixed.

The parapet cap on the north wall near the mechanical room is loose and appears to be causing a leak on the north wall.

### **Diligence undertaken to determine the deficiencies stated above:**

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 staff interviews. A full building walkthrough was conducted by Iconergy Professional Engineers and construction staff to evaluate each and every building system. For equipment listed as failed or failing, each piece of equipment was inspected to confirm status. District staff of various roles ranging from teacher to facility manager, to principal, were interviewed to thoroughly understand the building conditions and environment. 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. Historical drawings were also collected and reviewed.

### **Proposed solution to address the deficiencies stated above:**

## HANOVER JUNIOR & SENIOR HIGH SCHOOL BUILDING SOLUTION

### HEATING, VENTILATION, AND AIR CONDITIONING

In order to improve thermal comfort, increase energy efficiency, and provide reliable operation, the central plant equipment will be replaced, the control system will be replaced, and the entire system will be rebalanced.

The chiller will be replaced with a like for like replacement.

The boilers will be replaced with condensing boilers of 3x50% capacity. The piping will be reworked to have the boilers in parallel with each other so they can operate together. These will also replace the failing domestic water heaters by having a sidearm loop that also tempered domestic hot water. This increases the resiliency of the overall system.

For the air handlers, demand based ventilation will be installed to provide appropriate fresh air to the spaces to control CO2 levels as well as increase air changes to reduce viral load in the spaces.

To address the science hood, additional airflow paths will be created to allow the fume hood to have proper make up air and allow the unit to operate whenever necessary.

The entire building will be rebalanced during this work as well, which will allow for spaces to be more comfortable both during the heating and cooling seasons.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

A new building automation system will be installed to provide assure proper ventilation and thermal performance of the building and reduce overall operating costs, as well as to enable remote monitoring and troubleshooting capabilities. It will be open source to allow multiple vendors to be able to work on it. It will also be able to communicate with the elementary building, allowing for a single front end to control both buildings.

### ELECTRICAL

The TVSS will be replaced to restore proper surge suppression and electrical equipment protection and safety for the entire building.

### WINDOWS, DOORS, & SECURITY

To increase security in the building, new lockable doors will be installed in the main entrance corridor. These will contain any potential intruder in this corridor and away from both students and staff.

The existing vestibule will also be equipped with a new entrance camera to allow inspection and question of anyone entering the building.

### WATER CONSUMPTION

The sports fields will be provided with a new irrigation control system to properly hydrate the fields, while minimizing water waste.

### MISCELLANEOUS

The kitchen drainage will be reworked to provide proper drainage and eliminate back ups during normal operation.

The arts room kiln will be provided with a new 3-phase receptacle for future kiln replacement for the correct voltage. A smoke detector will also be added for safety concerns.

## PRAIRIE HEIGHTS ELEMENTARY SCHOOL BUILDING SOLUTION

### HEATING, VENTILATION, AND AIR CONDITIONING

A new building automation system will be installed to provide energy efficient control strategies, as well as to enable remote monitoring and troubleshooting capabilities. It will be open source to allow multiple vendors to be able to work on it. It will also 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 roof top units to allow for proper ventilation. This is a benefit to both CO<sub>2</sub> levels as well as providing additional air changes which is helpful for reducing viral load in the spaces.

The kitchen make up air unit will be replaced with a like for like unit.

### ELECTRICAL

The TVSS will be replaced to restore proper surge suppression for the entire building.

### WINDOWS, DOORS, & SECURITY

The existing vestibule will be equipped with a new entrance camera to allow inspection and question of anyone entering the building.

A new 6' chain link security fence will be installed around the pathway between the main elementary building and the northeast modular buildings. In addition a 6' chain link security fence will replace the 48" fence by the playground to the southwest modulares. Finally, a 6' chain link fence will be installed around the multi-purpose field.

### WATER QUALITY

A new reverse osmosis filtration system designed to handle the needs for the entire building will be installed. This will replace the existing water softener system as well as the individual filter systems currently located at each tap. Since the upgrade of

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

the water treatment system at the school will be a commercial RO system that will replace the existing non-functioning RO system, code issues will not be impacted.

### MISCELLANEOUS

A grinder pump will be installed upstream of the septic pump. This will allow much more reliable operation of the septic system, eliminating a reoccurring health risk and reduce maintenance costs. It is common for septic pumps, particularly in K-12 applications, to experience failures due to an intense stream of solids as well as non-waste items being flushed. In these situations, the addition of a grinder pump inline with the septic booster pump will reduce the load on the booster pump. Based on the age of the installation, interviews with the staff, and our evaluation, there does not appear to be any issues with the septic tanks or interconnecting piping, just regular pump failures. This falls in line with what is expected of a septic affluent pump that is handling too many solids. Code issues will not be impacted.

### Due diligence undertaken in defining the stated solution:

The solutions as presented are based on best practices and industry guidelines from IBC, ASHRAE, NFPA, and NEC. Said solutions are also vetted internally with Iconergy Professional Engineering staff with a combined experience of more than 75 years.

Furthermore, during contractor site visits and interviews which were conducted to gather quotes on pricing, each contractor was given the opportunity to review the scope and provide comments. This allows for those closest to the materials and technology to add useful insight as well. All cost quotes and construction plans are vetted through Iconergy GC and project management team personnel.

### How urgent is this project?

As stated in the deficiencies section, numerous areas of the buildings are falling short of meeting code requirements for water quality, electrical safety, indoor air quality, thermal comfort and security due to systems that are failing and well beyond their useful life and well behind current technologies. Heating and cooling unit failures are becoming more frequent and ongoing maintenance and repairs are becoming difficult due to equipment age. The situation worsens each year as the equipment continues to age. The continued reactive upkeep and repairs of the older systems are no longer fiscally wise for us to pursue, nor is it responsible in our role as custodian of taxpayer money.

If the grant request is not awarded, equipment will continue to fail, and more funds will be expended with no benefit other than a short term fix that enables the district to limp along for another year or two. These short term fix funds will continue to deplete money from the capital budget, and the District will be more challenged to provide the grant match each year that the renovations are delayed.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### How does the applicant plan to maintain the project if it is awarded?

The District has historically maintained its facility and equipment well, which is why most of the building systems continue to operate. The District will continue this tradition of operation and maintenance. For the HVAC systems and controls replacements, Hanover is dedicated to utilizing a reliable, low-maintenance system that can be updated to extend its life beyond its rated useful life. We utilize life cycle cost analysis to determine which systems provide the overall lowest cost to the district and has selected all equipment and systems accordingly. This provides 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 been able to maintain its equipment so the equipment reaches the equipment's rated useful life. This dedicated O&M effort will continue to play a key role in how Hanover is able to maximize the value of its facility's equipment.

As part of this O&M effort, Hanover allocates approximately \$294,000 per year for O&M (in current fiscal year dollars) as shown below:

- \$85,123 – electricity utilities
- \$59,200 – propane utilities

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

- \$115,675 – O&M third party labor for mechanical/electrical/plumbing (MEP), controls, other facilities support services
- \$34,025– O&M supplies and other facilities support services

**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:**

Condition at time of purchase

The Hanover Junior-Senior High School was constructed as a new school building in 2004. At the time of construction, it met all applicable codes for a public school building.

Prairie Heights Elementary School was constructed as a new School in 2007, it met all applicable codes for a public school building.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Hanover Junior-Senior High School is continuously maintained by the district and occupied by students and staff. Capital improvements to the building include a roofing replacement in 2018 due to hail damage, interior lighting LED retrofit, strategic flooring replacements, new gym floor, exterior painted, electrical installed to football field, updated security system installed. Prairie Heights Elementary School is continuously maintained and occupied by students and staff. Capital improvements include: improved fence line, replaced asphalt, new lunch room, updated security system.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

For this critical systems replacement project, as a means to leverage additional funding sources, we are utilizing the Colorado Energy Office Energy Performance Contracting program and will be implementing this project under and Energy Performance Contract (EPC). Iconergy, a pre-qualified services provider, thoroughly evaluated the facility deficiencies and will be implementing solutions that will improve the deficiencies and reduce operating costs. Money saved from the current operating budget will help offset the up-front costs of our proposed project. In addition, Hanover will receive free technical assistance from the CEO during all phases of the project, including procurement, contracting, engineering, design, construction and post construction review of training, commissioning, and warranty. The District will continue to pursue all available funding sources such as utility rebates and incentives, and other state or federal funding sources that may come available to include into the performance contract to help offset District costs. Utilizing this approach for these critical improvements will preserve our bond capacity for forthcoming expansion requirements to be identified in our forthcoming master plan process.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Hanover School District takes an annual approach of budgeting \$809 per student per year (district-wide) for the purpose of annual capital outlay and expenditures. We also maintain a district wide annual maintenance budget of \$294,000. It is our hope that the Best Grant replacement funds will allow for some of these funds to make their way back into the classroom.

**If relevant to your project, what are your current annualized utility costs, 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 \$144,323. Annual utility savings from the project measures is calculated to be \$5,650. In addition the district spends \$115,000 on O&M and this project will reduce those costs by \$ 5,250 annually.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$1,989,285.48	<b>CDE Minimum Match %:</b>	29.00
<b>Current Applicant Match:</b>	\$196,742.52	<b>Actual Match % Provided:</b>	9.00
<b>Current Project Request:</b>	\$2,186,028.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		The match will come from District funds and a lease purchase enabled and funded by an energy performance contract.
<b>Total of All Phases:</b>	\$2,186,028.00	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	77,128	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	283	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$28.34	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$2.56	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$25.78	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$7,724	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	273	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

Due to the financial challenges faced by the district and our depleted reserve funds, we must utilize every available program to secure funding for these critical improvements to be completed so that we can continue with our strategy for funding future necessary expansions with our limited bond capacity. With the critical facility improvement needs and urgency continuing to increase year over year, we began researching options on ways to facilitate the match and apply for BEST grant funding. We were introduced to the concept of Energy Performance Contracting (EPC) and how EPC enables the District to combine multiple funding sources (grants, rebates, annual utility savings and operational savings) and to finance up front costs (the match) using the annual cost savings along with available district funds to pay for the up front project costs over time. Thus, reducing the need for the up front capital which we do not have available. By understanding how other districts have used Performance Contracting, we were able to identify the capability to move forward with the BEST grant request. It is still challenging to design a performance contract to provide the annual cash flow performance required by the legislation, therefore we must still request a waiver of our assigned match percentage in order for us to be able to fit the project into our overall budget.

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$44,726,410	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$174,033	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$60,190	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$60,658	<b>Outstanding Bonded Debt:</b>	\$2,795,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	66.00%	<b>Total Bond Capacity:</b>	\$8,945,282
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	18.195	<b>Bond Capacity Remaining:</b>	\$6,150,282
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$2,270.76		
Applicants Median:	\$2,381		

## BEST School District and BOCES Grant Waiver Application

### Hanover School District

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S.

Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request.

The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

Be specific when answering the questions and explaining the issues and impacts. Your response should include dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents, or other relevant documentation to support the responses provided.

Question 2, subsections A-H are related directly to the factors used in calculating the matching percentage. Only respond in detail to the factors which you believe inaccurately or inadequately reflect financial capacity. For those factors which you believe accurately or adequately reflect financial capacity, please leave the response blank or type “Agreed”.

---

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.

Hanover School District runs a vigorous educational program for PK-12 students with programs such as full day kindergarten, music, drama, art, and all manner of extracurricular programs not often found in rural schools. We do this even though our ranching community has limited means as we believe it comprises a well-rounded education for our students. Furthermore, our Negative Factor over the last thirteen years has cost the District \$4,324,838, over \$500,000 more than our annual expenditures. Thus, any match waiver that is granted will help make the District financially whole for just the basic funding that every school district is to receive from the State. It will allow the District to allow the essential capital projects to be completed without disrupting the educational programs we are currently providing. Without the waiver, many of these offerings will have to be downsized or eliminated.

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

Responses in items A-H show needs of the district, and what extenuating circumstances lead to the District asking for a lowered match.



*\*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.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant's PPAV: \$174,032.72 Weighted Rank: 4.22% of 8% max

Agreed, but if we continue our student population growth, this will be dropping.

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$60,658 Weighted Rank: 11.02% of 18% max

In looking at this figure, we do not believe this represents the true picture of Hanover. We are in an agricultural area in which most of our families are farm workers or working in minimum wage positions in the city. In addition, we have a substantial number of families that are living subsistence level housing in trailers on undeveloped land. We have some families who are unhoused and some that are "squatting" on land that does not belong to them and would not be captured by traditional metrics.

C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: 66% Weighted Rank: 4.01% of 23% max

We know this figure is lower than it should be. Several families who would qualify for free or reduced lunches refuse to apply for assistance. We have encouraged them to do so but they simply will not. In addition we have a Districtwide Free Lunch program that reduces the application and our At-Risk count relies on direct certification. The Legislature understands this and is looking for alternative ways to capture At-Risk students.

D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections:0 Adjustment: 0% (-1% per attempt)

Agreed

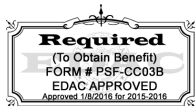
E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant's Bond Mill Levy: 18.195 Weighted Rank: 1.03% of 23% max

Agreed. This is a high number and the reason we have not been able to able to pass a mill levy override.

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

Applicant's Remaining Bond Capacity: \$ 6,150,282 Weighted Rank: 8.92% of 23% max



Agreed

G. The school district's unreserved fund balance as a percentage of annual budget.

District's unreserved fund balance as a percent of annual budget: 1.45% Weighted Rank:.03% of 5% max

For Hanover's last audit our expenditures were \$3,899,622 including our other governmental funds, i.e. Food Service. Our Tabor reserve, @3% is \$116,989 and the District Policy mandated 5% is \$194,981 for a total mandated reserve of \$311,970. Our District Ending Fund Balance in those funds was \$439,231, leaving the District with \$127,261. The District has agreed to provide \$100,000 to try to assist in leveraging this much needed project. The remainder of the match amount will be funded from financing paid by the savings from the Energy Performance Contract.

H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

The Hanover School District has a high number of Special Education students. Out of an enrollment of 261 students, 50 children are classified as Special Education/Resource. Each of these students has an IEP (Individualized education plan) and we have 4 students that need a separate facility. The cost to our District this year is \$308,000, in excess of their regular education, not including transportation. The per pupil funding we receive for these students does not begin to cover the costs associated with their educational needs.

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.

Hanover is working with the Colorado Energy Office (CEO) on an Energy Performance Contract. We competitively selected Iconergy, a CEO pre-qualified firm, to thoroughly investigate our needs and then implement energy-efficient solutions. Money saved by these efforts will help to offset the up-front costs of our proposed project. In addition, Hanover is receiving, and will continue to receive, free technical assistance from CEO during all phases of the project, including procurement and contracting, engineering, design, construction, and even post-construction (training, warranty, etc.)

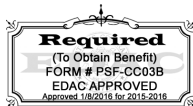
The District has also submitted a GoCO grant for \$100,000 for a playground project which was originally part of Hanover capital improvements plan. Should we be awarded the grant, that award will free up capital that Hanover can use for the BEST project.

Our Pre-school has secured \$6,600.00 from the Office of Early Childhood and we were just awarded a 9 month grant totaling \$30,393.00.

Our Food Service Director has secured ~\$20,000 for our students to combat food insecurity through Kaiser and The School Nutrition Foundation.

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

CDE Minimum Match Percentage:





Division of Capital Construction

BEST School District and BOCES  
FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

**Instructions**

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

Under previous CCAB weights, the match requirement for HANOVER 28 would have been 24%. Under revised CCAB weights, the match requirement is 29%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**WIDEFIELD 3 - Watson JRH Boiler Replacement - Watson JHS - 1963**

<b>District:</b>	Widefield 3
<b>School Name:</b>	Watson JHS
<b>Address:</b>	136 FONTAINE BOULEVARD
<b>City:</b>	COLORADO SPRINGS
<b>Gross Area (SF):</b>	74,089
<b>Number of Buildings:</b>	5
<b>Replacement Value:</b>	\$22,123,892
<b>Condition Budget:</b>	\$16,922,502
<b>Total FCI:</b>	0.76
<b>Adequacy Index:</b>	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,595,969	\$2,645,837	0.74
Equipment and Furnishings	\$825,660	\$1,032,074	1.25
Exterior Enclosure	\$2,312,341	\$1,035,432	0.45
Fire Protection	\$4,117	\$608,775	147.85
Furnishings	\$766,045	\$530,144	0.69
HVAC System	\$4,246,992	\$5,168,893	1.22
Interior Construction and Conveyance	\$4,062,010	\$3,949,012	0.97
Plumbing System	\$1,118,186	\$1,320,062	1.18
Site	\$1,971,462	\$1,328,469	0.67
Special Construction	\$161,464	\$0	0.00
Structure	\$3,059,647	\$15,701	0.01
<b>Overall - Total</b>	<b>\$22,123,892</b>	<b>\$17,634,399</b>	<b>0.80</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** WIDEFIELD 3

**County:** EL PASO

**Project Title:** Watson JRH Boiler Replacement

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

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

**If Yes, please explain why:** N/A

## Project Type:

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

## General background information about the district / school:

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 9,500 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. We recently passed a bond and mill levy override. It was the first time in 20 years that we went to voters for help and we are beyond thankful for their support. These measures helped build a new school, renovated and refreshed existing schools, and expanded educational programs to help retain and recruit high quality staff. Funding is also being used to update technology and improve safety and security. Widefield School District's mission is to have every child learn, grow, and achieve in every classroom, every day.

## Deficiencies associated with this project:

The current heating system at Watson Jr. High consists of two cast iron sleeved boilers that were installed in 1992. Each boiler is made up of ten cast iron sleeves. Since the installation of these boilers, we have had to replace nine sleeves due to stress fractures. Each sleeve replacement takes two days to complete, leaving half of the heating system down during this time. Recent repair attempts have proven unsuccessful with replacement being the best viable option. Additional system issues include lack of redundancy for the zone pumps, non-code compliant venting and outdated automated controls, which need to be addressed. The boiler system at Watson Jr. High has exceeded its useful life.

## Diligence undertaken to determine the deficiencies stated above:

All of our buildings have had boiler inspection reports completed in 2020 and 2021, as well as building conditions reports completed in 1996, 2010, and 2016, listing specific deficiencies. All district boilers are inspected on a daily, monthly, and annual basis with deficiencies being corrected as they arise. Additionally, we have had to replace entire boilers, seals, pumps and various boiler components at the proposed schools. Due to the age of the boilers, replacement components are getting extremely hard to procure.

## Proposed solution to address the deficiencies stated above:

The proposed solution to satisfy these deficiencies is to replace current boilers with higher efficiency boilers. Replacing the pumps promotes redundancy for the heating system. Then boiler controls would be replaced, effectively adding to system efficiency, longevity and reliability.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## **Due diligence undertaken in defining the stated solution:**

Bridgers and Paxton Engineering Firm developed the scope of work using current boiler standards, inspection reports and historical data generated by licensed mechanical professionals as well as input from WSD3 Facilities personnel. The heating system proposed for replacement has been reengineered to both comply with current code and provide system redundancy to prolong the life and reliability of the new equipment.

## **How urgent is this project?**

The heating system has proven itself in need of repair through consistent failures since installed. Unsuccessful repairs to leaking seals and the replacement of multiple sleeves on the boiler at Watson Jr. High has created the urgency for replacement. Since our existing boiler system is 50% redundant with no redundant pumps, a boiler failure would cause the need for WSD3 to seek an emergency heat source and would greatly impact the learning environment until temporary repairs or replacement could be completed. Depending on the time of year, a catastrophic boiler failure could cause displacement of staff and students and produce unnecessary building damage.

## **Does this project conform with the Public School Facility Construction Guidelines?** Yes

## **If not, provide an explanation for the use of any standard not consistent with the guidelines:**

N/A

## **How does the applicant plan to maintain the project if it is awarded?**

By completing this project, there will be little or no immediate maintenance needed after the boilers are installed. Annual boiler inspections completed by Facilities staff will insure the longevity of this new equipment. This will give us the opportunity to focus our resources on other deficiencies that require attention. WSD3 uses School Dude as our work order system to address maintenance needs as they arise. WSD3 budgets approximately two million dollars annually for capital improvements. That money is invested in our schools and prioritized with safety needs coming first, academic/instructional needs next and finally building needs.

## **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:**

Widefield School District 3 has built all of our schools as new facilities. Watson Junior High School consists of two separate buildings. The main educational building is approximately 53,347 gross square feet. The gymnasium and music building is approximately 16,685 gross square feet. The main school building houses the academic programs, administration offices, all-purpose room, industrial arts classrooms, library, and science classrooms. The gymnasium building houses the gym, lockers, band and vocal music rooms. The original school building was built in 1963. The portion housing Social Studies, English and Science laboratories is referred to as the "circle addition" and was built in 1965. The gymnasium building was built in 1974. The Biology addition was added on to the circle addition in 1985 and modifications to the administration area were made that same year. The majority of the facility is accessible on one level, except the upper level of the gymnasium building which houses part of the music program.

## **Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Watson Junior High School has received many capital improvements over the years. We have performed interior remodels that include new carpet installation, painting, upgraded cabinetry, increased storage areas, asbestos abatement, a new gym floor, and roofing. In 2010, we completed an electrical upgrade to the school followed by a complete fire alarm system upgrade in 2014. We have performed both proactive and reactive asbestos abatement as required. All of our new flooring installations are performed with the abatement of the existing asbestos as part of that installation. In 2019, we installed approximately 150 squares of new roof over proposed construction area. In 2021, the School District was awarded a BEST Grant to complete interior renovations to a portion of the building. The first phase of these renovations was completed during the summer of 2021. Phase 2 is scheduled to be completed during the summer of 2022. Matching funds for the 2021 grant are being funded through our capital improvements budget.

## **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Widefield School District 3 was awarded ESSER funding in the amount of approximately 5.1 million dollars to improve air quality in our buildings. We are allocating 1.8 million dollars out of this fund to improve air quality at Watson Jr. High. This

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

includes changing all of the unit ventilators and existing package units to include adding air-conditioning throughout the building.

### How do you budget annually to address capital outlay needs in your district/charter?:

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, and 2021. The 2019 and 2020 grants have been completed and are scheduled for closeout by April of 2022. The 2021 grants (2) are on track to be completed during the summer of 2022.

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

Electricity: \$134,251.00  
 Gas: \$86,642.00  
 Water: \$28,175.00  
 Sewer: \$4,159.00  
 Estimated annual energy cost of existing boiler: \$57,240.00  
 Estimated annual cost of new boilers: \$40,627.00  
 Estimated annual savings: \$16,612.00

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

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:

<b>Current Grant Request:</b>	\$253,341.60	<b>CDE Minimum Match %:</b>	52.00
<b>Current Applicant Match:</b>	\$274,453.40	<b>Actual Match % Provided:</b>	52.00
<b>Current Project Request:</b>	\$527,795.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		Matching Funds will come from our Capital Improvement Fund.
<b>Total of All Phases:</b>	\$527,795.00	<b>Escalation %:</b>	10
<b>Affected Sq Ft:</b>	119,468	<b>Construction Contingency %:</b>	7
<b>Affected Pupils:</b>	539	<b>Owner Contingency %:</b>	7
<b>Cost Per Sq Ft:</b>	\$4.42	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.46	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$3.96	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$979	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	222	<b>Who owns the Facility?</b>	District

### If owned by a third party, explanation of ownership:

N/A

### If match is financed, explanation of financing terms:

N/A

## Financial Data (School District Applicants)

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$49,500,000
<b>Assessed Valuation:</b>	\$627,458,780	<b>Year(s) Bond Approved:</b>	17
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$72,902	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$22,171,834	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$68,986	<b>Outstanding Bonded Debt:</b>	\$49,685,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	45.70%	<b>Total Bond Capacity:</b>	\$125,507,514
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	9.615	<b>Bond Capacity Remaining:</b>	\$75,822,514
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$3,187.50		
Applicants Median:	\$2,381		



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

**CANON CITY RE-1 - Canon Exploratory School HVAC Upgrades - Canon Exploratory School - 1987**

<b>District:</b>	Canon City RE-1
<b>School Name:</b>	Canon Exploratory School
<b>Address:</b>	2855 North 9th Street
<b>City:</b>	Canon City
<b>Gross Area (SF):</b>	42,400
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$16,410,412
<b>Condition Budget:</b>	\$6,379,169
<b>Total FCI:</b>	0.39
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,490,236	\$1,331,346	0.53
Equipment and Furnishings	\$407,285	\$481,982	1.18
Exterior Enclosure	\$2,107,767	\$536,235	0.25
Fire Protection	\$88,399	\$463,196	5.24
Furnishings	\$34,503	\$0	0.00
HVAC System	\$2,413,452	\$1,088,841	0.45
Interior Construction and Conveyance	\$2,834,977	\$1,504,733	0.53
Plumbing System	\$779,691	\$357,021	0.46
Site	\$2,162,794	\$1,065,341	0.49
Structure	\$3,091,308	\$0	0.00
<b>Overall - Total</b>	<b>\$16,410,412</b>	<b>\$6,828,695</b>	<b>0.42</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** CANON CITY RE-1

**County:** FREMONT

**Project Title:** Canon Exploratory School HVAC Upgrades

**Applicant Previous BEST Grant(s):** 7

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

The district serves approximately 3,600 PK-12 students across 8 school communities. The district seeks to develop specific traits and skills in students to prepare them for an uncertain future, and parental choice in education is a cornerstone of operations.

There are 6 elementary schools. Lincoln School of Science and Technology (275 students), McKinley Elementary School (220 students), and Washington Elementary School (325 students) are traditional K-5 neighborhood schools. Lincoln's focus is STEM education, McKinley uses technology to support the development of the district's targeted traits and skills, and Washington is a Leader in Me school. The district is initiating a master planning process in spring 2022 to explore ways to modernize each of these facilities.

3 K-8 schools serve elementary students as well. These are Cañon Exploratory, Harrison K-8 (650 students), and Mountain View Core Knowledge School (a charter school with 275 students).

In the district, all roads for all students lead to Cañon City High School, a grade 9-12 facility serving roughly 1,100. CCHS has some portions constructed in the 1960s and other sections added as recently as 2006. Just as we will begin exploring ways to modernize the Lincoln and McKinley campuses, we will soon be focusing on how to shore up the oldest sections of the Cañon City High School campus. It is a career pathways school that maintains a major focus on career tech ed vocational opportunities.

CCS has a strong operations department, with perhaps the best Rural Operations Director in the state of Colorado, and staff qualified and certified in electrical, carpentry, HVAC repair. Thanks to recent BEST grant awards, an infusion of dollars through the passage of a mill override in 2017, as well as recent streams of one-time dollars allocated through rural sustainability funding, the District is beginning to make headway in bringing its facilities up to par.

## Deficiencies associated with this project:

The Cañon City School District seeks grant funding for a project to address safety and health concerns at Cañon Exploratory School (CES). CES is the only school in the district lacking mechanical air conditioning. Thus, we are concerned about a lack of equity and for the safety of the students, teachers, and staff specifically in this building.

ASHRAE is the governing body for Heating, Ventilation, and Air Conditioning (HVAC) and sets the codes and standards all buildings are designed to be in the United States. Upon the arrival of COVID architects, engineers, and building owners looked to ASHRAE to provide guidance on how to safely occupy buildings again amidst a pandemic that spreads through respiratory means.

As the pandemic evolved, ASHRAE proclaimed, "Airborne transmission of SARS-CoV-2 is significant and should be controlled.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Changes to building operations, including the operation of heating, ventilating, and air-conditioning systems, can reduce airborne exposures” and, “Ventilation and filtration provided by heating, ventilating, and air-conditioning systems can reduce the airborne concentration of SARS-CoV-2 and thus the risk of transmission through the air. Unconditioned spaces can cause thermal stress to people that may be directly life-threatening and that may also lower resistance to infection. In general, disabling of heating, ventilating, and air-conditioning systems is not a recommended measure to reduce the transmission of the virus.” [<https://www.ashrae.org/about/news/2020/ashrae-issues-statements-on-relationship-between-covid-19-and-hvac-in-buildings>]

ASHRAE created an Epidemic Task Force that released specific guidance in reducing the spread of SARS-CoV2 for building occupants. The task force reiterates the importance of properly maintained spaces and controllable mechanical systems. Cañon Exploratory School currently utilizes evaporative cooling, which is not adequate to meet the temperature specifications identified in ASHRAE 55 and 62.

To validate ASHRAE's recommendations, the CDC references them in their communications. In addition to the temperature and humidity guidelines, they have also stated the below guidance. Unfortunately, CES is the only school within the District that cannot meet this.

- Maintain proper pressurization within the building
- Maintain proper indoor air conditions within ASHRAE Standard 55. During the summer, keep the temperature at 75F. While in the winter, 72F.
- Increase the filtration in air handling equipment.
- Bring in the appropriate amount of Outside Air in line with ASHRAE 62.1.

In the warmer months, to meet the temperature requirements for classroom spaces, the maintenance staff must run the fan at full speed and decrease the intake of outside air. Although this helps to decrease the temperature in the classrooms, it causes three other issues for the students. Not bringing a proper amount of outside air causes the room to lack fresh air to adequately dilute airborne viruses increasing the risk of transmission. These full fan speeds also cause the humidity levels to rise beyond the recommended specification. Also due to increased fan speeds, building pressure increases causing security doors not to shut.

Due to the evaporative coil section in current air handlers, the maintenance team is unable to increase filtration because of the large pressure drop of the evaporative section. If filtration were to be increased, the pressure drop on the system would reduce the amount of tempered air delivered to the classrooms, decreasing the number of air changes per hour in the classrooms and increasing the temperature beyond ASHRAE's guidance.

In 2006, CES was expanded for housing a gym, dedicated music room, and additional classrooms. There are two rooftop units with an evaporative cooling section. The units are nestled in a corner surrounded by vertical sections of the exterior walls. Unfortunately, the sun hits this area during the entire school year causing these spaces to struggle getting cool when the outside temperatures are above 80 degrees.

The two, 36-year-old boilers serving the building are past their useful life cycle and due to this, there is an increased risk of failure. If failure were to occur, the temperature and humidity of the indoor space will not be able to meet the ASHRAE guidance.

A 3rd party study performed by AVIRIQ in spring 2021 validates the concerns detailed above and concludes that approximately 50% of the building's square footage is inadequate for healthy indoor air quality. The AVIRIQ report is attached to this submission.

In acknowledgment of other guidance released by the Epidemic Task Force, we would like to share our plan to address their other recommendations. The district is in the construction phase of a Building Automation System upgrade for this building that is funded through ESSER II. This project will give maintenance staff the capabilities listed below that currently do not exist today:

- Ability to program a purge sequence that brings in 100% outside air and flushes out the building after students, teachers,

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

and staff have left.

- Confirm the proper amount of air changes per hour and other indoor air quality metrics are in line with ASHRAE 62.1 and are happening in each classroom.
- Create alarms to alert maintenance staff of non-code compliance.

The funds we are requesting from BEST are what we need to allow CES to meet current ASHRAE guidance and reduce the risk of transmission of airborne infectious diseases. Because this is the only school within the district that is not able to meet these recommendations, while we kept our doors open during the 20-21 school year, we observed an increase in the risk of transmission for the CES school population and the entire community. Unfortunately, during this time span CES, on a per-pupil and staff basis, far outpaced the rest of our district in positive cases and required quarantines. Considering many of the students that attend CES also have siblings in our other buildings, this places risk throughout the entire school district.

In addition to the indoor air quality concerns, the current system is proving to be a safety risk due to antiquated, past life cycle system components. The five, 1987 vintage AHUs, are constantly rusting holes through their metal cabinets. This is discovered once a wet ceiling tile is identified. Finding the exact source of the leak can be a time-consuming process for the maintenance team, taking time away from maintaining the systems in the other seven schools. As a result, our maintenance team spends the majority of their time at this school during the warmer months. These moist ceiling tiles have been a concern for staff and parents because mold grows if they are not identified immediately. Thus, CES has a reputation for poor air quality, even having driven staff to transfer to other buildings or retire to avoid the problems associated with it. Also, if this dripping water were to drip into the electrical components, this would cause a catastrophic failure of the equipment and possibly even a fire.

Additionally, due to the increased amount of condensation that runs across the evaporative coil sections in the warmer months, other life forms can grow creating more indoor air quality concerns outside of COVID. Studies have shown conditions like legionnaires disease can emanate from systems like ours.

We understand upgrading to mechanical cooling could increase the building's electrical requirements. Because our current electrical panels cannot support the addition of mechanical cooling an electrical upgrade will need to be performed. However, despite this "economical" system we currently operate, a January 2022 utility study shows CES far outpaces the rest of the district in energy use per square foot as opposed to benchmark.

Colorado also performed an analysis of the school in March of 2021 and determined that the evaporative cooling systems, exhaust systems, and control systems are past their useful life cycle and should be budgeted for replacement. The controls system is being upgraded now by the District and the project requested in this application will replace and upgrade the current cooling and exhaust system to meet healthy classroom specifications.

Due to the interdependencies of how the current design of our system operates, a complete mechanical cooling upgrade is the only path forward to provide a healthy indoor environment for our teachers, students, and staff.

### **Diligence undertaken to determine the deficiencies stated above:**

After a plethora of wet ceiling tiles had been found throughout the school due to rusted-out evaporative cooling sections, we contracted AVIRIQ to perform an indoor air quality assessment. The assessment showed no mold but did indicate over 50% of the building's square footage was unable to meet the specifications for a healthy indoor environment. Due to the urgency and importance of addressing issues related to the pandemic, we immediately got to work on how to solve the problem.

We are familiar with the mechanical cooling systems located in other buildings, so we brainstormed ideas on the most cost-effective way, both from a first cost and annual cost/maintenance perspective, to bring those solutions to Cañon Exploratory School. After realizing the solution would involve new cooling equipment, the district contacted Trane, a manufacturer of such. Trane has a fully staffed design/build construction team to identify system types, budget first cost, and conduct an annual operating costs analysis for the team to review.

Two systems considered were Variable Refrigerant Flow (VRF) and an air-cooled chiller. Both solutions would meet ASHRAE's indoor air quality requirements. Thus, our preferred solution came down to which was the most cost-effective to pursue. Installation of the VRF solution would cost roughly double that of the air-cooled-chiller system, while both have similar

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

operating costs.

After concluding the Air-Cooled chiller system was the better and most cost-effective of the two solutions, Trane conducted multiple site walks led by Director of Operations Jeff Peterson who has been in the district 30 years and has experience successfully completing a number of BEST grant projects. This was to ensure the constructability of the system. A major hurdle the team had to overcome was the location of the 5 existing, indoor air handlers. Access to these air handlers is impossible without removing a section of the school's roof. Thus, doing so was going to be very costly. All components of the current air handlers are extremely well maintained by the maintenance team and operating properly, except for the cooling section and fan motors due to the type of equipment and it being well past life cycle. Therefore, it was determined replacing only the evaporative coil section with a cooling coil and a new fan motor was most feasible. This will add cooling to every classroom in the school, which will enable the classrooms to meet ASHRAE's humidity and temperature guidelines in the most cost-effective way.

Mr. Peterson's team has much experience working on these types of systems in their other buildings and is confident with their in-house capabilities they can maintain the system long into the future.

### **Proposed solution to address the deficiencies stated above:**

Due to the inability of the current system to meet ASHRAE standards while at the same time utilizing the current design, we feel upgrading to mechanical cooling is the only way for the indoor environment to meet ASHRAE guidance. This solution will replace all associated past life cycle equipment within the building as well. After analyzing many potential solutions, we believe the plan described here is the most cost-effective. As a matter of equity, this will also bring CES up to the same standards as our other campuses.

The first major issue we needed to address was the temperature and humidity concerns in each of the classrooms. Each classroom has temperature and humidity concerns and a need to be more energy-efficient. Upgrading to a "variable air volume" (VAV) system (from the current constant volume system) will give maintenance staff the ability to ensure each classroom has its own control parameters. The controls for the classrooms are BACnet capable and will communicate to our recently updated controls system.

Making the conversion to variable air volume fan control will require the addition of 26 variable air volume boxes where the current reheat coils are located. Each VAV box will have DDC controls to maintain space temperature and humidity control. The in-room sensors will provide air quality feedback to each air handler for ventilation optimization control of the mixed air dampers and will test and balance the airside system to validate ventilation requirements.

While switching to a VAV control on the air handlers, we will also switch from evaporative cooling to mechanical cooling. To do this, we will replace 5 evaporative coil sections with a chilled water coil in the 5 AHUs located in tough-to-reach areas. This will mitigate the need for removing the roof- AHU 1 & 2 located in mezzanine room 186 and AHU 3, 4, & 5 located in mezzanine room 189. To further control the newly installed mechanical cooling, the past life cycle fan motors will be replaced with new motors and variable speed drives will be installed. The building automation controls will operate the fan variable speed drives to maintain duct static pressure setpoints and improve the building's energy efficiency. The outdoor air dampers on the air handling units will also receive digital controls to confirm the proper amounts of outside air are reaching each classroom. This upgrade will also completely mitigate the rusting, condensation, and ceiling tile damage issue we currently have with our evaporative sections in our units now. This eliminates the risk of damaging electrical equipment and propagating other airborne diseases that could be caused by evaporative cooling. It will also reduce the amount of time our maintenance staff needs to spend at this school chasing and repairing water leaks, leaving them with more time to monitor and proactively maintain healthy classroom environments across the entire district.

The 2, hot water and evaporative cooling RTUs that are past their life cycle will be replaced with 2, new hot water and chilled water RTUs as this will be more cost-effective than modifying the existing cabinet. This will remove existing direct evaporative cooling for the gym and band rooms allowing improved space humidity and temperature control. In-room, sensors will provide air quality feedback to each air handler for ventilation optimization control of the mixed air dampers.

A new air-cooled chiller will be installed to serve AHUs 1, 2, 3, 4, and 5 and RTU-1 and 2. The chiller will be installed at the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

back of the school outside of the existing boiler room as this is the most efficient location to bring chilled water to all the air handlers. The new air-cooled chiller will be supplied with an integral chilled water pump with variable speed drive to cut down on “in the field” installation costs. This will serve the new chilled water piping system providing code meeting indoor air quality. The system will be installed with glycol to protect the new chilled water system from freezing. A new 480 V electrical service will also be installed to serve the new air-cooled chiller and chilled water pump. We’ll test and balance the new chilled water system to ensure each classroom is getting the necessary cooling.

Also, new boilers will replace those past their rated life cycle to increase system reliability through the cold winter months. The old (2) 1,200 MBTU hot water boilers, (2) boiler pumps, and (2) building hot water pumps will be removed and replaced with highly efficient ones. We’ll provide variable speed drives and DDC controls to sequence the heating plant and we’ll provide test and balance for the existing hot water system and new boiler plant.

The new system will allow the maintenance team to meet all indoor air quality metrics at the same time, rather than picking which of the many recommendations they are going to shoot for while sacrificing other metrics entirely. Along with the “test and balance” described above, 3rd party commissioning and a validation report has been included in the budget to ensure the district can confidently know the system they installed is working as designed, meeting all indoor air quality metrics established by ASHRAE.

Another by-product of improving air quality in classroom spaces, reducing the risk of virus transmission, and replacing past life cycle systems is vastly improving the learning environment for students. The EPA has released studies stating that in classrooms with higher outdoor air rates, students are able to achieve higher scores on their tests! [Evidence from Scientific Literature about Improved Academic Performance | US EPA]

### **Due diligence undertaken in defining the stated solution:**

Director of Operations Jeff Peterson has had experience with six past BEST Grants and multiple, multi-million-dollar construction projects in his 30-year history with the district. Following applicable construction codes is crucial to ensure healthy indoor environments, not just for the remainder of the pandemic, but for years to come.

Additionally, Trane works across the state in many markets, including K-12. They are familiar with architectural, mechanical, electrical, and construction standards that must be followed based on the unique aspects of an HVAC project.

A portion of the match we are providing (\$800,000) is coming from the ESSER III fund. ESSER III comes through the Federal government so strict flow-down requirements need to be followed. These flow-downs include federal equal employment opportunity and affirmative action, the clean air act, domestic preference for U.S. Made goods, and the Davis-Bacon Act. All these criteria are applicable, and all are accounted for in the budget request provided.

We also recognize the project must be built to the Department of Education’s Public School Facility Construction Guidelines as outlined by 1 CCR 303-1. This document lists many different references from ASHRAE, IECC, NFPA, and others and the MEP and architectural team we’ve selected works with these codes daily.

Cañon City Schools is familiar with the State’s permitting process, and we made sure this is included in the budget.

Cañon Exploratory School is over 40,000 square feet and involves HVAC and the District understands we must comply with the High-Performance Certification Program per 24-30-1305.5 C.R.S. building code which includes being in compliance with the U.S. Green Building Council, Leadership in Energy and Environmental Design - New Construction (USGBC LEEDTM-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.

The planning process we are most proud of is the indoor air quality assessment we had performed by AVIRIQ to identify the actual deficiencies in our system. Completion will bring this school up to the healthy spaces code as outlined by ASHRAE at all times of the year making the school a safer place for all our students, teachers, and staff.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How urgent is this project?

Cañon City Schools and Fremont County are a tight-knit community and like many around the State have seen rising COVID rates and their direct impact.

Despite constant hopes we are coming out the other side of this worldwide pandemic, variants continue to arise that cause individuals to get infected and result in the loss of in-person instructional time. Unfortunately, the staff and children of Cañon Exploratory School have born the biggest burden of this circumstance in our school district.

To counteract the instance of positive COVID cases, we've followed all the CDC's guidelines for when a student tests positive for COVID and their protocol if close contact occurs. This is detailed on our website and communicated to parents and staff. Unfortunately, the only school in our district that is not able to meet all CDC guidelines is Cañon Exploratory School due to our inability to meet indoor air quality metrics. According to the definition of the ASHRAE space requirements and building systems operation, this school is already failing and will continue to have a higher risk of virus transmission as compared to the other schools in our district and region.

We believe replacing our past life cycle HVAC system with modern equipment that can meet ASHRAE's recommendations would dramatically decrease the risk of virus transmission in our school buildings, thereby increasing the occurrence of in-person learning for extended periods of time.

Without this BEST Grant, it will be impossible to complete the project any time soon without an infusion of dollars from our community through a successful Bond election. As of now, our taxpayers are footing the bill for two construction bonds; one circa 2005 and the other passed in 2017 to contribute to the major projects that were funded by BEST in 2017 and 2018. We do not intend to ask another question of our voters until Fall 2023, when we hope to take action to remove the sunset from our mill override and to implement a facilities improvement plan by extending our circa 2005 bonds into the future.

Thus, due to the age of the CES HVAC system and how it is interconnected to the operation of the building, smaller changes or short-term fixes will not make a positive impact on the building's indoor air quality. We believe the urgent solution presented in the application is the most cost and time-effective one to meet the specifications outlined by ASHRAE's Epidemic Task Force.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## How does the applicant plan to maintain the project if it is awarded?

Maintenance for each building is budgeted each year in our general fund, and for the past four years has hovered at \$3.8 million. Of this, right around \$2 million is dedicated to employee salaries and benefits, with that covering a licensed electrician and a licensed HVAC specialist. As for most entities, historically the area of maintenance cost that has risen most quickly is that of salaries and benefits. Additionally, annually we commit more than \$750,000 to purchased services, which can include external expert support for maintaining and operating our mechanical systems. Our budget also contains roughly \$1 million each year for supplies and materials, which includes purchase of filters and replacement parts for HVAC systems.

Currently, our annual general fund contribution has been adequate to allow us to put a larger amount of attention and expense toward maintaining the CES HVAC system than all our other systems require, as described earlier in this narrative. Additionally, \$150,000 is designated to facilities repair and maintenance through an annual a mill override that sunsets in 2027 should we not get that provision removed.

Over and above this annual maintenance commitment, we budget for special projects each year through our capital reserve fund. Based on the current financial condition of the district we see no reason to reduce our annual O&M budget. With the completion of this project, we actually expect our total HVAC maintenance and repair expenses to go down.

This year's (FY 22) Capital Reserve Budget had an allocation of \$1,844,515, \$1 million being transferred from the General Fund and the rest coming from Colorado Rural Sustainability Funding, general interest, and capital leases. This year we anticipate expenditures of \$1,365,483. Expenses included upgrading furnishings in two of our elementary schools and in some small

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

programs, entering into a new 3-year lease purchase agreement for transportation vehicles, paying for a geological assessment of our parking lots in preparation for possible future repairs, purchase of technology equipment, a payment toward our LED lighting project, an additional purchase of music instruments, and a final payment toward our upgraded phone system. At the end of this year, we anticipate an unrestricted fund balance of \$968,033.

How will budget appropriate amount of funding to replace project at end of useful life:

In summary, evidence shows we've been able to commit more and more to our capital reserve budget each year, except for a glitch during the pandemic economic shutdown years, due to serious cutbacks in anticipated state revenues. Additionally, with a number of QZAB loan purchases starting to come off, we are also to invest more and more of this fund in actual projects, as opposed to long term payments. This being stated, the reality of the financial condition of our district will require future investment in our facilities by our taxpayers through the passage or extension of construction bonds to allow us to completely replace systems when the time comes in the future. Toward this end, during spring 2022 we are crafting a next generation facilities master plan that will allow us to put forth a strong argument to have our community continue paying a higher mill rate when our circa 2005 bonds sunset so we can make nominal improvements to current facilities (including parking lots and HVAC systems) and maintain them long into the future.

All newly installed equipment related to this project will be warrantied for 10 years, covering both parts and labor.

**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:**

Cañon Exploratory School, originally called Skyline Elementary School, was completed in 1987 as new construction paid for by the passage of a construction bond. The building beautifully abuts the Hogback mountains to the West of Cañon City, and its sandstone-colored brick façade and clay roof tiles are a wonderful accompaniment to the landscape. The school served children in grades K-6 from that time until 2013.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Major upgrades were completed to Skyline Elementary School in 2006 with the addition of a dedicated gymnasium, stage, music room, and several classrooms. In 2009 solar panels were added to its roof to save the district money on utility costs. In 2014, as part of a plan to eliminate and consolidate facilities in the District, Skyline Elementary School became Cañon Exploratory School, a PK-5 parent choice-in educational model. In 2015 the educational program was expanded to a K-8 model. In 2017, thanks to a Colorado Health Foundation grant, modern playground equipment was installed. In 2018, thanks to a Building Excellent Schools Today grant new alarm and intercom systems were installed, a security vestibule was constructed, and an asbestos laden outbuilding was removed from the property. As of today, Cañon Exploratory School serves 375 children from preschool to 8th grade.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Based on Colorado's school funding formula, Cañon City Schools, as a floor funded district, receives the fewest dollars per student a district can by law. To overcome this challenge, and the hurdle of an extremely tax averse community, the District has operated in an extremely efficient fashion. We maintain high student to teacher ratios, low administrative staff numbers, and when we implement new programs or engage in facility improvement, we do our best to leverage our general fund dollars.

As stated earlier in this narrative, the District has been blessed with the passage of two bond issues over the past 17 years that built and upgraded extremely critical infrastructure in each of our schools. The first bond was passed before the BEST program came into existence, so no matching dollars supported its completion. Recent BEST grants have given us the ability to address critical health and safety issues not necessarily related to air quality. In fact, upon completion of our most recent BEST projects, we felt we would finally be in position to re-vision the future of our facilities from a standpoint of modernizing them for high quality instruction. However, the worldwide COVID pandemic has shined a light on the necessity of classroom air quality, so we have quickly chosen to address this, the biggest issue we face on this front.

As a governance team, we seek to assure our community we are advocating for funds wherever we can. We constantly apply for programmatic grants and have been quite successful in securing them. When facilities and infrastructure opportunities



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

arise, we pursue those as well. This has paid off in the form of safe routes to school funding, a community grant to build a greenhouse for STEM based science instruction, and modern playground installations at each of our elementary schools.

When appropriate, we have also sought lease purchase options and to secure QZAB loans for improving facilities. However, with a number of these still on our balance sheet and the large cost of this project, we feel we cannot stretch ourselves to complete this project in such a way.

The pandemic is something we did not anticipate. We are grateful for the funding that was released through American Rescue Plan - Elementary and Secondary School Emergency Relief (ESSER) Fund. The purpose of the funding is to help us overcome deficiencies in our schools to mitigate concerns related to attending school in-person, learning loss, and to reduce the risk of virus transmission. Most of our ESSER dollars have been allocated to provide the technology tools and infrastructure needed to teach children in a virtual format when such is required. Additionally, it has been concluded by ASHRAE's Epidemic Task Force that improving HVAC systems will reduce the risk of virus transmission, thereby allowing schools to stay open for in-person learning with fewer interruptions. Thus, we believe using our ESSER funds in a BEST grant match, as well as contributing an additional \$400,000 from our Capital Reserve Fund will allow us to maximize the impact our dollars can have on our district.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

As stated in the prior question, Operations and Maintenance for all district buildings is budgeted each year in our general fund, which for the past four years has hovered at \$3.8 million per year.

Of this, approximately \$2 million is dedicated to employee salaries and benefits, \$750,000 covers purchased services, and \$1 million goes toward supplies and materials. Thanks to a mill override passed in 2017, an additional \$150,000 per year is available to support building repair and maintenance.

Over and above this annual Operations and Maintenance commitment, we budget for special projects each year through our Capital Reserve fund. Recent history has limited our annual contribution to Capital Reserve to right around \$800,000 per year. However, thanks to an improved financial position due to our ability to catch up on many long overdue facility projects, as well as the passage of a mill override in 2017, we are now in position to commit a minimum of \$1 million per year to this fund. Add to this the fact that some very expensive long-term debt through the QZAB loan program is beginning to come offline, and we find ourselves soon to be in position to spend more of these dollars annually on actual projects as opposed to debt payments.

Once again, we believe the financial condition of our district will require future investment in our facilities by our taxpayers through the passage of new, or extension of current construction bonds to allow us to completely replace mechanical systems when circumstances require in the future. Thus, during spring 2022 we are crafting a next generation facilities master plan that will allow us to put forth a strong argument to have our community continue paying a higher mill rate when our circa 2005 bonds sunset so we can continue to make improvements to current facilities (including parking lots and HVAC systems), and maintain them long into the future. We anticipate taking such a question to the community in November 2023, with collections to begin in January 2025 if such a question is successful.

### **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Our annual utility costs at Cañon Exploratory School are:

- Gas: \$15,540
- Electric: \$26,758
- Water: \$9,969

We recognize that converting an evaporative cooling system to air conditioning could increase our electric consumption and therefore our annual operating cost. However, because of the age and inefficiency of our current system, CES is the school in the district that has the greatest cost per square foot for utilities. If there is an increase, we believe this would be a small price to pay to make the classroom environment a safer place for all students, teachers, and staff. As mentioned earlier, we wanted to make sure the system we implement is going to be an efficient use of our district's operating budget. Thus, we have spoken to Trane about the importance of an energy-efficient chiller.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

We seek an energy-efficient chiller not just for the lower energy consumption and decreased utility bills, but also to set an example for our students that sustainability is important now and for their future. We recognize Colorado is making great strides in encouraging energy efficiency and want to follow its example.

This project would turn the system from a constant volume (CV) system to a variable air volume (VAV) system which is the most cost-effective air handling strategy to bring proper cooling and humidity levels to classrooms. In addition, the rooftop units are 15 years old, and the boilers 36. We believe the basic technological advances made since they were designed will contribute to greater efficiency.

The solution described in this grant aligns with the State's High Building Performance Certification and overall sustainability goals while offering CES the to meet all ASHRAE indoor air quality standards.

## If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$2,489,779.63	<b>CDE Minimum Match %:</b>	33.00
<b>Current Applicant Match:</b>	\$1,226,309.37	<b>Actual Match % Provided:</b>	33.00
<b>Current Project Request:</b>	\$3,716,089.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	ESSER III Funding and General Fund
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$3,716,089.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	42,400	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	340	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$87.64	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$4.95	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$82.69	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$10,930	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	125	<b>Who owns the Facility?</b>	District

## If owned by a third party, explanation of ownership:

The facility is owned by the district

## If match is financed, explanation of financing terms:

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$18,200,000
<b>Assessed Valuation:</b>	\$316,748,518	<b>Year(s) Bond Approved:</b>	17
<small>Statewide Median: \$116,019,842</small>			
<b>PPAV:</b>	\$97,860	<b>Bonded Debt Failed:</b>	\$5,450,000
<small>Statewide PPAV: \$167,001</small>			
<b>Unreserved Fund Bal 19-20:</b>	\$3,025,806	<b>Year(s) Bond Failed:</b>	13
<small>Statewide Median: \$3,102,240</small>			

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Median Household Income:** \$49,191  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 56.00%  
Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 11.989  
Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$7,537.45  
Applicants Median: \$2,381

**Outstanding Bonded Debt:** \$25,695,420

**Total Bond Capacity:** \$63,589,656  
Statewide Median: \$23,203,968

**Bond Capacity Remaining:** \$37,894,236  
Statewide Median: \$11,500,738

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

**FREMONT RE-2 - Fremont ES Air Quality and Ventilation Upgrades - Fremont ES - 1963**

<b>District:</b>	Fremont RE-2
<b>School Name:</b>	Fremont ES
<b>Address:</b>	500 West 5th Street
<b>City:</b>	Florence
<b>Gross Area (SF):</b>	72,279
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$22,653,938
<b>Condition Budget:</b>	\$16,348,091
<b>Total FCI:</b>	0.72
<b>Adequacy Index:</b>	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,143,968	\$3,456,297	1.10
Equipment and Furnishings	\$235,192	\$267,715	1.14
Exterior Enclosure	\$2,581,580	\$641,992	0.25
Fire Protection	\$4,205	\$773,134	183.88
Furnishings	\$249,842	\$231,889	0.93
HVAC System	\$3,152,476	\$3,914,777	1.24
Interior Construction and Conveyance	\$4,277,585	\$3,767,252	0.88
Plumbing System	\$1,090,344	\$1,225,993	1.12
Site	\$3,033,859	\$2,838,569	0.94
Special Construction	\$53,056	\$53,056	1.00
Structure	\$4,831,831	\$14,444	0.00
<b>Overall - Total</b>	<b>\$22,653,938</b>	<b>\$17,185,118</b>	<b>0.76</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** FREMONT RE-2

**County:** FREMONT

**Project Title:** Fremont ES Air Quality and Ventilation Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Fremont Re-2 School District serves the communities of Florence, Penrose, Williamsburg, Rockvale, Wetmore, and Coal Creek. The District's 1,426 students are taught by 98 teachers, 101 staff and 15 administrators. The special education population consists of 271 students or 19 percent of the total student body which is higher than the state average. The district maintains a low student:teacher ratio, strong athletics, band, extra-curricular programs, and recognized models of education. In 2006, the district opened a new high school and moved grades 6-8 from FES and PES into the 'old' high school facility to form a traditional middle school. In 2019, educational programming was realigned by returning 6th grade to FES and PES, realigning the high school into a junior/senior high school serving grades 7 through 12. The District provides the following: full-day kindergarten since 2007; 4-day school week since 2016; strong Career and Technical education programs, 1:1 technology, concurrent enrollment and strong health and wellness programs. The District is currently working partnering to expand pathways to graduation and careers through workplace learning opportunities.

Fremont Elementary School was constructed in 1963 but did not include a cafeteria or kitchen. FES received the 2016 and 2017 Governor's Distinguished Improvement Award. In 2019, FES was recognized by the Colorado Department of Education as a Model Significant Support Needs (SSN) Exemplar program. FES has a strong reputation for extracurricular programs such as Destination Imagination, Battle of the Books, schoolwide project based learning units, and is currently in the planning stages to implement Design Thinking into their curriculum. FES is heavily utilized by youth programs and local club sports. The 2019 realignment of education programming across the district subsequently increased the student population at FES by 125 students.

## Deficiencies associated with this project:

NO INDOOR VENTILATION IN OFFICES OR CLASSROOMS, SUB-STANDARD INDOOR AIR QUALITY, AND SAFETY CONCERNS OF VIRUS SPREAD.

At Fremont Elementary School, an air quality assessment was conducted as the COVID-19 pandemic began in 2021. The current HVAC system only consists of condensing boilers (installed 2020) that provide hot water via two pumps with VFD to baseboard radiation in each classroom, hallway, and office spaces. The gym, music room, and abandoned locker rooms are served by 5 hot water heating and ventilating units. All baseboard radiation/ heating and the 5 ventilating units are original to the building which was constructed in 1963. There is no existing ventilation or air treatment/filtration system for any of the classrooms or office spaces presenting a significant health and safety hazard to all students, staff, and faculty at the elementary school while in those spaces.

This is not only a health and safety concern amongst the pandemic but also has significant impacts on student performance. The current ventilation system only includes operable windows and portable fans and is inadequate for all areas of the facility with any occupancy level above 32% capacity (full 2021 air quality report is attached as a supporting document within this grant application "IAQ Assessment Report"). Full occupancy of the school results in unacceptable air quality and a significant improvement in air ventilation is required to provide healthy indoor air quality for students. The measured CO2 in PPM was 1163 in one of the classrooms as measured in the 2021 air quality report. ASHRAE recommends all levels in schools be below

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

1,000 PPM and outdoor areas are at ~380PPM for comparison.

Fremont Elementary School was designed to use operable windows to provide ventilation to the classrooms and this is currently the only way that the school can regulate air flow within the building. Due to this design, there is no existing ventilation, HVAC system (outside of baseboard heating), ductwork or piping in any of the classrooms or office spaces to bring in outside air, which leads to poor indoor air quality and health and safety concerns when the windows cannot be opened (i.e. - too hot or cold outside, bad air quality due to smoke and/or fires, or bad air quality during south blowing winds as the school is located next to a dairy farm). With all windows being manually controlled, it is difficult for the District to moderate, measure and control the amount of ventilation and filtration within these spaces creating a significant risk to the educational environment and becomes especially challenging during the winter months when it is below freezing outside. The current heating system/boiler within the facility would be challenging to leverage for ventilation due to the existing design and lack of components to properly regulate air flow. Therefore, all of the new equipment proposed in the stated solution would need to be installed in order to add proper ventilation (that is up to code) to the classrooms.

### **Diligence undertaken to determine the deficiencies stated above:**

An air quality assessment was completed in May of 2021 by AVIRIQ. For each test space, a minimum of two (2) commercial air assessment monitors were placed. Placement is targeted on opposite sides of the room on surfaces 2-5 feet above the ground. Monitors were set in place and allowed to acclimate for a minimum of 20 minutes before ventilation testing began. Results determined that adequate ventilation was not present for occupancy levels above 32% in any of the areas where testing was being conducted. The District purchased portable units to promote air circulation in these areas in fall of 2021 as a temporary solution. When it is not too cold or hot out, operable windows can be opened by staff or students to bring in fresh air.

McKinstry completed a detailed engineering study of the school in 2019 to assess all deficiencies, aging equipment, and maintenance needs throughout the District. The engineering study confirmed that adequate ventilation and HVAC is not present at the elementary school. A secondary study was then completed in 2021 after the COVID pandemic hit, to assess HVAC and ventilation in order to outline options for adding ventilation and filtration to the elementary school.

In 2010, the District completed a facilities master plan along with the first CDE Facility Condition Assessment, both reports determined Fremont Elementary School could be used for several more decades if maintained appropriately. In 2020, the 2nd CDE Facility Condition Assessment was completed by the Colorado Department of Education and is attached as a supporting document to this application. Again, the report details that the current facility - if maintained properly - can be preserved for several more decades from a building envelope perspective.

### **Proposed solution to address the deficiencies stated above:**

#### **ADDITION OF DUCTWORK & PIPING, ASBESTOS ABATEMENT:**

Since the existing pipe system for the boiler/heating is not large enough to accommodate this HVAC system due to size restraints, new pipes, duct work, and minor asbestos abatement are included in the current scope and will be installed and routed through the hallways to each classroom and office unit ventilator. Therefore this scope within the proposed project will be highly invasive and will include the construction and integration of all new ductwork and piping to make this project possible for proper airflow and ventilation.

#### **INDIVIDUAL VERTICAL UNIT VENTILATORS (46 UNITS)\*:**

After all of the ductwork and piping is put into place, this solution will include the installation of individual vertical unit ventilators to each classroom and office space. Due to space constraints in each classroom, existing sinks and cabinets will need to be relocated, which is included within the general contractor scope for this grant request, to make room for the new ventilation equipment. These units are capable of providing ventilation air and temperature control for each space. In addition, each unit has an enthalpy wheel, which will minimize the amount of energy needed to regulate the temperature of the outside air being brought into each space and reduce overall operating costs to the district for the life of the equipment. The heating coils in each unit will be supplied by the existing boiler system - which will be integrated into the proposed solution. The unit ventilator installation will require one window to be removed in each classroom and replaced with a wall. The remainder of the operable windows will remain for additional air flow into the space.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

### BUILDING AUTOMATION SYSTEM INTEGRATED INTO NEWLY INSTALLED HVAC SYSTEM - INCLUDING CONNECTION TO (46) UNIT VENTS:

In addition to the HVAC system, a building automation system will be installed to control and monitor all of the 46 unit ventilators and the new and existing equipment including the outdoor air being brought into each classroom so that health and safety standards can be maintained by the District. This automation system will allow the district to track and monitor air flow and ventilation within the classrooms and office areas and also schedule the equipment run hours to improve indoor air quality, enhance the learning environment, and minimize energy use while providing comfort to the students and staff at Fremont Elementary School. This upgrade to the facility will help to create a school that promotes a healthy and safe learning environment for years to come. This will also prevent the need for having to construct an entire new elementary school - saving the District critical dollars in the future that can be used instead to enhance student learning.

### CIRCULATION PUMP INSTALLATION & HVAC EQUIPMENT ADDITION IN ELEMENTARY SCHOOL BOILER ROOMS:

A new chiller will be placed behind the boiler building to minimize disturbances to the facility. Two new water pumps will be installed to circulate the chilled water throughout the building and help with ventilation and humidity control. Additional heating pipe will be installed and piped to the new unit ventilators. The additional heating pipe will be tied into the existing heating system. Existing baseboard radiation in each classroom will remain.

\*A full window upgrade will be funded separately from this BEST grant by the District in 2023 to better enhance the HVAC solution above, improve the building envelope, and better the educational environment for students, staff and faculty for the life of the proposed solution.

### Due diligence undertaken in defining the stated solution:

DETAILED INVESTMENT GRADE AUDIT. In 2020, the District completed a full investment grade audit to assess all mechanical, electrical and plumbing equipment. This project was not able to get funded through that mechanism due to other urgent projects throughout the District. This document is provided as a supporting material for this application.

DETAILED MECHANICAL AND ELECTRICAL SYSTEM DESIGN COMPLETED. All scopes of work have been bid out and are guaranteed maximum price held through grant award in 2022. McKinstry has assisted the District in a detailed design of the system and has bid out the design scopes of work, project management, and construction management tasks - acting as an Owner's Representative on the project.

EQUIPMENT SELECTION & SOLUTION. Other solutions were investigated but due to the asbestos abatement needed and ongoing maintenance, this solution was deemed as the lowest cost and lowest maintenance option that maximized value to the District.

VENTILATION STANDARDS. Current outdoor air ventilation code requires 15CFM per student in classrooms. The new unit ventilator will meet this requirement. Currently this is only accomplished by opening windows. The unit ventilators also include a heat exchanger that recovers heat from the exhaust in each classroom and preheats the outside air coming in, thus minimizing energy use.

### How urgent is this project?

During the 2020-21 school year, greater than 50% of the school had to quarantine under CDC and CDPHE protocols, at the time. FES operates the Districts' Significant Support Needs program, which has been recognized by the CDE as a State Model Program. SSN programs serve our most at risk student population. This school year, the SSN students and paraprofessionals have been quarantined or isolated at a rate four times higher than the general population. In December 2021, FES was moved to the 'watch list' for outbreaks by the Fremont County Department of Public Health and Environment (FCDPHE). FES is the only school in the district under the watch protocol for increased COVID case count.

In a typical school year, the District schedules the instructional calendar to accommodate the air systems within FES. During warmer months the school is stuffy, warm, and the air is stagnant. The exhaustion on the faces of staff and students is evident and student learning suffers. Students are flush, their eyelids droop, and they are tired and lethargic. Research by Harvard University and other academic institutions have shown that when ventilation rates are at or below minimum standards (roughly 15 cfm per student), an associated decrease of 5%-10% occurs in certain aspects of student performance tests. A 2018 Harvard research study concluded that there is a direct relationship between non-ventilated classrooms and student test scores. In 2020-2021, during the COVID-19 Pandemic, these symptoms were exacerbated as we had to require that students

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

eat lunch in their classrooms to minimize cross contamination during lunch as the school does not have a cafeteria within the school. Historically, students and staff walk across the street to receive served lunch. FES provided in-person learning during the full 2020-21 school year, however there were several disruptions to learning due to classroom quarantines. Over 50% of staff and students were placed under quarantine protocols at one point or another during the initial COVID-impacted year. Previous to the COVID-19 Pandemic, FES experienced high rates of influenza and allergies for both staff and students. As detailed above, quartines continue and are on the rise as the more virulent Omicron variant is present.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

The total capital reserve general fund budget is \$536,815 to include: \$206,452 carryover to be used exclusively for the Jr/Sr high school as a result of lawsuit settlement; \$77,500 for all other buildings improvements and updates; \$111,000 set aside for transportation replacement schedule; \$37,000 for technology equipment replacement schedule; \$25,000 for maintenance equipment replacement schedule; \$80,000 in reserves for unforeseen emergencies. Historically, the Districts allocates a minimum of \$250,000 - \$300,000 annually for capital reserves, plus the required settlement of the Jr/Sr lawsuit.

There will be a 1-year parts and labor warranty included in the project and a 5 parts warranty on all installed pieces of equipment that will be transitioned to the District following the completion of the 1-year project warranty. The District will have the option to extend either warranty prior to termination. There will be a set aside dollar amount each year to maintain the work done through the BEST Grant based on recommendation from the Facility Director. Bi-annual service contracts are in place and will be maintained for an adequate preventative maintenance program. In the event of a facility emergency, we would need to access the general fund to address the emergency expenses. In addition, McKinstry will provide commissioning post-construction to ensure all equipment is optimized and running efficiently and as-designed and not utilizing higher than projected energy. The District's Facility Director will optimize maintenance on the system to extend its useful life. At the end of the useful life of the project in approximately 20 years, the District will plan to budget for the replacement of this project.

Currently, the District uses general funds to purchase annual service contracts for Penrose Elementary and Florence Jr/Sr High School and will continue to maintain these for an adequate preventative maintenance program. The District will add the appropriate annual service contract for Fremont Elementary specific to this project. In addition, McKinstry will provide commissioning post-construction to ensure all equipment is optimized and running efficiently and as-designed and not utilizing higher than projected energy.

**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:**

Fremont Elementary School (FES) was constructed in 1963 and until 2006 was used as a K-8 grade school. From 2006 until 2019, it was used as a K-5 grade school. Beginning the 2019-20 school year, it is used as a PreK through 6 grade school. In 2019, the school district sold the 100 year old middle school campus; shifting 6th grade to FES and Penrose Elementary Schools. The traditional high school (grades 9-12) was expanded to a junior-senior high school serving grades 7-12. Preschool programming was also shifted from being outsourced to being offered within each elementary school. FES was constructed as a mid-century modern composition consisting of folded concrete plate roof construction in combination with a concrete tee structure. According to the 2010 Facilities Master Plan, there were no signs of structural problems in the walls, roof structure or floors. The original concrete roof, masonry walls and slabs are in good condition. The exterior masonry is in good condition largely due to the presence of roof overhangs protecting the walls and windows from moisture damage. The floor plan is composed of four class wings arranged around a central gymnasium / PE core. Significant amounts of glazing are present along the classrooms, at the south facing entry lobby, as well as in clerestory positions beneath the folded plate roof. CMU, glazed block, and terrazzo flooring are the main components of an extremely durable and well-maintained interior materials palette.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The building has been well maintained with general maintenance and facilities staff. The Director of Maintenance, Andy Brooks, has worked on an extensive program to maintain the District's current facilities and extend their useful life to prevent



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

full building level replacements. The following capital improvements have been made at Fremont Elementary School:- Automated irrigation system- 2006-Installed new 5th grade playground on the west side of the school-2009 -Replaced exhaust stacks of the boiler room-2009-Abated heat loop- 2012-Abated underground tunnels of heating and cooling system- 2014 -Replaced entire roof- 2019-Replaced 1962 boiler and added new pumps, upgraded lighting to LED, upgraded fire panels - 2020/2021-All playground areas enhanced and updated to be all inclusive and wheelchair accessible - 2021/2022

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Fremont RE-2 School District completed an Energy Performance Contract within the District that funded \$3.2M in critical upgrades through guaranteed utility savings in 2020-2021. In 2021, the District applied for - but was not awarded - an Emergency BEST grant for this project. In lieu of not receiving that award, the District purchased a temporary ventilation system in the form of portable units to ensure student safety for the duration of the 2021-2022 school year. In 2022 the current bond that built the high school facility will sunset and our plan is to return to the voters to roll into a second bond to add another gymnasium to the Jr/Sr high school and add a kitchen, cafeteria, and a STEAM learning space onto FES. The District is working to align funding options to best leverage the ability to address facility needs.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Normally, the District budgets districtwide for capital expenditures between \$250,000 - \$300,000 annually. Since the 2019-2020 school year the District has been able to use Corona Relief Fund, ESSER I, ESSER II, ESSER III, and a Safe School Reopening grant to offset typical budgeted expenditures specific to capital outlay and maintenance. The annual budget to maintain the equipment of this project will be quantified and allocated within the District's capital expenditure budget mentioned above and will be leveraged to maintain the work done through the BEST Grant based on recommendation from the Facility Director over its 20 year life span.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/a - No major reduction in utility costs are expected for this project.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

Fremont Re-2 does not have plans to dispose of Fremont Elementary School (FES) as determined and detailed in the District's Master Plan attached to this application. The District leveraged an Energy Performance Contract in 2020 to upgrade the elementary school fire system, boiler and lighting to extend the life of the facility. In addition, in the fall of 2023 the current bond fund used to build the high school facility will sunset. The District is in the discussion and planning stages to return to the voters to roll into another bond to add another gymnasium to the Jr/Sr high school to accommodate the growth of the student population within the District, add a kitchen, cafeteria, and a STEAM learning space onto FES, and possibly add interior door/safety structures at PES. The facility expansion for FES will increase safety by eliminating daily routing patterns of students walking across a public street to receive meals. We feel that FES is a school facility well-worth the investment to extend the life of the facility and does not require full replacement. The existing cafeteria would then be repurposed to support alternative types of educational programming.

<b>Current Grant Request:</b>	\$3,782,769.64	<b>CDE Minimum Match %:</b>	48.00
<b>Current Applicant Match:</b>	\$3,491,787.36	<b>Actual Match % Provided:</b>	48.00
<b>Current Project Request:</b>	\$7,274,557.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		The District will use \$1.6M of ESSER monies, \$421,000 from the sale and interest earned off the middle school campus, and the remaining \$1.4M from general fund, capital reserve and carryover to provide the \$3.49 million in matching funds. All David Bacon wages and other federal requirements have been integrated into the pricing of this project budget.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Total of All Phases:</b>	\$7,274,557.00	<b>Escalation %:</b>	4.27
<b>Affected Sq Ft:</b>	67,040	<b>Construction Contingency %:</b>	3.17
<b>Affected Pupils:</b>	502	<b>Owner Contingency %:</b>	1.66
<b>Cost Per Sq Ft:</b>	\$108.51	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.75	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$107.76	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$14,491	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	142	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$172,357,083	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842	<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$135,831	<b>Year(s) Bond Failed:</b>	
Statewide PPAV:	\$167,001	<b>Outstanding Bonded Debt:</b>	\$5,665,000
<b>Unreserved Fund Bal 19-20:</b>	\$6,445,945	<b>Total Bond Capacity:</b>	\$36,239,584
Statewide Median:	\$3,102,240	Statewide Median:	\$23,203,968
<b>Median Household Income:</b>	\$53,214	<b>Bond Capacity Remaining:</b>	\$30,574,584
Statewide Avg:	\$59,201	Statewide Median:	\$11,500,738
<b>Free Reduced Lunch %:</b>	42.80%		
Statewide Avg:	46.98%		
<b>Existing Bond Mill Levy:</b>	11.118		
Statewide Avg:	6.71		
<b>3yr Avg OMFAC/Pupil:</b>	\$2,118.07		
Applicants Median:	\$2,381		

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

**EAST GRAND 2 - East Grand MS Roof/Fire Alarm/Boiler Replacement - East Grand MS - 2000**

<b>District:</b>	East Grand 2
<b>School Name:</b>	East Grand MS
<b>Address:</b>	251 WEST DIAMOND AVE
<b>City:</b>	GRANBY
<b>Gross Area (SF):</b>	86,465
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$23,263,882
<b>Condition Budget:</b>	\$9,088,774
<b>Total FCI:</b>	0.39
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,133,642	\$2,500,902	0.80
Equipment and Furnishings	\$559,284	\$336,001	0.60
Exterior Enclosure	\$2,416,996	\$208,565	0.09
Fire Protection	\$772,488	\$0	0.00
Furnishings	\$585,533	\$0	0.00
HVAC System	\$4,040,355	\$2,272,391	0.56
Interior Construction and Conveyance	\$4,380,719	\$3,156,510	0.72
Plumbing System	\$1,163,647	\$37,378	0.03
Site	\$1,304,880	\$577,029	0.44
Structure	\$4,906,336	\$0	0.00
<b>Overall - Total</b>	<b>\$23,263,882</b>	<b>\$9,088,776</b>	<b>0.39</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** EAST GRAND 2

**County:** GRAND

**Project Title:** East Grand MS Roof/Fire Alarm/Boiler Replacement **Applicant Previous BEST Grant(s):** 2

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

East Grand School District (EGSD) is a high-performing district serving about 1350 students in Granby, Fraser, Winter Park, Hot Sulphur Springs and Grand Lake. The district includes two elementary schools, one middle school, and one high school. The local economy relies heavily on tourism, remote working and agriculture. The district serves a growing population of students, over 25% of whom are eligible for free and reduced lunch.

East Grand Middle School (EGMS) is centrally located within the town of Granby and is adjacent to Middle Park High School. The school serves 329 students in sixth through eighth grades. EGMS has five classes per grade level with an average class size of 22 students and approximately 40 staff members. EGMS performs in the top 8% of schools in Colorado. With an emphasis on student engagement the school uses Project Based Learning and provides many extra-curricular opportunities for the students. Our students are also engaged in many community projects working with various agencies to test water quality, work on improving fish habitats, volunteering at the National Sports Center for the Disabled as well as doing one community wide project each year.

While our two person maintenance crew does a tremendous job keeping the buildings in great condition, some systems at EGMS are beyond their useful life.

## Deficiencies associated with this project:

CDE provided a facility report in 2018. In addition, a design team has been procured to address facility deficiencies across our district for our 2021 bond program. Engineers have provided assessments for the failing systems at EGMS.

The three deficiencies we are asking to be addressed in this grant at EGMS are Priority 1 items: roofing failure, fire alarm deficiencies and boiler failure.

### Roof:

The roof over the gym consists of an EPDM membrane and the CDE facility report noted this roof should be replaced by 2021. To access the gym roof, one must walk up the metal panel roof surface at the southeast corner of the building. When maintenance personnel are walking on the gym roof, the cover board beneath the roof membrane cracks and pops, which is not typical for a roof system that is properly functioning. The roof membrane is tented and has debonded from the cover board in several areas. Sandbags have been placed on the roof as ballast to keep the membrane secured to the deck.

Leaks are widespread throughout the gym, including down the north and south exterior walls, as well as in random locations throughout the middle of the gym. A 5-gallon bucket has been rigged to a bar joist beneath the roof to catch leaks above the basketball court. The internal roof drains freeze closed where they discharge at the southern end of the east exterior wall of the gym. Stains are observed within light fixtures at the gym. Drip stains are widespread throughout the south wall. Corrosion is present on the underside of the metal roof deck from water infiltration. The EPDM roof membrane has delaminated at least

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

in part from the underlying cover board substrate. Delamination of the membrane from the substrate renders it susceptible to damage from wind uplift, putting it at risk of blowing off during a high wind event. Furthermore, delamination and resultant tenting of the membrane can result in leaks at seams in the membrane. Continued leaks will hasten the delamination process, further shortening the lifespan of the roof system. The above conditions, combined with interior leaks present at multiple areas within the gym indicate the roof system is past its effective service life, and should be replaced.

The standing seam roof throughout the remainder of the facility needs to have a few key deficiencies addressed. The valleys in the metal roof have multiple leaks. There are also insufficient snow guards or clips on the roof causing an unsafe condition in the event of a snow slide. Snow continues to slide off the roof around the entire building. As a result, the west doors of the cafeteria have been permanently closed as this is the most dangerous location for snow fall. This is also contributing to the proximity of snow adjacent to the building foundations and potential water infiltration around the perimeter of the foundation.

The roof assemblies at both the standing seam metal and built up roofing have an equivalent of R-28 rigid insulation. The code minimum R-Value for this climate zone is R-35 which equates to 6" of rigid polyisocyanurate insulation.

### Fire Alarm

The Fire Alarm system is over 20 years old and it's expected life is 10 years as noted in the CDE facility report and confirmed by the electrical engineer. Our local Fire Marshal has stated this is the biggest deficiency from a fire standpoint in our district and must be addressed immediately. The alarm does not have voice evacuation, a component that would be required by code today.

### Boiler:

The building's heating water plant consists of two forced draft boilers. One of these boilers has already been replaced since the building was built (installed approximately 5-7 years ago and the other is original to the building construction (circa 2000). The expected life cycle for this type of boiler is approximately 20 years.

The district is having to modify the lead/lad cycle on the boiler to keep the newer boiler as the primary source of heating to maximize the life cycle for the older boiler. The mechanical engineer observed that the older boiler is now leaking from one of the plates. When the panels were removed from the boiler, significant corrosion was visible. Based on the corrosion on the plates, this leak has been present for at least one heating season. Full boiler failure can be expected based on the current condition at this leakage point, as well as the overall life of the boiler.

### **Diligence undertaken to determine the deficiencies stated above:**

EGSD engaged in a comprehensive facilities master plan process in 2019. This included facility assessments by a team of design professionals.

In 2021, EGSD passed a bond for facility improvements. Since the bond passage, EGSD has competitively procured a design and construction team for the program. The design professionals have visited the EGMS site and have provided the deficiencies based on their observations in January of 2022.

### **Proposed solution to address the deficiencies stated above:**

#### Roofing Solution

The proposed new roof assembly over the gym to include the following components: Code required substrate board over the acoustical roof deck, vapor retarder, 2 layers of poly-isocyanurate insulation totaling an R-value of R-35, cover board, and 115 mil fleece backed EPDM membrane (60 mil EPDM over 55 mil fleece backing).

Additional considerations during roof replacement include the installation of an access hatch or ladder to the roof so that maintenance may be safely performed during winter months. In addition, modifications should be made to the enclosure around the internal drainpipe (such as the application of heat tape or exposure to ambient air within the gym) to prevent icing and subsequent closure of the drainpipe during the winter months.

On the sloped standing roof area, snow guards to be added at the leading edge of the roof above all entries to help prevent

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

snow from sliding to grade.

At the roof edge, below all areas where existing or new snow guards are installed, install new gutters with downspouts. Gutters and downspouts to be equipped with electric heat trace wiring. Downspouts to direct water beyond the building adjacent concrete walks. Solution will allow the snow to melt without creating ice damming at the roof edge or ice build up at grade.

Replace concrete walk around the building that has moved due to additional moisture in the subgrade and likely frost heave. New concrete walks to be sloped away from the building with a minimum of 2% of slope. Modify landscape areas around building to ensure positive drainage.

Repair of the leaks at the valleys in the sloped standing seam roof will involve the removal of the roof panels that tie into the valley, removal of the valley pan flashing, repair and replacement of the waterproof underlayment followed by reinstallation of the valley pan and roof panels.

### Fire Alarm Solution

Current code requires that fire alarm system incorporate emergency voice/alarm communication system in all Group E occupancies. The fire alarm will be replaced with a code compliant emergency voice/alarm system including all devices and cabling.

### Boiler Solution

The district intends to follow the mechanical engineer's recommendation to replace the older boiler with a new condensing heating water boiler, estimated at approximately four million BTUH input to provide the required output at the project site. The existing heating water pumps and associated heating water plant components (glycol feeder, air separator and expansion tanks) will also be evaluated for replacement as part of the boiler replacement. Temperature controls will need to be adjusted to revise the lead/lag scenario to the newest boiler, including taking advantage of the efficiencies of the condensing boiler.

### Due diligence undertaken in defining the stated solution:

As noted, EGSD has engaged a full service team of design and construction professionals who have provided the recommended solutions. Our team includes a design team, owner's representative, CM/GC, geotechnical engineer, surveyor and environmental consultant.

The CM/GC was able to provide constructability input and provide cost estimates.

### How urgent is this project?

These projects at EGMS are urgent to address the health and safety of our students and staff. Water infiltration from the numerous roof leaks may lead to poor indoor air quality, mold growth and health issues. Our fire alarm is out of compliance. The boiler is expected to fail in the short term.

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 late 2020 and early 2021, we have seen an increase in construction cost escalation that is unprecedented and need to stretch our dollars as best possible to fulfill our commitment to our community and complete the scope promised.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### How does the applicant plan to maintain the project if it is awarded?

Over the last three years, on average approximately 8.4% or \$965,000 of the General Fund Budget has been expended on the maintenance of facilities in the district. A yearly average of \$782,000 is spent at District Schools. Approximately \$129,000 is spent annually in preventive maintenance contracts with vendors to address varied systems repairs or service including HVAC, electrical and plumbing.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

There are other costs associated with preventive maintenance. The costs of filters, valves, blowers and motors, etc. is funded by the maintenance department budget with the labor provided by district maintenance staff.

Approximately \$1,180,000 annually is projected to be needed for continued maintenance of the District's facility systems and grounds, and will be reflected in our maintenance department budget. In addition to the General Fund expenditures, the district has also spent over \$989,000 on district facilities in the past three years out of Capital Reserve Funds.

There is currently a \$658,000 balance in our Capital Reserve Fund. This money over time has been set aside to address the growing list of significant maintenance repairs, health and safety concerns and code compliance issues identified by facility assessments. When the project is completed the district will continue to transfer a minimum of 3% or \$360,000 of the General Fund annually, to the Capital Reserve Fund for the continued preventative maintenance of systems and infrastructure for the facilities proposed. This is approximately \$300/pupil each year.

The roof will have a minimum 20-year warranty. The boiler and fire alarm will have appropriate warranties for those systems.

**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:**

EGMS was opened in 2000 with funding coming from a local bond measure.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

A security upgrade was completed in 2021 including a new entry vestibule and a relocation of the office and counseling areas. No other significant capital improvements have been made at EGMS in the past three years.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Our voters supported a bond measure on the 2021 ballot, and from these funds the match will come for these projects at EGMS. If needed, we could also contribute Federal Forest Secure Rural Schools Grant dollars towards the match for these necessary improvements. It is because of these funding sources for match dollars, we have increased our match percentage from our calculated match of 74% to 77%.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The District has been able to fund its annual capital needs from the additional funds it has received from the Federal Forest Service School and Roads Grant that is passed through the State to the County. The District is hopeful that this funding source will continue to be authorized at the Federal level. This funding source totals \$360,000 or \$300.00 per FTE, and is transferred into the Capital Fund to pay for its District wide capital needs.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

NA

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

NA

<b>Current Grant Request:</b>	\$907,274.76	<b>CDE Minimum Match %:</b>	74.00
<b>Current Applicant Match:</b>	\$3,037,398.12	<b>Actual Match % Provided:</b>	77.00
<b>Current Project Request:</b>	\$3,944,672.88	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		Match will come from a successful 2021 bond for capital improvements at all of the district's school facilities.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Total of All Phases:</b>	\$3,944,672.88	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	86,465	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	302	<b>Owner Contingency %:</b>	8
<b>Cost Per Sq Ft:</b>	\$45.62	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$6.35	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$39.28	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$13,062	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	286	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$85,000,000
<b>Assessed Valuation:</b>	\$830,249,675	<b>Year(s) Bond Approved:</b>	21
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$622,512	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$5,352,957	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$72,902	<b>Outstanding Bonded Debt:</b>	\$104,380,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	26.00%	<b>Total Bond Capacity:</b>	\$154,880,980
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	4.16	<b>Bond Capacity Remaining:</b>	\$50,500,980
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$3,533.72		
Applicants Median: \$2,381			





02/02/2022

Frank Reeves  
East Grand School District  
PO Box 125  
Granby, CO 80446

Re: East Grand Middle School Fire Alarm

Dear Mr. Reeves

Please let this letter serve as a letter of support for your upcoming grant application regarding upgrades to the fire alarm system at East Grand Middle School. In the two and half decades the school has served the District, not only have there been many technological and code updates, but there have been many philosophical, cultural, and policy updates to school safety around the nation and locally.

The existing alarm system was likely originally installed with a budget in mind and continues to have problems with existing monitoring devices. The system uses proprietary devices, which limits replacement options, and fire protection contractors often find the device they need to replace is obsolete, requiring some sort of work around, or panel reprogramming. A recent inspection noted that there are several shunt trip devices had been disconnected and were unable to be tied into the alarm panel again due to incompatibility.

While the exiting panel is addressable, it is beyond capacity of monitoring devices and a number of devices had been looped into a single address, defeating the intent of addressable panels, as required by code. Additionally, as schools upgrade their security to address today's safety challenges, the alarm panel is antiquated enough, it is unable to monitor additional devices, or be tied together with the security upgrades, limiting the effectiveness of the new investments.

It is difficult for agencies like mine to condemn or "order" the replacement of systems knowing the financial impact to the school district, but the safety of our youth, and the public that uses the building is paramount. East Grand School District is working proactively to find the funding for the upgrades to keep their system compliant before the fire district is forced to take that action. We hope that this funding opportunity can support them in their request.

Sincerely,

A blue ink handwritten signature, appearing to read "Brad White", with a long horizontal flourish extending to the right.

Brad White  
Fire Chief

## ● Campuses Impacted by this Grant Application ●

## JEFFERSON COUNTY R-1 - Jeffco Multiple JeffcoNet Phase 2 - Multiple

School Name	Year Built	Asset Size (Sq Ft)	FCI
Blue Heron ES	2002	55082	0.088
Bradford K-8 North	1994	46069	0.096
Bradford K-8 South	1990	48681	0.179
Chatfield HS	1986	275730	0.01
Colorow ES	1977	44266	0.392
Columbine Hills ES	1964	47267	0.14
Coronado ES	1987	46543	0.325
Dakota Ridge HS	1996	236414	0.015
Deer Creek MS	1980	120363	0.19
Dutch Creek ES	1973	49780	0.24
Falcon Bluffs MS	2003	113571	0.077
Ken Caryl MS	2008	102014	0.141
Kendallvue ES	1982	45471	0.246
Mortenson ES	1994	52157	0.151
Mt. Carbon ES	1996	51930	0.113
Powderhorn ES	1994	52134	0.089
Shaffer ES	1998	53368	0.129
Stein Cottages - JTS	1961	6790	0.244
Stony Creek ES	1983	45229	0.249
Summit Ridge MS	1994	133587	0.12
Ute Meadows ES	1987	46.465	0.224
Westridge ES	1987	46903	0.08

\*\*Data Provided by School District

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** JEFFERSON COUNTY R-1

**County:** JEFFERSON

**Project Title:** Jeffco Multiple JeffcoNet Phase 2

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Approximately nine percent of all the K-12 students in Colorado attend a Jefferson County Public School (Jeffco). Jeffco educates 80,000 students in 156 schools. More than 24,000 Jeffco students qualify for free or reduced price meals. Educational programs range from English language acquisition to career and technical education.

Eight years ago, the district was invited by information technology leaders from the Colorado School of Mines and the National Renewable Energy Laboratory (NREL) to collaborate on building a fiber network. Jeffco accepted the invitation. The partnership was the beginning of Jeffco's Information Technology Department (Jeffco IT) establishing a resilient network to link district facilities and schools. The network will have five times more capacity than the current commercial network leased by the district. Built to last, it will have a capacity for upgrades in excess of 30 years.

Knowing other public entities also need adequate Internet access with limited funds, Jeffco IT began reaching out to municipalities and public safety organizations to explore partnerships. District staff joined the Jefferson County Emergency Communications Authority (JCECA 911 Network) to team up with cities and emergency responders to leverage fiber assets. The far-reaching benefits of a dedicated, secure communication channel between schools and public safety became clear through JCECA partnerships. The school district and Jeffco Sheriff Department now use the same camera system. This allows sharing of video footage during critical events.

Another benefit of a co-developed, resilient network is sustainability. Savings are realized through cooperative efforts with educational partners, local municipalities and government entities. To date, the shared construction in Arvada and Golden has saved millions of dollars for all partners.

## Deficiencies associated with this project:

Public safety and response systems' reliance on information technology has increased significantly over time. For example, stand alone video surveillance systems are increasingly IT based requiring network, server and storage components to provide first responders with needed situational data. First responder access to Jeffco Schools' security systems has been cumbersome and inefficient. During crises, commercial communication platforms are frequently overburdened leading to delays which can cost valuable minutes. Modern software for cameras and notification systems can not be used with the existing system. Reliable, high capacity bandwidth connectivity is needed.

Jeffco Public Schools is expecting to exceed the present 1Gb bandwidth allocation per school currently provided by the district's telecommunications vendor within the next few years. When the district requires more bandwidth, the service provider charges more. The cost for leased bandwidth is expected to grow logarithmically with associated need. This forecasted cost increase is part of the driving force behind the construction of the district's own network. A district-owned fiber network opens opportunities for collaboration on safety measures not possible with leased fiber. Also, bandwidth increases to schools are easily accomplished without additional monthly costs associated with service providers.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The district works closely with the Jefferson County Sheriff's Department and local law enforcement agencies as well as the Jeffco 911 authority. These agencies use various systems for cameras, dispatch and emergency management. All partners face difficulties sharing information. Connections between entities have to be secured and capable of rapid data transfer. There is a concerted effort by partners and the district to have shared instances of the various systems in each other's command/dispatch centers. For example, Jeffco Schools has actively been engaged in connecting the Sheriff's dispatch system and the 911 control center with the district security dispatch center. Once completed, these physical connections will take place over JeffcoNet fiber and/or municipal fiber.

Aligned with national educational directives, the district's strategic plan includes a 1:1 initiative where all students (K-12) will have one electronic device to assist with learning. The planned growth of devices with the 1:1 initiative highlights the district's current bandwidth deficiencies.

### **Diligence undertaken to determine the deficiencies stated above:**

Investigation of district assets related to school safety revealed an extensive list of deficiencies. The following key communication elements to support the safety of Jeffco students are either not available, or if available, have access that is haphazard and inefficient:

- ~ Live camera feed from inside schools buildings for first responders
- ~ Live camera feed from inside buildings to the Jeffcom 911 Response Center
- ~ Ability to remotely set off alarms at one or multiple schools
- ~ Ability to remotely initiate lockout or lockdown at one or more school buildings
- ~ Mass notification system within each school
- ~ Provision of adequate bandwidth for all emergency response personnel at a school serving as a command center during mass evacuations such as natural disasters
- ~ Secure communication between School Resource Officers and police authorities, preventing the sharing of student Personally Identifiable Information (PII) in situations when this information is essential to protect the safety of students
- ~ Lack of control of radio repeaters for district operated radios located at various schools
- ~ Bandwidth needs will increase with the advent of future safety products including interrelated computing devices, greater ability to monitor social media threats, identity recognition software, higher definition camera systems and intruder notification systems.

### **Proposed solution to address the deficiencies stated above:**

The solution to school safety is to build JeffcoNet - a fiber network shared cooperatively between the district and local municipalities. Providing a dedicated, high-speed communication channel between individual school locations and local public safety organizations will enable rapid access. The network will also provide cost-effective capacity to keep pace with the educational needs of students.

JeffcoNet will allow active sharing of security systems. Features include remote access for remote lockdown, live camera feed, facility floor plans, alarms, environmental controls and a mass notification system. Schools used as relief shelters and command centers during emergency situations will have adequate bandwidth for ongoing communication. Jeffco Schools' security department will be able to more closely control security in one or multiple schools.

The plan for a district-wide network was originally divided into three phases. Due to the early partnership with Arvada, the plan moves geographically from north to south.

- Phase I is the Arvada project which connects 34 school sites. Using district funds, this phase is nearing completion.
- Phase II is the project focus of the district's first BEST grant application and subsequent award. This phase connects 80 schools. The project involves multiple partners - Cities of Westminster, Lakewood, Golden and Edgewater; and a regional partner, CDOT. Completion of Phase I and Phase II results in connectivity for more than 75% of district schools.
- Due to unforeseen cost increases, Phase III has been revised. Phase III now involves connecting 22 schools in the southern region of the district. Many of these schools are located in unincorporated Littleton. One reason for higher than expected costs is the lack of municipalities in unincorporated areas with whom to share costs.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The mountain schools were moved from Phase III, to be completed at a later date.

Although the scope of work varies by school, Phase III costs include the following 1) bore a horizontal hole between two points (a segment), 2) pull conduit into the hole, 3) pull fiber into the conduit and “terminate” that fiber into a patch panel to be connected to existing network equipment (routers) in the schools.

District ownership of a network has multiple benefits. The fiber network can easily be upgraded by replacing equipment or adding components to the equipment, allowing the district to increase bandwidth over time. The district and government partners have more control over access to and content of the network. Owning the network allows the school district to save operating expenses spent on leasing telecommunication circuits. This network is an excellent long-term investment with a lifespan estimated at 50 years. JeffcoNet will be a robust shared resource to benefit generations of future students and the community.

### **Due diligence undertaken in defining the stated solution:**

Initially, the district issued a Request for Information (RFI) and eventually a Request for Proposals (RFP) to hire a contractor to determine the most cost effective means of connecting the fiber network from two data centers to every school. The contractor also determined a means of connection from two district data centers to partner networks, first responder command centers, Colorado School of Mines and NREL. The vendor provided a detailed architectural plan used in the subsequent RFP and award for the construction of JeffcoNet.

District staff conducted site surveys of all 155 schools to ensure there was a viable conduit path, equipment closet access and room for the new fiber equipment to be installed in each building.

The district entered into conversations with neighboring school districts, anchor institutions, cities and public safety organizations with the intent of capitalizing on any cooperative builds or trades to help lower costs for all entities. Partnerships are formalized through Intergovernmental Agreements and Letters of Authority outlining elements such as ownership, management, maintenance and access.

The district created cost projections for increased future bandwidth from the current telecommunications service provider and used those numbers to help justify a return on investment in building a self-owned enterprise. Additionally, staff used Internet utilization and data transfer metrics gathered for many months in conjunction with district learning plans/methods to help predict future data/bandwidth needs.

The district’s Construction Management department has a standard document (Division 27) that is continually updated to facilitate new technology and processes for the construction of any information technology related builds. This document was modified to incorporate JeffcoNet requirements and is used by all vendors and subcontractors working on JeffcoNet. For example, the document lists types of required materials for conduit and fiber, and required techniques (depth to bury conduit) as well as up to date building codes. Engineering reports for each of the 22 schools included in this phase of the project are included as an attachment.

### **How urgent is this project?**

The safety of every Jeffco student brings urgency and immediacy to this project. Creating secure, streamlined interconnectivity between school and emergency personnel is critical to informed action for student safety. Failure would be one incident at one school during which first responders have no information on events inside the building, and students are potentially harmed.

Additional urgency for this project is based on current construction activities in Jefferson County. Windows of opportunity continually open for short periods during which cities and local governments are granting permits and building their own networks. Construction delays will cause added expenses and lost opportunities to share the most economic routes.

With current supply chain issues and ever increasing costs of materials and labor, the longer the completion time of any project the more expensive the project will be.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The current phase, described in this application, will take two years to build. If this phase is not awarded funding through the BEST grant, the scope will be forced to recast. Jeffco will have to make very difficult decisions about which schools will be included and which schools will be left out. The consequences of excluding schools would impact safety and the service equity the district is striving to provide for students.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

For district owned fiber and conduit segments the district will hire a maintenance contractor. As with all facility assets, the district will budget for annual maintenance costs.

Since the JeffcoNet fiber plant has a 50 year lifespan there may be a future need to refresh equipment or increase bandwidth. If new equipment is required, a project plan will be developed and budget identified.

Through the RFP process, the district chose a vendor to provide conduit, cable and approved premise equipment. The chosen vendor's supplies come with a 10 year warranty against all defects.

**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 "facility" is a secure network built in collaboration with county and regional municipalities. Jeffco's network (named "JeffcoNet"), built within the last five years, currently covers approximately 75% of the district.

District school buildings were constructed between 1961 and 2008. Conduit infrastructure has been and will be installed to connect district buildings to each other and to city right-of-ways. The goal of JeffcoNet is to increase public safety, as well as educational resources. This Jeffco owned infrastructure will be leveraged through shared assets with municipalities and other public entity networks to reduce the overall project costs.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Improvements to the technology infrastructure is an ongoing endeavor as demands for security initiatives and digital learning grow. Recent safety improvements to district school buildings include adding dual secure front entries with a camera and door phone and card key access systems. Network cabling for wireless access points is now standard for any new building. All buildings have been retrofitted to include this wiring standard. Network components (switches and routers) are also being upgraded. A refresh of all voice over Internet protocol (VoIP) phones (11,700 phones) in the schools was recently implemented. Another capital improvement is the modification from analog to digital radio technology. The change of 4700 district radios from analog to digital will result in better signal quality and greater coverage aligned with fire department standards. This upgrade is foundational to public safety and requires an increase in fiber network capacity.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The district is actively collaborating with Jefferson County Emergency Communications Authority to share conduit routes in Lakewood. This results in cost savings and enables connectivity to the southern schools in the district.

Additionally, the JeffcoNet team has pursued and will continue to seek grant funds through USDA, DOLA, American Rescue Plan Act (ARPA) and other federal funds earmarked for fiber network projects.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Construction Management receives approximately \$20 million annually from the district's general fund to address capital improvements district wide. The district is starting year four of a six-year, \$829 million capital improvement program. Six years (FY 2019-FY 2025) of the approximately \$20 million annual capital transfer is committed to this district wide improvement program.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The current annualized cost for telecommunications (including taxes, fees and maintenance) is \$1,180,000. This service charge is paid to the district's telecommunication's vendor for the lease of all circuits to each school.

A \$780,000 annual savings is anticipated to the telecommunications annualized utility cost. The savings are calculated by subtracting the fees the district would normally pay the vendor for circuit lease and adding in the approximate annual maintenance costs for all of the new infrastructure. This savings does not reflect higher vendor fees related to increasing bandwidth.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$289,643.76	<b>CDE Minimum Match %:</b>	82.00
<b>Current Applicant Match:</b>	\$1,319,488.24	<b>Actual Match % Provided:</b>	82.00
<b>Current Project Request:</b>	\$1,609,132.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$2,000,000.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$10,000,000.00	<b>Source of Match:</b>	The match will come from the district's general fund.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$13,609,132.00	<b>Escalation %:</b>	11
<b>Affected Sq Ft:</b>	1,673,395	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	11,979	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$8.13	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$0.96	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$134	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	140	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$666,000,000
<b>Assessed Valuation:</b>	\$11,752,918,774	<b>Year(s) Bond Approved:</b>	12, 18
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$158,452	<b>Bonded Debt Failed:</b>	\$535,000,000
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$156,036,085	<b>Year(s) Bond Failed:</b>	16
Statewide Median: \$3,102,240			

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Median Household Income:** \$82,729  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 30.70%  
Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 0  
Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$2,829.62  
Applicants Median: \$2,381

**Outstanding Bonded Debt:** \$613,465,000

**Total Bond Capacity:** \$2,365,187,761  
Statewide Median: \$23,203,968

**Bond Capacity Remaining:** \$1,751,722,762  
Statewide Median: \$11,500,738



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

**BETHUNE R-5 - Bethune ES Classroom HVAC/HS Gym HVAC - Bethune Pre K-12 - 1927**

<b>District:</b>	Bethune R-5
<b>School Name:</b>	Bethune Pre K-12
<b>Address:</b>	145 WEST 3RD
<b>City:</b>	BETHUNE
<b>Gross Area (SF):</b>	47,035
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$13,508,211
<b>Condition Budget:</b>	\$5,860,287
<b>Total FCI:</b>	0.43
<b>Adequacy Index:</b>	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,813,975	\$1,490,455	0.82
Equipment and Furnishings	\$312,136	\$207,824	0.67
Exterior Enclosure	\$1,941,192	\$370,322	0.19
Fire Protection	\$13,698	\$528,440	38.58
Furnishings	\$55,231	\$0	0.00
HVAC System	\$1,840,793	\$1,547,932	0.84
Interior Construction and Conveyance	\$2,736,794	\$1,565,061	0.57
Plumbing System	\$681,663	\$103,460	0.15
Site	\$2,125,654	\$526,240	0.25
Structure	\$1,987,077	\$35,322	0.02
<b>Overall - Total</b>	<b>\$13,508,211</b>	<b>\$6,375,056</b>	<b>0.47</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** BETHUNE R-5

**County:** KIT CARSON

**Project Title:** Bethune ES Classroom HVAC/HS Gym HVAC

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

The Bethune R-5 School District is a Pre-K through 12th grade school located in Bethune, Colorado. As with many smaller communities in Colorado the school is the hub of activity in the community. It is used for many community events as well as school operations. Located on the far Eastern plains, temperatures range from extremely hot in the summer time to below zero during the winter. Both the hot and cold temperatures are impacted negatively by windy conditions as well. The present heating and air conditioning system was installed in 1998 and was designed to have zero fresh air intake for improving ventilation purposes. Our student population of 109 is evenly split between elementary students and secondary students. We have recently added an Agriculture Education, Elementary STEM program, and a counselor who is overseeing our Social Emotional Learning curriculum. We anticipate a small increase in enrollment due to these courses being offered. Historically in regards to capital construction and upkeep this district has been more cognizant of reducing maintenance costs on facilities due to limited financial resources. The biggest example of this cost cutting philosophy was the installation of the geothermal heating and cooling system installed in 1998. While the system definitely allowed for cost savings at the time of installation, it has not been a reliable source of heating and air conditioning over the years. The complete lack of fresh air intake and ventilation while not a concern in 1998, has become a huge concern with the present Covid-19 outbreak.

## Deficiencies associated with this project:

The biggest deficiency with our present HVAC system for both the main gymnasium and the elementary and administrative areas is that there is zero fresh air intake and very poor ventilation in general. With the present geothermal system we do not have the capability to mix fresh air in our system. In regards to the present elementary HVAC system in addition to the inability for fresh air intake the heating system is erratic and not consistent across all areas of the building. The northeast and northwest classrooms are consistently 10-15 degrees colder than the thermostat setting and rarely ever get above 60 degrees with the heaters running continuously. Many mornings the temperature in these two classrooms is between 40 and 45 degrees until the Superintendent turns on space heaters in these areas. The present system has one geothermal unit per classroom and the units heating the northeast and northwest classrooms are not operating properly at all. Even after recharging the glycol in the systems these two classrooms have not worked for several years. The inefficiency of the geothermal units has been well documented since their installation in 1998. The main gym has zero mechanical fresh air intake and ventilation and only a side door to open to get fresh air in the building. In addition to zero fresh air intake the main gym is not air conditioned and is largely intolerable in the heat of the summer and into the fall. There have been several documented issues with students overheating while in this space so an extreme amount of extra diligence is required by all who are in the gym during hot weather. While the gym used to have 4 heating units, it is down to only two operable heaters for the entire space. One additional deficiency that needs to be addressed is the complete lack of heating in the hallway from the main gym to the elementary area of the building. This area is consistently colder than the classrooms and has been included in the renovation plans.

## Diligence undertaken to determine the deficiencies stated above:

The lack of fresh air intake in both areas has been verified by our HVAC engineer Scott Lohr of the Lohr Design Group. Scott

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

worked diligently in identifying deficiencies in our present system and then designed a workable plan for both areas to rectify those deficiencies identified. The extreme cold in the northwest and northeast classrooms in the winter provide further evidence that the heating system is not operating optimally. The superintendent turns on space heaters every morning before students and staff arrive in these areas just to bring the temperature up to a tolerable level. The complete lack of air conditioning in the gymnasium is easy to identify when outdoor temperatures are elevated. The gym has a corresponding elevation in temperature to match. We also live with the lack of heat in the hallway connecting the main gym with the elementary area of our facility. This extreme temperature differential creates unhealthy transitions to and from classroom areas. In addition the unheated hallway greatly reduces the overall heating efficiency of the facility.

### **Proposed solution to address the deficiencies stated above:**

The solution for both of these projects is very straight forward. Both the elementary heating and ventilation issue and the high school gym cooling and ventilation issue can be solved by replacing the current HVAC system with a high efficiency natural gas system with heating, air conditioning and fresh air intake capabilities. We would utilize the present duct work in the elementary classrooms and simply replace the 8 geothermal units with 8 high efficiency natural gas units. All of these units would also include engineered fresh air intake to insure well ventilated air for all students. In the high school gymnasium we would actually install the HVAC unit outside, adjacent to the gym and run a soft vent tube the entire length of the gymnasium. These projects have been engineered and those plans are included in our application. In regards to the hallway without heat, there is some existing ductwork which would allow for the new natural gas units to heat this area of our facility. We are currently looking at other uses for the geo-thermal units within the school district. We currently do not have a way to repurpose the geothermal units but will continue our research in this area.

### **Due diligence undertaken in defining the stated solution:**

The Lohr Design Group has conducted several site visits over the last year and has completed the planning and engineering for both jobs. The Lohr Design Group discussed any possible structural or electrical issues with engineers in those areas prior to finalizing their plans for these projects. Their engineered design meets or exceeds all construction standards.

### **How urgent is this project?**

The most critical component of this project is the increase in fresh air intake that must be established to ensure the health of our students in the present Covid-19 reality we face everyday. The need for proper ventilation and mixing of fresh air in the classrooms and other areas of the school has been well established by health professionals. In terms of fresh air intake the current system is already a complete failure. The geothermal units that heat the elementary classrooms are systematically less efficient every year that goes by. The units that heat the northwest and northeast classrooms are already failing and it is only a matter of time before each of the classroom units fail. There is absolutely no air conditioning in the main gym so that is a complete failure and only 2 heaters in the main gym are operational at this time.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

The plan for maintaining the new HVAC system will be based largely on the recommendation schedules of the manufacturer. Maintenance logs will be maintained to document that a proper maintenance schedule is being followed. Beginning in the summer of 2020 the Bethune R-5 School District began setting aside 3% of tax revenue in a capital reserve account to help fund future capital projects and expenditures. The fund began with an initial amount of \$25,298.00 and will end the current fiscal year with a projected balance of \$69,581.00. The plan is to contribute to this fund until it reaches \$150,000 to \$200,000. The district also set aside an additional \$100,000 in a Certificate of Deposit in August of 2021 as an added reserve for possible future capital needs. In addition to the two listed reserves, the district also increased its Colorado Trust investment account from \$4,400 in July of 2020 to the present value of over \$50,000.00. These figures are districtwide figures that can be used for grant matches or maintenance of equipment. Our 2022-2023 budget will include a line item earmarked specifically for capital maintenance.

**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 present facility was originally constructed as a school in 1927. There have been subsequent upgrades and additions to the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

building which were completed meeting the codes and building standards at the time of construction.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

There have been two recent upgrades to our facilities within the last three years. We were able to obtain an SSRG grant in the fall of 2020 to upgrade our HVAC system in our Junior/Senior High School building. As with all our facilities, the Jr/Sr high school building had an obsolete geo thermal HVAC system that provided no fresh air intake and very inefficient heating and cooling. This upgrade increased fresh air intake, ventilation and improved heating and air conditioning to each room. We have seen substantial electrical bill savings with this upgrade. We also received an Emergency Best Grant in 2021 to upgrade the HVAC system in our elementary gymnasium. We chose to pursue the grant for this area of our building due to the high usage by elementary, junior high, and high school students. This upgrade also increased fresh air intake, ventilation and improved heating and air conditioning in our elementary gymnasium which is utilized by multiple age groups. As with all our building there was no fresh air intake and extremely poor ventilation in these areas prior to these improvements.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

While no other grant sources have been applied for to complete this specific project, the Bethune R-5 School District has laid very important ground work for the funding of this project. Beginning in the 2020-2021 school year we began to earmark 3% of our tax revenue toward our capital reserve account with those funds being available for capital items or capital grant matching purposes. July 1, 2020 the account contained \$25,298 and will contain an estimated \$69,581.00 by the end of the current fiscal year. Additionally, as a district, we have increased our holdings in certificates of deposit from \$257,000 on July 1, 2020 to an estimated \$360,000 to end the current fiscal year in June. One other small account we have increased holdings in is our Colorado Trust account which held \$4400 on July 1, 2020 and is currently over \$50,000 in value. These increases in savings will allow our district to efficiently cover the matching portion of any grant received without adversely impacting the operational side of our district. From a district level view the SSRG grant which allowed for replacement of the High School HVAC system in the fall of 2020 and the Emergency BEST grant which allowed for the replacement of the elementary gym HVAC system allowed for upgrading other portions of our facility without tapping into the money we had earmarked for capital projects. In addition it should be pointed out that the most important source of funding for our school district moving forward was the passage of the mill levy override in November of 2019. This additional tax revenue has made it possible for us to build our savings in regards to capital purchases. The final source of increased revenue comes from the passage of HB20 1418 which will increase our mill levy by 4.812 mills over the next few years. By increasing our tax base 1 mill per year until the full 4.812 is assessed we will be able to more adequately address our capital needs.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Beginning in the summer of 2020 the Bethune R-5 School District began setting aside 3% of tax revenue in a capital reserve account to help fund future capital projects and expenditures. The fund began with an initial amount of \$25,298.00 and will end the current fiscal year with a projected balance of \$69,581.00. The plan will be to contribute to this fund until it reaches \$150,000 to \$200,000. The district also set aside an additional \$100,000 in a Certificate of Deposit in August of 2021 as an added reserve for possible future capital needs. In addition to the two listed reserves, the district also increased its Colorado Trust investment account from \$4,400 in July of 2020 to the present value of over \$50,000.00. These figures are districtwide figures.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

While the installation of high efficiency natural gas units will dramatically decrease the electrical usage and cost, the usage and cost of natural gas will increase. We do not have an accurate estimate of the cost or savings from this trade off. All other utilities would be unaffected.

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$413,149.44	<b>CDE Minimum Match %:</b>	42.00
<b>Current Applicant Match:</b>	\$212,834.56	<b>Actual Match % Provided:</b>	34.00
<b>Current Project Request:</b>	\$625,984.00	<b>Is a Waiver Letter Required?</b>	Yes

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The match for this project will come from 3 sources. Our original intent was to utilize ESSER III monies as our grant matching funds. We have pivoted away from that idea and will use money from our Certificate of Deposits, money from our Colorado Trust Account, as well as General Fund Money. As stated earlier in the application we have been increasing our reserves specifically for capital needs purposes.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$625,984.00	<b>Escalation %:</b>	
<b>Affected Sq Ft:</b>	25,060	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	108	<b>Owner Contingency %:</b>	0
<b>Cost Per Sq Ft:</b>	\$24.98	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$24.98	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$5,796	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	436	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>	N/A		
<b>If match is financed, explanation of financing terms:</b>	N/A		

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$19,529,068	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$116,019,842		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$193,357	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$167,001		<b>Outstanding Bonded Debt:</b>	\$0
<b>Unreserved Fund Bal 19-20:</b>	\$718,682	<b>Total Bond Capacity:</b>	\$3,905,814
Statewide Median: \$3,102,240		Statewide Median: \$23,203,968	
<b>Median Household Income:</b>	\$48,000	<b>Bond Capacity Remaining:</b>	\$3,905,814
Statewide Avg: \$59,201		Statewide Median: \$11,500,738	
<b>Free Reduced Lunch %:</b>	73.30%		
Statewide Avg: 46.98%			
<b>Existing Bond Mill Levy:</b>	0		
Statewide Avg: 6.71			
<b>3yr Avg OMFAC/Pupil:</b>	\$2,918.43		
Applicants Median: \$2,381			

**BEST School District and BOCES  
FY2022-23 Unreserved Fund Balance Alternate Waiver Request**

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

**Instructions**

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

Under previous CCAB weights, the match requirement for Bethune R-5 would have been 42%. Under revised CCAB weights, the match requirement is 34%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**BURLINGTON RE-6J - Burlington DW Safety/Security/Health Upgrades - Burlington ES - 1958**

District:	Burlington RE-6J
School Name:	Burlington ES
Address:	450 11TH STREET
City:	BURLINGTON
Gross Area (SF):	52,920
Number of Buildings:	1
Replacement Value:	\$12,969,213
Condition Budget:	\$5,272,862
Total FCI:	0.41
Adequacy Index:	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,315,698	\$1,264,018	0.55
Equipment and Furnishings	\$291,649	\$364,562	1.25
Exterior Enclosure	\$1,689,157	\$786,755	0.47
Fire Protection	\$3,108	\$400,431	128.84
HVAC System	\$2,463,154	\$34,929	0.01
Interior Construction and Conveyance	\$2,370,443	\$1,626,734	0.69
Plumbing System	\$802,286	\$430,741	0.54
Site	\$1,152,713	\$771,378	0.67
Structure	\$1,881,006	\$0	0.00
Overall - Total	\$12,969,213	\$5,679,548	0.44

**BURLINGTON RE-6J - Burlington DW Safety/Security/Health Upgrades - Burlington MS - 1972**

District:	Burlington RE-6J
School Name:	Burlington MS
Address:	2600 ROSE AVENUE
City:	BURLINGTON
Gross Area (SF):	60,700
Number of Buildings:	1
Replacement Value:	\$19,600,931
Condition Budget:	\$5,093,678
Total FCI:	0.26
Adequacy Index:	0.17



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,927,149	\$1,434,858	0.49
Equipment and Furnishings	\$332,381	\$415,477	1.25
Exterior Enclosure	\$3,453,401	\$113,582	0.03
Fire Protection	\$96,592	\$396,449	4.10
Furnishings	\$372,510	\$0	0.00
HVAC System	\$2,753,101	\$38,055	0.01
Interior Construction and Conveyance	\$2,068,234	\$1,152,870	0.56
Plumbing System	\$1,140,602	\$530,942	0.47
Site	\$2,697,619	\$1,417,271	0.53
Structure	\$3,759,342	\$0	0.00
Overall - Total	\$19,600,931	\$5,499,504	0.28

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

**BURLINGTON RE-6J - Burlington DW Safety/Security/Health Upgrades - Burlington HS - 1964**

<b>District:</b>	Burlington RE-6J
<b>School Name:</b>	Burlington HS
<b>Address:</b>	380 MIKE LOUNGE DRIVE
<b>City:</b>	BURLINGTON
<b>Gross Area (SF):</b>	91,250
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$24,225,077
<b>Condition Budget:</b>	\$9,549,235
<b>Total FCI:</b>	0.39
<b>Adequacy Index:</b>	0.17



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,429,598	\$2,339,606	0.53
Equipment and Furnishings	\$846,603	\$646,724	0.76
Exterior Enclosure	\$2,941,467	\$336,505	0.11
Fire Protection	\$5,359	\$672,835	125.55
Furnishings	\$253,559	\$56,486	0.22
HVAC System	\$3,550,407	\$234,255	0.07
Interior Construction and Conveyance	\$3,821,755	\$2,816,110	0.74
Plumbing System	\$1,582,637	\$1,615,400	1.02
Site	\$3,577,270	\$1,501,780	0.42
Structure	\$3,216,423	\$9,640	0.00
<b>Overall - Total</b>	<b>\$24,225,077</b>	<b>\$10,229,341</b>	<b>0.42</b>



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** BURLINGTON RE-6J

**County:** KIT CARSON

**Project Title:** Burlington DW Safety/Security/Health Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Burlington Schools is located 178 miles east of Denver, Colorado on the I-70 corridor. The district serves a population of 784 students ranging from Pre-K through 12th grade on three different attendance center campuses including an Elementary, Middle and High School. The district covers 606 square miles and has a fleet of buses that provides transportation for students. The district maintains a four day school week. The district's greatest asset is its people, a multifaceted community known for its friendly, caring atmosphere. A mix of fourth-generation ranchers, longtime locals, and new residents, Burlington is filled with both citizens and students, all of whom have a strong sense of community pride and tradition.

The district serves a population of 784 students, 64% of whom qualify for the free/reduced lunch program. Students are offered a well-rounded academic program with two hours of language arts offered daily along with math, social studies, science, computer science, physical education and music. The music program boasts a marching band and drum line, who perform at many local events. RE-6J also hosts the East Central BOCES East End Center-Based Learning Program (High Needs) and supplement academics with Title I services to support students struggling in the areas of math and reading.

The scope of the proposed project is for significant upgrades to improve health and safety for all three district facilities. District personnel have done a good job maintaining the facilities and keeping them in acceptable shape to allow the district to safely fulfill its educational mission. Burlington Schools has continued to put forth significant effort to continue to responsibly prioritize safety and other building needs while continuing to provide quality education for our students.

## Deficiencies associated with this project:

### SAFETY AND SECURITY CONCERNS

**MULTIPLE POINTS OF ENTRY:** Each of the three schools have some challenges in regards to monitoring and controlling their main entrances, both outside and inside. Each building has its own campus and is its own entity, with numerous points of entry and exit. This inevitably leaves each the inhabitants in each building susceptible to threats. The High School building has 21 points of entry and the auxiliary gym has another 5. The Middle School has 9, and the Elementary has 17. Given the unfortunate reality of school shootings, a site such as this with so many means of entry has a very real possibility of an unwanted intruder.

**INSUFFICIENT SITE SUPERVISION:** The current administration space at each building is not located within ideal line-of-site to monitor the building's main entry, parking lot and major circulation to the front door of the building and lack proper exterior surveillance equipment. In order to maximize the visibility of the space and its users, adding numerous cameras at main entrances and surrounding areas are recommended.

**LACKING SAFETY/SURVEILLANCE TECHNOLOGY:** All three campuses are not equipped with secure entry, card access or

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

exterior cameras. There is a significant need for more security cameras to be installed throughout the school and campuses for more comprehensive security. Cameras can provide a visual deterrent to unwanted intruders while also providing appropriate supervision of district facilities.

**OBSOLETE, PROPRIETARY SURVEILLANCE SYSTEM:** The existing camera system district-wide is HikVision which is a proprietary system, and now obsolete in the United States. The district no longer has the ability to order new cameras, parts, or conduct any software upgrades. District IT staff has had to prioritize certain locations and take parts from less important areas, thus slowly eliminating coverage at each respective building. Any future surveillance additions would need to be an entirely separate system which is problematic, costly, ineffective, and inefficient. The entire district needs a full overhaul with an entire new Camera System.

**LIMITED ACCESS CONTROL:** None of the exterior doors have automated locking mechanisms or electronic access control. Having this capability on exterior doors and select interior doors associated with the main entrance would help improve campus security. Additionally, the facility is not equipped with door lock/intrusion detection.

**EXTERIOR DOOR KEYING ISSUES:** The District's keying hierarchy and both exterior and interior keying systems are difficult to manage. Over time, numerous keys have been lost and are maintenance intensive and costly for re-keying. An overhaul of exterior door keying/access control needs to be digitized. The District has been working on strategically planning a new access control system hierarchy as part of the District-wide Security Master Planning effort.

### KITCHEN HEALTH & CODE ISSUES

**KITCHEN HOODS:** The hoods in both the Elementary School and Middle School are original to building construction, 1982 and 1965. These are the primary two kitchens for the district, as the High School is primarily just for warming and receives food from the other two schools. The Middle School hood does not have a fire suppression system, ANSIL, failed lights, and failing exhaust fans. In addition, it needs an emergency gas shutoff. Similarly, the Elementary Kitchen hood does not have any fire suppression system in the hood. It needs full replacement with new addressable ANSIL system, emergency gas shutoff, lights, interfacing with BAS, and associated work. Both hoods also do not offer the correct level of fresh air and ventilation to the Kitchens, which is a major health concern. The district has been written up by the Fire Marshal to address these items at both schools.

**ASBESTOS FLOORING:** Both the Elementary and Middle School Kitchen flooring is vinyl asbestos tile (VAT) and needs to be abated when any work is conducted in these spaces. It is original to the building from the early 1980s and mid-1960s. Tile and mastic are both believed to have ACM and will need to be abated if any work is conducted in the space on equipment and furnishings.

**KITCHEN SINKS & PLUMBING:** Both the Middle School and Elementary Kitchens do not have Health Code compliant floor sinks. Drains do not have vacuum break separation. In addition, domestic water and sewer piping at both sink locations have greatly degraded and are in need of replacement with the sinks.

**SERVING WINDOW COMPLIANCE:** The Elementary Kitchen serving window does not work and also lacks other Fire Code compliance functionality (when working). Fire Marshal has given an ultimatum to the district for immediate replacement.

### **Diligence undertaken to determine the deficiencies stated above:**

A comprehensive districtwide facilities audit was originally performed by a professional engineering and construction services firm in 2018. The in-depth analysis included an assessment of all major building components, with a focusing on the buildings' health and safety, to identify building deficiencies. Solutions to these deficiencies were arrived utilizing professional judgment while ensuring they comply with the most current codes. HVAC and Electrical were addressed with the BEST project in 2019. The next phase of priorities are those deficiencies listed above pertaining to both Safety and Health.

The District's current consulting team facilitated the revisiting the master planning process in the Spring of 2021. The team

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

developed an updated list of deferred maintenance items related to the District's highest Security, Safety, and Health priorities. These items were ranked based on function, age, and life safety impacts to the building inhabitants. The assessment identified all needs across the district, both large and small, however, certain system replacements stood out because they are currently functioning beyond their useable life and cannot be funded through annual operations budgets. All viable scenarios were evaluated with the following criteria in mind:

- Safety and security of all students and staff
- Life safety and code violations
- Needed health and code improvements in Food Service areas

Lastly, the District has been conducting a rigorous process to update various safety and security protocols including: Security Plan & Emergency Operations Plan, Crisis Plan & Threat Assessments, and lastly updating its Standard Response Plan (SRP). The District has been working closely with local law enforcement and first responders on this holistic update for the entire district.

### **Proposed solution to address the deficiencies stated above:**

#### SAFETY AND SECURITY SOLUTIONS

**SURVEILLANCE SYSTEM:** Install all new camera system district-wide with all new hardware and software. See submitted site plan for coverage at each school. Includes all new hardware, software, monitors, control wire, poe switches, upgraded onsite server with increased storage and associated work.

**ACCESS CONTROL:** All new digital access control card reader system including: card readers, mag locks, motion and exit buttons, office control, door position switches, and associated work.

#### KITCHEN HEALTH & CODE ISSUES

**KITCHEN HOODS:** Install all new Health and Fire code compliant hoods at both the Middle School and Elementary School with correct fire suppression systems, ANSIL, lighting, exhaust fans and emergency gas shutoff. The new units will be tied into the District's JCI building automation system. Makeup air units were already installed with the HVAC project in 2019.

**ASBESTOS FLOORING:** Abate the ACM flooring in both the Elementary and Middle School Kitchens. Replace with VCT tile.

**KITCHEN SINKS & PLUMBING:** Install code compliant floor, three-bay sinks with all new domestic and sewer plumbing.

**ELEMENTARY SERVING WINDOW:** Holistic replacement with new, compliant serving window. Tie into correct fire safety and suppression systems.

### **Due diligence undertaken in defining the stated solution:**

A comprehensive districtwide facilities audit was performed by a professional engineering and construction services firm in 2018. The in-depth analysis included an assessment of all major building components, with a focusing on the buildings' health and safety, to identify building deficiencies. Solutions to these deficiencies were arrived utilizing professional judgment while ensuring they comply with the most current codes. HVAC and Electrical were addressed with the BEST project in 2019. The next phase of priorities are those deficiencies listed above pertaining to both Safety and Health.

The District has been conducting a rigorous process to update various safety and security protocols including: Security Plan & Emergency Operations Plan, Crisis Plan & Threat Assessments, and lastly updating its Standard Response Plan (SRP). The District has been working closely with local law enforcement and first responders on this holistic update for the entire district.

The current consulting team has developed site plans for for Surveillance and Access control (submitted as part of this grant

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

application). In addition the District is holistically updating all Safety & Threat protocols (in-process) with local authorities, staff, and the community. This is a rigorous, ongoing process. Existing documents attached to this application.

### How urgent is this project?

#### SECURITY URGENCY

As previously mentioned, the entire District's existing camera system is obsolete, proprietary, and no longer available in the United States. District IT staff can no longer order parts, upgrade the software, etc. Due to this, hardware and other parts are taken from less important locations to keep high traffic areas monitored. This problem will only increase to the point where the system will no longer even be functional for use which will put the District in a highly compromised and unsafe environment. If these circumstances arise, more emphasis will have to be put on staff monitoring which takes them away from much higher priority responsibilities. The District will also not be able to keep record of events that may be necessary for legal or law enforcement needs increasing liability risk as well.

So many doors have been keyed, and re-keyed over time, each building's hierarchy is believed to have been compromised. This also further exacerbates the Security concerns. This antiquated process will only get worse if not addressed in the near future with the help of this grant.

#### HEALTH URGENCY

The Kitchen health and safety issues are well documented with both Health and Fire code violations. These regulatory bodies have requested an immediate plan of action to address both the hood and sink issues. If this grant is not funded, the District will be put in a very difficult budgeting decision regarding how to pay for these imminent, necessary improvements.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### How does the applicant plan to maintain the project if it is awarded?

The district started the facilities major maintenance plan back in 2018 and plans to update every five (5) years so that students and staff perform better in an environment that is appropriate for a high quality educational experience – comfortable, healthy, productive, and safe. The updated plan will focus on HVAC systems, electrical & lighting systems, plumbing systems, on-going energy management, preventative maintenance plan, and other components not related to this proposed project, but still integral to being preemptive in taking care of the district's buildings, systems, infrastructure, and sites.

This project will help make a major paradigm shift from reactive, piecemeal and band-aid fixes to catching up, having reliable systems, and being in a proactive position to be able to effectively budget and maintain building systems and infrastructure. This will undoubtedly also allow the district to reallocate funds in its budget for other critical uses, no longer needing to allocate funds to be spent on system and equipment repair costs as well as high utility costs.

Proactive preventative maintenance will become a major component of our facility operations and will include routine inspections both by district staff and partner contractors to identify and correct necessary items before they become larger issues and put the district back in a reactive position. Expectations for routine and predictive maintenance will also become a part of our maintenance operation department. Additionally, the district will look to contract with local contractors to develop a Preventative Maintenance & Service Plan on major equipment and systems including agreed upon PM services, negotiated labor rates, annual timeline, etc.

**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:**

Each of the three Burlington Schools was built as a new attendance center at its respective time of original construction.

The Elementary School was built in 1958 for grades Pre-K through 4th grade. The building saw major additions to

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

accommodate a 4th grade wing, food service and educational programs in 1965, 1985 and 1999 respectively. The original construction is a typical mid-century school building with adequately sized classroom spaces.

The Middle School was built in 1972 to accommodate 5th through 8th grades with an addition for educational administrative services in 1999. The original construction is a typical early-1970s school construction with lots of interior space without an exterior exposure and adequately sized classroom spaces.

The High School was originally constructed in 1964 for 9th through 12th grades, with major additions in 1970 and 1999 to add space for various educational programs and services. There was an auxiliary athletic center added in 1999 along with a renovation of the building front entrance and administrative areas to improve security. The original construction is a typical early-1960s school construction with adequately sized classroom spaces.

### **Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Burlington Schools has made various building improvements to keep up with its educational and extracurricular needs. Besides the original construction of all three schools, each building was part of a district bond project including additions and major remodeling in 1999. The Elementary School had an addition added in 1965 to accommodate the 4th grade, a lunchroom addition in 1985 and a Pre-school, gymnasium, library, computer lab and music room in 1998. A pitched shingle roof added to the building in 1999 to eliminate leaks and water infiltration. Supplemental air-conditioning equipment was added to various areas of the building in the 1980s and 1990s which all originally only had heat. The Middle School had an administrative area addition in 1999 and also various renovations as part of the 1999 bond issue. These include the stage area in the gym being renovated to accommodate a band room. Computer labs and a security camera system were added as well. Kitchen upgrades were also conducted to centralize food preparation at this building for the whole district. The Middle School had its roof replaced over the summer of 2015 with the use of a BEST Grant. The High School had a library addition in 1970, a Chemistry Lab addition in 1999 with additional interior renovations conducted as part of that project as well. Computer labs and a security camera system were added to the building in the 1990s. The McArthur Gym was constructed in 1996 to accommodate an auxiliary gymnasium, wrestling room, weight room, and locker rooms. A remodel project was conducted in the auditorium in 2008. The High School has had its roof replaced in summer 2017 with the use of a BEST Grant. District-wide exterior building and site lighting were all upgraded to LEDs in 2018. District-wide HVAC and Electrical upgrades were funded through a QZAB loan, MLO, and BEST grant in 2019.

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

As previously mentioned, the District obtained approximately \$1,500,000 in ESSER III funds in 2021 for use by the end of 2023. A good portion of those funds have gone towards loss of learning, employee compensation, and other COVID related operational expenses. The remaining funds have been allocated for this proposed project.

The Burlington School District re-passed a mill levy override of 3.515 mills for a 6-year time limit in 2019. However, the majority of this is already being used to pay of a QZAB loan and lease-purchase which were used for the 2019 HVAC project BEST Match.

Conversations in the community regarding a bond issue have not been favorable, thus that path does not look to have a successful end result in the foreseeable future.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

Right now, the district projects the needs of each school and then tries to budget an amount in capital outlay to cover those costs. We have created a Capital Fund account, Fund 41. In 2018, a facilities maintenance plan was developed to prioritize and address issues in the district. Starting in 2017 year, we were able to move carryover into the fund with the goal of \$100,000/year. As the budget is updated for FY22-23 we hope to continue to add a minimum of \$60,000 - \$70,000 annually.

### **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

### **If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

N/A

<b>Current Grant Request:</b>	\$475,708.66	<b>CDE Minimum Match %:</b>	54.00
<b>Current Applicant Match:</b>	\$495,125.34	<b>Actual Match % Provided:</b>	51.00
<b>Current Project Request:</b>	\$970,834.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The match will come from ESSER III Funds already obtained by Burlington Schools. The district has been working with CDE to identify and approve the use of the ESSER III funds for the identified projects within the requirements of the Federal Grant. If needed, Burlington Schools may possibly supplement the ESSER funds with funds from our Contingency Reserve Budget.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$970,834.00	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	184,000	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	749	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$5.28	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.78	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$4.50	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,296	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	246	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>	N/A		
<b>If match is financed, explanation of financing terms:</b>	N/A		

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$110,376,232	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$116,019,842		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$162,318	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$167,001		<b>Outstanding Bonded Debt:</b>	\$0
<b>Unreserved Fund Bal 19-20:</b>	\$2,175,337	<b>Total Bond Capacity:</b>	\$22,075,246
Statewide Median: \$3,102,240		Statewide Median: \$23,203,968	
<b>Median Household Income:</b>	\$49,488	<b>Bond Capacity Remaining:</b>	\$22,075,246
Statewide Avg: \$59,201		Statewide Median: \$11,500,738	
<b>Free Reduced Lunch %:</b>	58.50%		
Statewide Avg: 46.98%			
<b>Existing Bond Mill Levy:</b>	0		
Statewide Avg: 6.71			
<b>3yr Avg OMFAC/Pupil:</b>	\$5,898.22		
Applicants Median: \$2,381			

Division of Capital Construction

## BEST School District and BOCES FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

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

Under previous CCAB weights, the match requirement for BURLINGTON RE-6J would have been 51%. Under revised CCAB weights, the match requirement is 54%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**DURANGO 9-R - Durango Multiple Security Upgrades - Durango HS - 1977**

District:	Durango 9-R
School Name:	Durango HS
Address:	2390 MAIN AVENUE
City:	DURANGO
Gross Area (SF):	247,700
Number of Buildings:	2
Replacement Value:	\$108,249,191
Condition Budget:	\$53,494,617
Total FCI:	0.49
Adequacy Index:	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$11,314,532	\$8,826,912	0.78
Equipment and Furnishings	\$3,332,722	\$1,028,726	0.31
Exterior Enclosure	\$9,231,856	\$3,464,249	0.38
Fire Protection	\$2,410,675	\$64,438	0.03
Furnishings	\$2,689,354	\$1,702,489	0.63
HVAC System	\$23,598,622	\$15,907,725	0.67
Interior Construction and Conveyance	\$19,523,827	\$14,997,597	0.77
Plumbing System	\$5,088,304	\$2,899,280	0.57
Site	\$14,607,161	\$4,577,519	0.31
Structure	\$16,452,137	\$46,431	0.00
Overall - Total	\$108,249,191	\$53,515,366	0.49

**DURANGO 9-R - Durango Multiple Security Upgrades - Escalante MS - 1992**

District:	Durango 9-R
School Name:	Escalante MS
Address:	141 BAKER LANE
City:	DURANGO
Gross Area (SF):	110,800
Number of Buildings:	1
Replacement Value:	\$42,886,211
Condition Budget:	\$31,197,901
Total FCI:	0.73
Adequacy Index:	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,562,054	\$5,394,760	1.18
Equipment and Furnishings	\$1,840,112	\$2,007,657	1.09
Exterior Enclosure	\$4,452,603	\$684,335	0.15
Fire Protection	\$1,086,019	\$1,250,006	1.15
Furnishings	\$878,013	\$162,901	0.19
HVAC System	\$6,947,058	\$7,834,579	1.13
Interior Construction and Conveyance	\$10,323,053	\$6,004,074	0.58
Plumbing System	\$2,314,399	\$1,660,566	0.72
Site	\$6,295,153	\$6,199,025	0.98
Structure	\$4,187,748	\$0	0.00
Overall - Total	\$42,886,211	\$31,197,903	0.73



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

**DURANGO 9-R - Durango Multiple Security Upgrades - Park ES - 1957**

District:	Durango 9-R
School Name:	Park ES
Address:	623 EAST 5TH STREET
City:	DURANGO
Gross Area (SF):	65,500
Number of Buildings:	1
Replacement Value:	\$24,790,349
Condition Budget:	\$11,963,330
Total FCI:	0.48
Adequacy Index:	0.28



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,569,868	\$2,305,252	0.90
Equipment and Furnishings	\$1,223,400	\$554,359	0.45
Exterior Enclosure	\$3,462,184	\$918,876	0.27
Fire Protection	\$646,757	\$434,470	0.67
HVAC System	\$4,547,500	\$3,131,604	0.69
Interior Construction and Conveyance	\$5,935,844	\$2,702,243	0.46
Plumbing System	\$1,264,200	\$504,299	0.40
Site	\$1,706,806	\$1,412,226	0.83
Structure	\$3,433,789	\$0	0.00
<b>Overall - Total</b>	<b>\$24,790,349</b>	<b>\$11,963,329</b>	<b>0.48</b>

**DURANGO 9-R - Durango Multiple Security Upgrades - Florida Mesa ES - 1959**

District:	Durango 9-R
School Name:	Florida Mesa ES
Address:	216 HIGHWAY 172
City:	DURANGO
Gross Area (SF):	61,000
Number of Buildings:	1
Replacement Value:	\$22,821,896
Condition Budget:	\$11,100,542
Total FCI:	0.49
Adequacy Index:	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,400,291	\$1,757,681	0.73
Equipment and Furnishings	\$552,906	\$363,460	0.66
Exterior Enclosure	\$3,150,132	\$1,425,462	0.45
Fire Protection	\$679,580	\$14,526	0.02
HVAC System	\$3,202,965	\$1,598,399	0.50
Interior Construction and Conveyance	\$5,432,482	\$3,852,442	0.71
Plumbing System	\$1,221,798	\$771,649	0.63
Site	\$3,576,922	\$1,287,756	0.36
Structure	\$2,604,820	\$29,169	0.01
<b>Overall - Total</b>	<b>\$22,821,896</b>	<b>\$11,100,544</b>	<b>0.49</b>

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

**DURANGO 9-R - Durango Multiple Security Upgrades - Fort Lewis Mesa ES - 1961**

District:	Durango 9-R
School Name:	Fort Lewis Mesa ES
Address:	11274 Highway 140
City:	Hesperus
Gross Area (SF):	53,000
Number of Buildings:	1
Replacement Value:	\$17,303,861
Condition Budget:	\$9,894,546
Total FCI:	0.57
Adequacy Index:	0.26



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,214,830	\$1,505,488	0.68
Equipment and Furnishings	\$682,243	\$852,804	1.25
Exterior Enclosure	\$3,102,324	\$1,273,583	0.41
Fire Protection	\$591,979	\$14,526	0.02
Furnishings	\$155,656	\$194,571	1.25
HVAC System	\$1,852,503	\$1,628,940	0.88
Interior Construction and Conveyance	\$3,621,015	\$2,746,895	0.76
Plumbing System	\$951,301	\$555,724	0.58
Site	\$2,028,213	\$1,122,023	0.55
Structure	\$2,103,797	\$0	0.00
Overall - Total	\$17,303,861	\$9,894,554	0.57

**DURANGO 9-R - Durango Multiple Security Upgrades - Sunnyside ES - 1962**

District:	Durango 9-R
School Name:	Sunnyside ES
Address:	75 CR 218
City:	DURANGO
Gross Area (SF):	53,500
Number of Buildings:	1
Replacement Value:	\$19,022,182
Condition Budget:	\$6,195,248
Total FCI:	0.33
Adequacy Index:	0.27



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,004,681	\$1,154,379	0.58
Equipment and Furnishings	\$654,227	\$260,925	0.40
Exterior Enclosure	\$2,972,222	\$944,462	0.32
Fire Protection	\$597,454	\$14,526	0.02
HVAC System	\$3,686,813	\$523,075	0.14
Interior Construction and Conveyance	\$2,948,624	\$2,016,284	0.68
Plumbing System	\$884,546	\$280,950	0.32
Site	\$3,068,079	\$1,000,647	0.33
Structure	\$2,205,538	\$0	0.00
Overall - Total	\$19,022,182	\$6,195,248	0.33

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** DURANGO 9-R

**County:** LA PLATA

**Project Title:** Durango Multiple Security Upgrades

**Applicant Previous BEST Grant(s):** 7

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

The District encompasses an area of approximately 1,100 square miles in the southwestern portion of the State and contains the City of Durango (the "City") and western portions of La Plata County (the "County"). The District's enrollment for October 2020 was 6,711 students (headcount). 9-R currently has eight elementary schools (including one charter elementary school), two middle schools, and two high schools. Two CSI charter schools are currently operating in the district: a charter high school which began operating in the 2009-10 school year which currently operates with grades 9 through 12, and a charter middle school which began operating in the 2011-12 school year. The district shares mill levy override and bond proceeds with the CSI charter schools.

The mission of Durango School District 9-R, an innovative educational system committed to excellence, is to ensure each student develops the skills and attributes for lifelong learning and has the ability to compete and contribute in the global community, by guaranteeing equitable educational opportunities in a safe and healthy environment.

We strive to create a learning environment where all students own their learning, act on their learning, and impact their community. Learners must be actively engaged, and we are dedicated to personalizing learning based on each student's strengths and needs. Our role as a school district is to provide learning opportunities where students develop their critical thinking, collaboration, creativity, and communication skills. A personalized, competency-based approach to teaching and learning the standards and a community of collaborative learning will prepare students for post-secondary success.

## Deficiencies associated with this project:

The district maintains a five-year capital projects plan to monitor the condition of its current facilities and plan for scheduled repair and maintenance. In the winter of 2019, the district engaged an outside provider, Hard/Coplan/Macht (HCM), to review district properties and assist the district and Board in evaluating the best ways in which to utilize its existing properties and to plan for future needs. HCM proposed several possible approaches to providing facility improvements for the district facilities. These potential projects were presented at numerous staff and community meetings to garner input. They were also presented in online surveys to gauge support for which should be prorated with budgets in mind. The projects presented included the following: School Building Replacement, district-wide initiatives security, energy, technology, and CSI charter school support. The Long-Range Facility Planning Committee (LRFPC), and the planning team recommended that the district should begin with some strategic school facility replacements along with an initial package of improvements that would address security, expanding facilities that would address curriculum needs, and catch up on deferred maintenance across the schools. This detailed facility needs, "Master Plan" was provided to the Board of Education in February 2020. Included in the Master Plan was a plan for funding the projects, "At the time of this report, the school district intends to seek project funding through a bond election in the fall of 2020. To supplement to the bond funding, the district will pursue a State-funded B.E.S.T. grant (Building Excellent Schools Today) for safety and security upgrades across multiple schools. This grant program would provide funding for up to 24% of the costs of the security upgrades. An additional grant will be considered for replacing

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Florida Mesa Elementary. The District has been unable to meet ongoing maintenance needs, so a portion of the bond would be dedicated to deferred maintenance on all facilities. This in combination with an increased annual capital reserve would allow the district to “catch up” and keep up with continuing maintenance requirements.”(Master Plan, page 244)

The Master Plan highlighted main entry secured vestibules as a deficiency and in need of improvement for all of the schools. The district needs to add double entry door designs to the listed schools. These vestibules will allow the district to control access to the main building and will provide a secure area for visitors to be identified before they are allowed access to the main building. With the controlled access you can reduce security issues such as students opening doors for visitors, visitors bypassing check in points, direct access to the building from potential attackers, non and an area where administration can meet and direct distraught parent.

Secured vestibules are another layer of protection that can stall an intruder and and give law enforcement time to respond to threat.

A: The District has multiple layers of access controls to include:

- Online Smart Card Employee Identification/Building Access Badges – all staff sign a district policy of use when issued their employee ID badge. Badges are programmed for specific buildings, specific times and dates per the employee job specifications.
- Video/Audio Buzz Entry systems at the front door of all schools with the only exception of Durango High School where we post two (2) full-time security specialists.
- Raptor Visitor Management System installed on all school campuses.

Our constraints with the current access control systems is are inability to secure our visitors in a vestibule. A vestibule will allow our visitors to conduct most if not all business with the front office staff and provide uninterrupted school activities (teaching and learning)!

The school district passed a bond in 2002 and it allowed the district to create main entrances that allowed line of site for school officials to see who was entering the main entrance. These main entrances allowed the district to install electronic access controls and have an airlock with another set of doors. The second set of doors do not have electronic access controls. Once a visitor has been let into the school, they have free access to the rest of the building. Visitors to the school can unknowing allow someone to piggyback with them as they gain entry, or be the nice person and allow the visitor to enter without the administration being aware. Secure vestibules that have a proper reception area allow visitors to be directed into the building or into a secure waiting room adjacent to the administration office. The doors that enter the building or the administration area from the secured vestibules will have electronic access control.

Also, under the BEST Public school facility construction guidelines adopted 12/17/20.

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.

### **Diligence undertaken to determine the deficiencies stated above:**

The Districted adopted the Safety and Security Guidelines for Facility Design – School District 9-R on July 23, 2021.

The purpose of The Safety and Security Guidelines for Facility Design are standards used by design professionals to prevent and minimize threats to a facility and its occupants. They identify planning exercises, design strategies, spatial relationships, and other design or programming elements that impact safety, security, and mental well-being. When properly aligned with the District’s mission, the Guidelines enhance educational and community outcomes by creating clear standards that are in

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

line with desired outcomes.

The intended use of the guidelines are for use in the design of school renovations and new construction projects. They describe the essential components of school safety and security and explain how the school campus will support the academic programs and vision of the school's leadership. The Guidelines are primarily intended for use by architects and project planners. However, they also serve as an important tool for communicating the District standards to all project stakeholders, including:

- Students, parents, and families
- Faculty and administrators
- Civic leaders and community members
- First responders and law enforcement
- Project design and construction partners

The report gives guidelines for the building perimeter including, exterior doors and glazing and front main entry. For the front/main entry the guidelines provide an option for pre-k/elementary school and middle/high school entry sequence. Both entries provide for a secured vestibule with access to a reception waiting area before a visitor would access the main school. The reception desk will have controls to a Aiphone, electronic door locks, and emergency lockdown activation. Both the door coming into the reception area and leaving the reception area would have electronic locks with card readers.

The district also reviewed the public school facility construction guidelines for CDE that was adopted 12/17/20.

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 site 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).

### **Proposed solution to address the deficiencies stated above:**

The district needs to add double entry door designs to the listed schools. These vestibules will allow the district to control access to the main building and will provide a secure area for visitors to be identified before they are allowed access to the main building. With the controlled access you can reduce security issues such as students opening doors for visitors, visitors bypassing check in points, direct access to the building from potential attackers, non and an area where administration can meet and direct distraught parent.

Secured vestibules are another layer of protection that can stall an intruder and and give law enforcement time to respond to threat.

While there are many important systems and equipment in a school, perhaps none is more important than a secure entry system. When parents send their kids off to school, they put their trust in the school that that they will keep their children safe and secure . They expect the school to be prepared to handle any emergency and keep their children out of harm's way. A secure vestibule system is one such system that can help keep students and staff maintain a safe, secure and welcoming environment.

The district was able to secure a Joint Budget Committee (JBC) Distribution Grant in the summer of 2020 . The JBC Distribution grant provided dollars to provide secure vestibules for Animas and Needham Elementary. This leaves Durango High School, Escalante Middle School, Florida Mesa Elementary, Fort Lewis Mesa Elementary, Park Elementary, and Sunnyside Elementary to be included in the BEST grant. As part of the overall Bond work the district has contracted with a design firm to design and estimate the cost for the secured vestibules for all schools. The district is only requesting BEST matching dollars for the construction costs for the six schools listed above.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The scope of work for each school is listed below.

Durango High School will construct a wall further into the building to allow for a secure vestibule inside of the first set of doors. In this space we will build 3 sets of doors to the north-east that will have electronic locks that can be opened when the students enter or leave the school at the beginning or the end of the day. The design also provides for a door on the south side of the vestibule that will provide entrance into a reception area within the administration office. This door will also have electronic locks. All electronic locks will be controlled by the receptionist that has line of site through a bank of windows to the front doors, second set of doors to enter the school, and the door into the administration building. The district has several cameras pointing to the entryway and vestibule that provide a direct feed to the security director, school administration, and high school security personnel.

Escalante Middle School currently has a door that opens into a large common area in the front of the school. This door has an electronic lock that has a card reader and a Aiphone at the entrance. The new design will allow for a true secured vestibule after a visitor enters the front door with a door to the north and a door to the west that enters the main school. The design also provides for a door on the east that will enter into a secured reception area. The receptionist will have control of Aiphone, electronic door locks, and line of site to the doors. The district has several cameras pointing to the entryway and vestibule that provide a direct feed to the security director, school administration, and school security personnel.

Florida Mesa Elementary School entry way currently has a small airlock inside of the door that has doors that enter the main building. The new design will push back the second set of doors to allow a secured vestibule with electronic door locks on the doors into the main building and the door to the administration area. The receptionist will have line of site to all of the doors in the secured vestibule and will have control of the Aiphone, and electronic door locks. The district has several cameras pointing to the entryway and vestibule that provide a direct feed to the security director, and school administration.

Fort Lewis Elementary School is a school that is located 25 miles from Durango. The school currently has a small, secured vestibules. This school requires addition of some technology so that all of the doors leaving the vestibule area will have electronic card readers. The receptionist will have line of site to all of the doors in the secured vestibule and will have control of the Aiphone, and electronic door locks. The district has several cameras pointing to the entryway and vestibule that provide a direct feed to the security director, and school administration.

Park Elementary School currently has a small airlock as you walk into the building. The school has an Aiphone on the outside and electronic lock access. The proposed design will create a larger access inside of the main doors and a secured entry to the administration area with a waiting room. There will also be new electronic doors with a secured access that will lead to the rest of the building. The receptionist will have line of site to all of the doors in the secured vestibule and will have control of the Aiphone, and electronic door locks. The district has several cameras pointing to the entryway and vestibule that provide a direct feed to the security director, and school administration.

Sunnyside Elementary School is located 10 miles from Durango and has an adequate size vestibule that will be secured with electronic locks on the inside doors. A door will be installed to the right as you walk in so that you can enter the reception area from the secured vestibule. The door to the left allows you to enter the library that is public after-hours library The receptionist will have line of site to the doors in the secured vestibule and will have control of the Aiphone, and electronic door locks. The district has several cameras pointing to the entryway and vestibule that provide a direct feed to the security director, and school administration.

### **Due diligence undertaken in defining the stated solution:**

The district contracted with RTA architects to provide architectural services including validation of proposed scope of work and budgets, design services, construction documents, permitting and bidding process, and construction administration services for secured vestibules and security improvements for Durango High School, Escalante Middle School, Florida Mesa Elementary, Fort Lewis Elementary, and Sunnyside Elementary.

RTA provided schematic designs for each of the buildings with two primary approaches to the scope of work. The first approach was solutions based on the district's preferred approaches to secure vestibules. Renovation of the administrator

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

areas will include reconfiguration of existing walls, reconfiguration of mechanical and electrical, replacement of ceilings and light fixtures, new casework and reception desk, and potential modification of fire alarm panels as noted on the concept drawings. As described, these scopes will exceed the construction budget of \$808,813.00. The second approach will be enhancements of current vestibule configurations. This approach includes limited scope of work including upgrades to door hardware, secure pass-through bullet resistant transaction windows, and install intrusion resistant film (3M Scotchshield safety and security window film SH8CLARL) to existing glazing.

The district is asking RTA to move forward with the first approach.

The designs and cost estimates were delivered to the district on December 28, 2021.

### How urgent is this project?

If 9-R is not awarded the Best Grant we will not be able to finish the secured vestibule work in the 4 elementary schools. We are moving forward with Durango High School and Escalante Middle School this summer and the 4 elementary schools were slated for the summer of 2023 and 2024.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### How does the applicant plan to maintain the project if it is awarded?

The district maintains a five-year capital projects plan to monitor the condition of its current facilities and plan for scheduled repair and maintenance. The district budgets between \$1.1M and \$1.6M to fund capital projects each year. The district will include in its budget dollars for electronic locks, iPhones, cameras, and the other technology requirements for the secured vestibules.

**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:**

Durango 9-R School District is a high-performing district serving about 4733 students in Durango, Colorado and surrounding La Plata County. The district includes seven elementary schools, two middle schools, and one high school. The newest facility was completed in 2004; the oldest school was originally built in 1951. Although there have been steady maintenance projects and security improvements to the district schools, the last major effort involving a district bond with facility upgrades was completed in 2004. Included in the 2002 bond work was work to improve the entrances to all of the schools. Improvements were completed that allowed district administration offices to be moved close to the entrances of all schools and allow site lines from the offices to the entryway of the buildings.

In the summer of 2019, the district engaged the planning team of Hord Coplan Macht Architects of Denver, with Flanagan Architecture Inc, of Durango, to conduct a Master Plan study of its school facilities.

Prior to the Master Plan, Durango 9-R organized a Long-Range Facility Planning Committee with broad representation and expertise from the local community. This committee provided guidance on what the plan should achieve, what improvements should be proposed to the community, and strategy for meeting district needs. Early in the process, through discussions with the Board of Education, the Long-Range Facility Planning Committee, and the Master Plan Executive Team, a set of overall guiding principles was established. These principles served as goals for the master plan in relation to school facilities:

- Enhancing safety and security for all schools
- Supporting high performance and operational efficiency for all schools
- Providing flexible, adaptive learning environments for today's students
- Addressing current and future facility needs based upon Strategic prioritization and community interests

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The district has budgeted about 1.1million to 1.6 million each year for capital improvements. For 19/20 Budget YearPark Roof Replacement150,000, Park Playground Concrete 15,000, DHS Fire Alarm 340,000, Animas Boiler260,000, Needham

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Playground 265,000, Florida Mesa Elementary and Park Elementary Freezer 35,550, Grounds and Snow Equipment 89,000, Design work for new culinary class 10,000, Park Drainage Issues 6,000, Elementary Parking lot repair 31,240, Fiber Optic Relocate 5,000, Mater Plan 150,000 20/21 Budget Year Escalante boiler 314,000, Sunnyside Re-Roof 110,000, Fire Panels for Fort Lewis Elementary and Needham Elementary 200,000, Florida Mesa well reconfiguration 200,000, Bus purchase 185,000, Animas Valley boiler 300,000 21/22 Budget Year Transportation parking lot paving 200,000, Replacement of custodial equipment 50,000, Replacement of kitchen equipment 30,000, Durango High School tennis court resurfacing 25,000, sand, restripe, and recoat gym floors (all buildings) 90,000, upgrade bell system at Park Elementary 200,000, upgrade fire alarm system Needham 160,000, upgrade fire alarm system at Fort Lewis Mesa Elementary 160,000, Replace Durango High School West Wing flooring 45,000, Durango High School Turf Replacement 400,000, Fort Lewis Mesa Water treatment and chlorination 10,000, Durango High School Gym floor replacement 250,000, Fort Lewis Mesa playground 50,000

### What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?

9-R was awarded a JBC Distribution Grant in 2019 that will pay for the scope of work for secured vestibules in two of their elementary schools, Needham Elementary and Animas Elementary. This scope of work is not included in the BEST application.

### How do you budget annually to address capital outlay needs in your district/charter?:

The district maintains a five-year capital projects plan to monitor the condition of its current facilities and plan for scheduled repair and maintenance. The district sets aside dollars each year for the replacement and repair for electronic locks, Aiphones, security cameras and card readers.

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

N/A

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$563,531.92	<b>CDE Minimum Match %:</b>	72.00
<b>Current Applicant Match:</b>	\$1,449,082.08	<b>Actual Match % Provided:</b>	72.00
<b>Current Project Request:</b>	\$2,012,614.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	The match will come from the passage of the 2020 bond.	
<b>Total of All Phases:</b>	\$2,012,614.00	<b>Escalation %:</b>	12.56
<b>Affected Sq Ft:</b>	4,037	<b>Construction Contingency %:</b>	11.41
<b>Affected Pupils:</b>	2,752	<b>Owner Contingency %:</b>	6.98
<b>Cost Per Sq Ft:</b>	\$498.54	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$498.54	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$731	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	214	<b>Who owns the Facility?</b>	District

### If owned by a third party, explanation of ownership:

N/A

### If match is financed, explanation of financing terms:



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$90,000,000
<b>Assessed Valuation:</b>	\$1,353,354,610	<b>Year(s) Bond Approved:</b>	20
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$301,482	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$8,839,211	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$70,782	<b>Outstanding Bonded Debt:</b>	\$113,565,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	27.20%	<b>Total Bond Capacity:</b>	\$270,670,922
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	5.776	<b>Bond Capacity Remaining:</b>	\$157,105,922
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,559.95		
Applicants Median:	\$2,381		

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

**Liberty Common School - Liberty Common ES Playground Safety Upgrades - Liberty Common ES - 1997**

<b>District:</b>	Poudre R-1
<b>School Name:</b>	Liberty Common ES
<b>Address:</b>	1725 SHARP POINT DRIVE
<b>City:</b>	FORT COLLINS
<b>Gross Area (SF):</b>	58,325
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$18,378,775
<b>Condition Budget:</b>	\$6,620,552
<b>Total FCI:</b>	0.36
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,599,120	\$2,685,989	1.03
Equipment and Furnishings	\$542,379	\$329,679	0.61
Exterior Enclosure	\$3,576,361	\$234,018	0.07
Fire Protection	\$708,996	\$2,551	0.00
HVAC System	\$1,403,542	\$147,524	0.11
Interior Construction and Conveyance	\$3,663,177	\$1,461,445	0.40
Plumbing System	\$1,067,631	\$702,863	0.66
Site	\$2,132,413	\$1,056,484	0.50
Structure	\$2,685,154	\$0	0.00
<b>Overall - Total</b>	<b>\$18,378,775</b>	<b>\$6,620,553</b>	<b>0.36</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** Liberty Common School

**County:** Larimer

**Project Title:** Liberty Common ES Playground Safety Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> New School         | <input type="checkbox"/> Roof               | <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Water Systems                |
| <input type="checkbox"/> School Replacement | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting  | <input checked="" type="checkbox"/> Facility Sitework |
| <input type="checkbox"/> Renovation         | <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> Land Purchase                |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> HVAC               | <input type="checkbox"/> Energy Savings  | <input type="checkbox"/> Technology                   |
| <input type="checkbox"/> Security           | <input checked="" type="checkbox"/> ADA     | <input type="checkbox"/> Window Replacement  |   |
| <input type="checkbox"/> CTE: N/A           |   | <input checked="" type="checkbox"/> Other: Safety replacement of outdoor playground structure. |   |

## General background information about the district / school:

In 1997, a band of indefatigable parents successfully opened Liberty Common School as a charter school within the Poudre School District.

Our mission is to provide excellence and fairness in education through a common foundation. This is achieved by teaching a contextual body of organized knowledge, the values of a democratic society, and the skills of learning. The educational program includes the Core Knowledge Sequence, Emphasis on Literacy, Solid Skill Development, Thinking Framework, Character Education, and Physical Education.

The school is governed by a parent-run Board of Directors. Liberty Common School administration and Board of Directors have a strong track record of fiscal responsibility.

The K-6 school campus includes an outside area that includes 2 separate playgrounds. The Kindergarten playground was built in 2018, and a playground for grades 1-6 was built in 1999 and is the subject of this grant application.

## Deficiencies associated with this project:

The existing playground structure for Liberty Common students grades 1 to 6 is deficient in age and condition. The multi-level structure is 22 years old, has significant visible damage and wear, and is 2 years past its expected 20-year useful life. The primary concern with the play structure is the safety of the 600+ students and community children who use it daily, sometimes from dawn until dusk. It is estimated that children play on the structure for an average of 35 hours/week.

First, the pea gravel safety surfacing under the structure does not meet compliance standards in 2 key areas: 1) Fall height attenuation, and 2) ADA accessibility. Pea gravel surfacing only protects up to five feet for fall height attenuation (US Consumer Products Safety Commission Standard 2.4 table 2 and National Program for Playground Safety checklist). The existing structure in this space has multiple decks (up to 3) that have play surfaces over 6 feet in height. As such, the existing pea gravel does not meet the standard for impact attenuation for elevated play falls. Also of note, pea gravel is not considered an ADA compliant surface material.

Second, due to the advanced age of the existing structure, rubberized coatings are oxidizing and peeling off. Many decks have worn through to bare metal and rust is visible; there is also a noticeable amount of chipped powder coating on the rails and metal climbers, which is non-compliant. Per CPSC guideline 2.5.4, "Painted surfacing should be maintained to prevent corrosion and deterioration". Rusting of the bolts and attachment points make the playground less structurally sound.

Importantly, analysis of our student injury data over the past two and a half years that specifically relates to the play structure shows an average of 25 injuries (defined as requiring school nurse first aid) per semester. We saw a significant increase to 43

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

injuries this past fall semester (see charts in Liberty\_Injury\_Log 2019-2022.xlsx). This equates to nearly 1 in 12 or 8% of our students grades 1 through 6 had at least one play structure related injury – 4 times higher than the national rate of play structure injuries, which is 1 in 50 or 2%.

Playground injuries are primarily due to falls from the structure onto the pea gravel surface and scrapes and bumps from contact with exposed metal surfaces.

Through our study of how to improve our play structure safety, we learned of another deficiency: Lack of signage that informs families and community users of age appropriateness for the equipment. In sum, our aim is to address these key deficiencies decisively and imminently, so the safety of our children and community can be assured.

### **Diligence undertaken to determine the deficiencies stated above:**

Liberty has used both the Consumer Product Safety Commission Playground Safety Handbook and National Program for Playground Safety Checklist to identify safety issues with the current structure (see CPSC Playground Safety.pdf and NPPS for CPSC Final Report 10.31.19.pdf). Playground issues identified in the CDE School Report report for Liberty Common Elementary were consider (see pp20-21 of 220124-Liberty\_Common\_ES.pdf). The Directors of the City of Fort Collins Parks and Poudre School District Facilities were consulted for their recommendations on useful life and the latest safety standards (see FC Parks Play Structure Recommendations.pdf). Recommendations on the condition and deficiencies of our current structure have been obtained from a certified expert at one of the vendors and consider by the Liberty team (see 2022 Liberty Common Play Structure Letter.pdf).

### **Proposed solution to address the deficiencies stated above:**

Our team of administrators, facilities managers, board members and parents have conducted a search for NPPS compliant playground structures via several vendors that would suit our active school and community population. We have collected two quotes from vendors to date, each of whom has a demonstrated expertise in the industry concerning playground safety, and equipment durability, and play trends (what children want and like).

The planned solution is to: 1) Remove the existing play structure; 2) Discard the pea gravel surface; 3) Install an accessible engineered wood fiber surface (EWF) that is recessed to be level with the surrounding ground. This type of surface provides fall height protection up to 7 feet while the new structure's maximum height is 6 feet; 4) Install a new, CPSC and NPPS compliant play structure that is designed for use by up to 72 children; 5) Includes the ADA required number of ground level activities and a surface designed to meet ADA accessibility standards and 6) Install the necessary signage.

### **Due diligence undertaken in defining the stated solution:**

The proposed solution follows both the Consumer Product Safety Commission Playground Safety Handbook and National Program for Playground Safety Checklist as well as on-site inspection and consultation with potential vendors.

### **How urgent is this project?**

Upon review of our current play structure, and with our children's safety top of mind, we have prioritized its replacement in the next one to two years. Fred "Mister" Rodgers said, "Play is often talked about as if were a relief from serious learning, but for children play is serious learning. Play is really the work of childhood."

Liberty Common School has always regarded physical education as an absolute necessity for the proper formation of children. At Liberty Common School, we view physical education, sports and non-competitive play as a vital piece of our classical orientation. It is our aim to revive and promote the ancient Athenian understanding of education—the concept that cognitive arts train the soul, while "gymnastics" (physical education) train the body. Physical education, athletics and indeed midday recess, are co-curricular. They provide a setting where students can display and practice the knowledge and virtue learned in the classroom.

If Liberty were to remove and not replace this structure, a key tool in how we teach fitness and character within our curriculum would be lost, not to mention the creative growth and friendships that emerge from imaginative play.

The CDE Facilities Deficiency report for Liberty Common Elementary notes both the elementary play structure and pea gravel surface are past their useful life and replacement is required. Both PSD and the City of Fort Collins Parks replace their play

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

structures at 15-20 years. In the past few years, three slides have been replaced or removed, and it is expected that required repairs will become more frequent as the structure continues to age. Unfortunately, parts availability has become an issue of concern; replacement parts for a structure of this age are increasingly difficult if not impossible to procure.

As shown in the data above, the play structure injury frequency is increasing in part due to the deterioration of the structure and underlying surface. The Liberty Common board, administration, staff and parents feel strongly that action needs to be taken soon and have made it part of our 2021-22 fundraising priority (noted below).

As the second full school year of the Covid pandemic comes to a close, it has become increasingly clear how critically important it is for elementary students to engage in regular outdoor physical activity and social play. Pre-pandemic, 30% of Liberty students consistently achieved Presidential Fitness Level versus the national average of 20%. Last year, Liberty's percentage dropped to 25% in part due to reduced physical activity induced by Covid restrictions (see LCS-LCHS PE Dept Report 2021-22.pptx). At Liberty Common, our students have been in the classrooms and on the playground since August 2020, allowing for continued enjoyment of outdoor play time and in-person learning.

Liberty Common School is executing a 3-prong strategy to fund this project: One-third of funding will come from Liberty community fundraising, one third from our school's operational budget and one third via grant funding. We initiated the fundraising portion in December via Liberty's annual campaign entitled, "Let Them Play!" (see 2021 Liberty Year End Appeal Letter.pdf) If this BEST grant is awarded to us, installation of a new structure is projected for the summer of 2023 (not sooner due to vendor lead times). Without grant assistance, the installation date will likely stretch to 2024 or 2025 (estimated time to raise/allocate additional funds).

With your generosity, we have an opportunity to move swiftly and prevent further injuries and continued degradation of the structure. We would have the ability to implement this project one to two years sooner and ensure that Liberty Common students and community users can continue to experience the joy of play on a safe structure. Thank you for reviewing our application. We hope you will consider partnering with us to "Let Them Play!"

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

Jay Montez (Facilities Coordinator) plans to do monthly inspections of the new structure to check for loose connections, broken parts, and wear and tear. The engineered wood fiber surfacing will be installed so that it is slightly lower than the surrounding area and curbing so that it tends to stay where intended underneath the play structure. Routine maintenance will be part of our ongoing general annual budget. Liberty Common School consistently attempts to maintain a healthy Assigned Fund Balance in Fund 43 (Building/Capital Reserve/Capital Projects) by ensuring annual expenditures consistently fall below revenues (see Board Resolution - FY22 Fund 43 Commitments.pdf) for the current fiscal year. The expected life of the new play structure unit is 15-20 years, so planning for capital needed for replacement will be added to Liberty's forward-looking capital plan in the next 10 years.

**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 facility was purchased in the summer of 1997 and was previously a toothpaste manufacturing facility. Renovation was immediately undertaken and completed that summer to create classrooms for instruction when it opened in the fall of 1997. This building purchase and renovation was the most cost effective solution of many explored that fit the timeline between when our charter was approved late that spring and when the school needed to open.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

During the first few years many furnishings were added and small projects completed to make the building more fit for educating students. In 1999, a combined gym and stage were added as well as the outdoor playground and track. More recent capital projects include the addition of a vestibule in 2016 to improve the security of the facility. The front parking lot was resurfaced in 2017. In 2019 and 2020, HVAC improvements were made including needle point bipolar ionization for COVID

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

mitigation. All upper level windows were replaced to prevent water intrusion in 2020.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

We are investigating other grant sources but have not applied for any others at this time.

**How do you budget annually to address capital outlay needs in your district/charter?:**

As part of its annual planning process, Liberty Common School considers improvement and preventative maintenance requirements identified in its Five-Year Expense Plan that is informed by Terracon property condition reports commissioned in 2019. In addition to budgeting for these Capital Project priorities, Liberty Common School consistently attempts to maintain a healthy Assigned Fund Balance in Fund 43 (Building/Capital Reserve/Capital Projects) by ensuring annual expenditures consistently fall below revenues (see LCS - Five-Year Facilities Expense Planning.pdf, Terracon - 1725 Sharp Point Dr. Property Condition Report.pdf and Board Resolution - FY22 Fund 43 Commitments.pdf).

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$102,340.00	<b>CDE Minimum Match %:</b>	66.00
<b>Current Applicant Match:</b>	\$198,660.00	<b>Actual Match % Provided:</b>	66.00
<b>Current Project Request:</b>	\$301,000.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Liberty Common School plans to fund this project through one third Liberty community fundraising, one third from our operational budget and one third via grant funding. The fundraising portion was kicked off in December via Liberty's annual campaign which for 2021-2022 is themed "Let Them Play". Liberty's 2021-22 annual budget is on track for enough surplus to set aside the remaining one-third for the 2023 installation date (if the grant is awarded).
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$301,000.00	<b>Escalation %:</b>	15
<b>Affected Sq Ft:</b>	2,060	<b>Construction Contingency %:</b>	15
<b>Affected Pupils:</b>	607	<b>Owner Contingency %:</b>	15
<b>Cost Per Sq Ft:</b>	\$146.12	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$146.12	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$496	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	96	<b>Who owns the Facility?</b>	OtherFacilities

**If owned by a third party, explanation of ownership:**

Leasing from Liberty Common School Building Corp entity whose sole purpose is to hold the title and bond and provide full use and enjoyment of this facility to Liberty Common School.

**If match is financed, explanation of financing terms:**

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

N/A

## Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25	<b>CECFA or financing attempts:</b>	3
<b>&lt; 10% district bond capacity?</b>	N	<b>Enrollment as % of district:</b>	4.03%
<b>Authorizer Bond Attempts:</b>	1	<b>Free Reduced Lunch %</b>	0
		Statewide Avg: 46.98%	
<b>Authorizer MLO Attempts:</b>	0	<b>% of PPR on Facilities:</b>	8
<b>Non-BEST Capital Grants:</b>	0	<b>FY21-22 CSCC Allocation:</b>	\$345,828.48
<b>3yr Avg OMFAC/Pupil:</b>	\$1,152.72	<b>Unreserved Fund Bal % Budget:</b>	28.6
Applicants Median:	\$2,381	Applicants Median:	11%
<b>Who will facility revert to if school ceases to exist?</b>	The facility would be sold at market value with the proceeds used to pay off the remaining bond principal and any remaining assets reverting to Liberty Common School.		



Jennifer VanWormer  
 9916 County Road 48 ½, Milliken, CO 80543  
 (970) 420-6796  
[www.goplayplaygrounds.com](http://www.goplayplaygrounds.com)

January 21, 2022

Liberty Common School  
 1725 Sharp Point Drive  
 Fort Collins, CO 80525

To Whom It May Concern:

I am a Certified Playground Safety Inspector who was invited to visit the school-age playground at Liberty Common School. It is my professional recommendation that it is time to update the equipment and surfacing at this location based on several observations about the existing playground space made during my visit.

First, the existing playground structure is approaching the end of its useful life. Commercial playground structures are expected to last 15 – 20 years. The structure at Liberty Common is approaching 22 years in age and is beginning to show wear. In the past few years, three slides on the structure have been replaced and it is expected that required repairs will become more frequent as the structure continues to age. It should additionally be noted that parts availability for a structure of this age will be expected to become increasingly difficult to procure.

Further, due to the age of the existing structure many of the decks have worn through to bare metal and are starting to rust and there is a large amount of chipped powder coating on the rails and metal climbers. Per CPSP guideline 2.5.4, “Painted surfacing should be maintained to prevent corrosion and deterioration”.

Finally, the existing pea gravel safety surfacing in this playground does not meet compliance standards for ADA accessibility nor for the fall height attenuation. The playground has a rubber tile access path to the transfer platform on the play structure, however there is no accessible route for a return path once a child has accessed the structure. Pea gravel is not considered an ADA compliant surface material. In addition, pea gravel surfacing maxes out at 5’ for fall height attenuation (CPSC Standard 2.4 table 2). The existing structure in this space has multiple decks and events that have play surfaces over 6’ in height. Therefore, the existing pea gravel does not meet the standard for impact attenuation for these elevated play events.

For these reasons, I would recommend renovating the school-age playground at Liberty Common School. Please let me know if I may be of any further assistance.

Sincerely,

Jennifer VanWormer, M.Ed., CPSI





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

**MOFFAT COUNTY RE:NO 1 - Moffat County HS Heating Controls and Wiring - Moffat County HS - 1981**

<b>District:</b>	Moffat County RE-1
<b>School Name:</b>	Moffat County HS
<b>Address:</b>	900 FINLEY LANE
<b>City:</b>	CRAIG
<b>Gross Area (SF):</b>	179,858
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$60,284,629
<b>Condition Budget:</b>	\$35,365,852
<b>Total FCI:</b>	0.59
<b>Adequacy Index:</b>	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,668,784	\$8,826,022	1.15
Equipment	\$2,753	\$2,753	1.00
Equipment and Furnishings	\$1,240,097	\$1,398,444	1.13
Exterior Enclosure	\$3,030,911	\$1,305,796	0.43
Fire Protection	\$592,689	\$809,817	1.37
Furnishings	\$864,173	\$1,080,217	1.25
HVAC System	\$12,752,316	\$4,154,455	0.33
Interior Construction and Conveyance	\$11,876,173	\$6,964,112	0.59
Plumbing System	\$2,909,285	\$2,775,646	0.95
Site	\$8,339,661	\$8,858,406	1.06
Structure	\$11,007,788	\$0	0.00
<b>Overall - Total</b>	<b>\$60,284,629</b>	<b>\$36,175,668</b>	<b>0.60</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MOFFAT COUNTY RE:NO 1

**County:** MOFFAT

**Project Title:** Moffat County HS Heating Controls and Wiring

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Moffat County is in the northwest corner of Colorado and is the 2nd largest county by area. Moffat County RE:1 is the only school district in the county and it serves approximately 2,118 students across its 4,751 square miles. Low income students comprise 43% of the student population. The school district employs approximately 330 full and part time staff. Moffat County High School has a student population of 566 students with low income students comprising 31% of the student population.

Moffat County High School was built in 1981 and has 179,558 square feet and the adjacent Vocational Agricultural building has 20,885 square feet. The FCI of the facility was calculated to be 0.55 as part of the Master Plan that was completed in the 2019-20 school year.

Due to its remote location, district equipment and facility maintenance is largely accomplished with in house licensed and certified staff which provides faster, more economical and often higher quality work than can be provided by out of town contractors. A bond election in November 2021 failed by a margin of 65% to 35% despite significant matching funds provided by an already awarded BEST Grant. An election for EMS services in the county also failed by a similar margin. The community is faced with a significant loss of its tax and employment base in the next 3-8 years. Two local coal mines and a three unit power plant have announced plans to close between 2025 and 2030. They are significant contributors to the community tax base. It is important to understand that Moffat County is a very conservative county and that energy development has been an important cultural and economic driver in the community. The community is now grappling with the inevitable shift in their local economy. Layoffs have already started occurring related to the plant and mine closures. As can be seen by the recent results, additional tax levies will be very difficult to pass while the fear and uncertainty around these closures exists.

## Deficiencies associated with this project:

All of the HVAC systems in buildings in Moffat County School District can be controlled from the maintenance offices of the district except for MCHS. MCHS is on a separate system that was installed at the time of construction and is well past its useful life. In addition, there was a fire in the theatre area of MCHS in 2009 which damaged the heating control wires. This damage was not discovered immediately and these wires were not replaced as part of the repairs. When the discovery was made, the insurance claim was closed. These damaged wires have led to significant trouble controlling the heating system of the building. So now, only about 1/3 of the building can be controlled from the antiquated system that was installed in 1981. This had led to difficulty in controlling the temperature throughout the buildings as these areas are now controlled manually which is very inefficient.

It leads to a great deal of extra work for our HVAC technician and affects the ability of students and teachers to focus on their work in the winter months due to uncomfortably hot and cold temperatures. These hot and cold temperatures are often happening at the same time in various areas throughout the building. Maintenance troubleshooting is difficult at best both for identifying needed repairs and simply adjusting the temperature in these hot and cold areas. Since 2009, the district has installed new boilers, isolation valves, zone valves, heating pumps and thermostats in our best effort to alleviate these issues.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

After all of these repairs, the issues remain.

## **Diligence undertaken to determine the deficiencies stated above:**

A master plan was completed in 2020 and district wide BEST Grant application was submitted based on this master plan. The BEST Grant was awarded in 2021 and was contingent on passage of a bond in our community. The bond failed as noted by a margin of 65% to 35%.

Based on these results, a capital committee was formed to identify the most pressing needs of the district that are especially affecting employee moral and student learning. A project at the top of that list was the heating system and controls at MCHS.

The district had LONG Technologies who services all of the other district buildings come on site and review the entire high school system and provide a plan and estimate for correcting these issues at MCHS. Long Technologies has been a great partner of the district's for several years and helped us greatly in our other buildings. While there are HVAC needs in other buildings, this is the most pressing need throughout the district. There are consistent and constant complaints in the building which are difficult to troubleshoot because of the manual system and has an effect on the learning environment and teacher morale in the building.

## **Proposed solution to address the deficiencies stated above:**

A new control system will be installed and the wiring associated with the system will also be replaced.

By installing a new control system and wiring, the district will finally be able to gain control of the heating and cooling system. This will give the district the ability to improve the conditions of the building envelope and realize savings in utility costs and labor.

## **Due diligence undertaken in defining the stated solution:**

The district had LONG Technologies who services all of the other district buildings come on site and review the entire high school system and provide a plan and estimate for correcting these issues at MCHS. Long Technologies has been a great partner of the district's for several years and helped us greatly in our other buildings.

## **How urgent is this project?**

The system is already failed in that much of the building must be controlled manually. What does still work is antiquated and could fail at any time.

if the project is not awarded, the district will need to do these repairs over the next several years at the cost of other necessary repairs. In the mean time, the frustrating manual system will have to continue to be employed. This project was included in a bond proposed to the community in 2021 as well as an approved BEST Grant associated with that bond request. The bond election failed by a margin of 65% to 35% despite there being significant matching funds provided by an already awarded BEST Grant. An election related to funding EMS services also failed by a similar margin. The community is faced with a significant loss of its tax and employment base in the next 3-8 years. Two local coal mines and a three unit power plant have announced plans to close by 2030. They are significant contributors to the school district's tax base. It is important to understand that Moffat County is a very conservative county and that energy development has been an important cultural and economic driver in the community. The community is now grappling with the inevitable shift in their local economy. Layoffs have already started occurring related to the plant and mine closures. As can be seen by the recent results, additional tax levies will be very difficult to pass while the fear and uncertainty around these closures exists.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## **How does the applicant plan to maintain the project if it is awarded?**

As noted, much of the HVAC system at the high school has been replaced and this system will allow for better preventative maintenance.

MCS D have been trained in maintaining LONG systems in use in other district buildings. We have purchased new software that will also enable LONG to monitor the system remotely. Needed repairs will be identified and made as needed to maintain the system.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**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 High School (MCHS), and its adjacent Vocational Agricultural building were constructed in 1981 and has been supporting the district's educational program as a high school since that time. An addition was added to the school in 1984.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The most recent district wide capital improvements were the result of a facilities bond passed in 2007 which primarily provided for a new middle school. Other work as a part of this bond project included new boilers at most but not all schools and other mechanical upgrades around the district. It also included various security upgrades. A new ventilation system for the Vocational Agricultural building at MCHS was installed in 2018-19 school year. This ventilation system replaced the original system installed in 1981. Fiber internet was also run and installed to the Vocational Agricultural building during this time.

There were also ADA upgrades to the elevator, parking lot and all bathrooms at MCHS in 2018 and 2019. Security/ADA hardware on interior doors at MCHS were installed in 2019 so that all buildings now meet safety and fire codes. The walk-in refrigerators and freezers from 1981 at MCHS also were replaced in 2020. 40 year old entry flooring was replaced in Fall of 2020. A section of the sewer main was repaired in Winter of 2021. Solar panels were also installed in conjunction with a regional partnership of government entities. This project was paid for with a DOLA grant and Prop EE funding. Several district wide upgrades were completed which included MCHS. These projects included LED lighting in all spaces, proper ADA accessible exterior doors, security camera and phone system upgrades. A new FOB entry system was installed district wide using a security grant in 2021.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The school district was awarded a BEST grant last year in conjunction with a successful bond ask. This project was part of that BEST Grant. Despite the matching funds that were available, the community voted down the bond ask by a 65% to 35% margin. As such, the district has evaluated its most pressing needs and began to set aside additional budgeted funds to address these areas that were to be addressed by the bond.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The district has made a strong commitment to capital maintenance using reserves as well as new available sources. Capital spending was over \$800 per FTE in 2018-19 through the 2020-21 school year. This level was maintained in 2020-21 school year despite public school funding cuts as a result of the pandemic. The board of education has made a commitment to get another generation out of our existing buildings. Part of this commitment included reducing the board required general fund reserve from 31% to 25%.

This capital spending is also possible due to the district making the difficult decision to consolidate from four elementary schools to three elementary schools and transfer ownership of the district's 100 year old historic administration building. This freed up operational funds as well as removing the liability associated with the deferred maintenance on the old administration building. Two different architectural/construction firms have participated in work in our district recently as part of the building closure and master plan process. Both have noted that the bones of the existing buildings are good and maintenance has been well performed to maintain these aged buildings. These maintenance process and commitment to capital upkeep will continue so that our community will get another generation out of our buildings.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

This building has annual heating costs of \$55,000 and annual electricity costs of \$93,000. The district expects to see utility savings as a result of the increased efficiencies but it not really possible to determine the effect at this time.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

NA

<b>Current Grant Request:</b>	\$278,408.42	<b>CDE Minimum Match %:</b>	56.00
<b>Current Applicant Match:</b>	\$354,337.98	<b>Actual Match % Provided:</b>	56.00
<b>Current Project Request:</b>	\$632,746.40	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The match will come from district reserves and additional capital funds that are to be budgeted in 2022-23. As a result of the bond failure, the district is planning on increasing its capital budget in order to address its most pressing needs.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$632,746.40	<b>Escalation %:</b>	30
<b>Affected Sq Ft:</b>	200,743	<b>Construction Contingency %:</b>	0
<b>Affected Pupils:</b>	566	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$3.15	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$3.15	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,118	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	355	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$32,057,390	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$217,102	<b>Bonded Debt Failed:</b>	\$38,600,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$7,235,469	<b>Year(s) Bond Failed:</b>	21
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$57,229	<b>Outstanding Bonded Debt:</b>	\$15,650,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	47.20%	<b>Total Bond Capacity:</b>	\$85,320,959
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	5.564	<b>Bond Capacity Remaining:</b>	\$69,670,959
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,593.39		
Applicants Median:	\$2,381		

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

**MOFFAT COUNTY RE:NO 1 - Sandrock ES Security Upgrades - Sandrock ES - 1964**

<b>District:</b>	Moffat County RE-1
<b>School Name:</b>	Sandrock ES
<b>Address:</b>	201 EAST 9TH
<b>City:</b>	CRAIG
<b>Gross Area (SF):</b>	45,597
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$13,115,236
<b>Condition Budget:</b>	\$6,280,507
<b>Total FCI:</b>	0.48
<b>Adequacy Index:</b>	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,253,814	\$1,191,720	0.95
Equipment and Furnishings	\$282,280	\$64,054	0.23
Exterior Enclosure	\$1,625,011	\$147,439	0.09
Fire Protection	\$357,751	\$443,827	1.24
Furnishings	\$282,410	\$353,012	1.25
HVAC System	\$2,548,504	\$476,543	0.19
Interior Construction and Conveyance	\$2,217,027	\$2,179,618	0.98
Plumbing System	\$767,087	\$558,589	0.73
Site	\$1,811,447	\$840,616	0.46
Structure	\$1,969,904	\$25,090	0.01
<b>Overall - Total</b>	<b>\$13,115,236</b>	<b>\$6,280,508</b>	<b>0.48</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MOFFAT COUNTY RE:NO 1

**County:** MOFFAT

**Project Title:** Sandrock ES Security Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Moffat County is in the northwest corner of Colorado and is the 2nd largest county by area. Moffat County RE: No 1 is the only school district in the county and it serves approximately 2,118 preschool-12th grade students across its 4,751 square miles.

Low

income students comprise 43% of the student population. The school district employs approximately 330 full and part time staff.

Sandrock Elementary has a student population of 313 students with low income students comprising 47% of the student population.

Sandrock Elementary was built in 1964 and has 46,187 square feet. The FCI of the facility was calculated to be 0.37 as part of the Master Plan that was completed in the 2019-20 school year.

Due to its remote location, district equipment and facility maintenance is largely accomplished with in house licensed and certified staff which provides faster, more economical and often higher quality work than can be provided by out of town contractors.

A bond election in November 2021 failed by a margin of 65% to 35% despite the significant matching funds provided by an

already awarded BEST Grant. An election related to funding EMS services in the county also failed by a similar margin. The community is faced with a significant loss of its tax and employment base in the next 3-8 years. Two local coal mines and a three

unit power plant have announced plans to close between 2025 and 2030. They are significant contributors to the school district's

tax base. It is important to understand that Moffat County is a very conservative county and that energy development has been an

important cultural and economic driver in the community. The community is now grappling with the inevitable shift in their local

economy. Layoffs have already started occurring related to the plant and mine closures. As can be seen by the recent results, additional tax levies will be very difficult to pass while the fear and uncertainty around these closures exists.

## Deficiencies associated with this project:

Sandrock Elementary has exterior doors that are wooden and need to be replaced to improve security to the building. These doors are also unsightly and not repairable which leads to low morale and pride in the building. Being able to replace these doors would be of great benefit to the learning environment on multiple levels. It would improve the safety and security for our students and staff and provide a boost in morale due to the improved look around the building. In addition, this will have

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

some effect on the utilities of the building by eliminating drafts through these doors. There are 7 sets of double doors and 3 single doors that need replacing.

### **Diligence undertaken to determine the deficiencies stated above:**

A master plan was completed in 2020 and district wide BEST Grant application was submitted based on this master plan. The BEST Grant was awarded in 2021 and was contingent on passage of a bond in our community. The bond failed as noted by a margin of 65% to 35%.

Based on these results, a capital committee was formed to identify the most pressing needs of the district that are especially affecting employee moral and student learning. These exterior doors at Sandrock were noted as a priority due to the significant security risk and the improvement in the building appearance for both our students and staff as well as the community who see this school building on a regular basis.

### **Proposed solution to address the deficiencies stated above:**

These wooden doors would all be replaced with new insulated steel doors. Installation would also be done by the company providing the doors. This part of the project is included with this application.

In addition to replacing these wooden doors, the exterior doors that are metal and in good working order but also have bad appearances will be sanded and painted so that the doors have a uniform new appearance. This part of the project will be paid for with district funds only.

### **Due diligence undertaken in defining the stated solution:**

Colorado Doorways was engaged to provide the solutions proposed. This company has worked throughout our district on both interior and exterior door solutions and worked well with our in-house licensed maintenance staff on other projects. If the project is awarded, a bidding process will be completed in accordance with district policies.

### **How urgent is this project?**

These doors are already failing and would not be much of a deterrent for those wanting to break into our building for theft or to harm our students and staff. This project is a priority and was included in the comprehensive BEST Grant application that was awarded previously. We were not able to take advantage of that award due to the bond not passing by a 65% to 35% margin despite the matching funds that would have been received from BEST. If the grant application is not awarded, this project will be completed but at the expense of other much needed repairs throughout the district. There was over \$15 million in awarded from our BEST Grant application in 2021. This project is at the top of the list but there is much more to be addressed and the likelihood of passing a bond in our current environment is not very good.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

These doors will be maintained using our licensed staff as has been done with other door projects which have been completed recently throughout the district. This includes the replacement of interior doors in conjunction with a security grant awarded in 2019 and the replacement of the FOB system throughout the district as part of another security grant awarded in 2021.

**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:**

Sandrock Elementary School (Sandrock) was constructed in 1964 as an intermediate school and was used as such until 2009. After the middle school was constructed in 2009 increasing its capacity, this building was converted into an elementary school and has been used as such since then.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The most recent district wide capital improvements were the result of a facilities bond passed in 2007 which primarily provided for a new middle school. Other work as a part of this bond project included new boilers at most but not all schools



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

and other mechanical upgrades around the district. It also included various security upgrades. In the last three years, the district has committed to maintaining funding for its capital reserves using various funding sources. Proper ADA doors were installed in all district building in 2020. The radio system for the district was replaced in 2019 using a safety grant and security cameras and phone systems were upgraded in 2018. Security/ADA hardware on interior doors at Sandrock was installed in 2019 so that all buildings now meet safety and fire codes. The boilers at Sandrock were also replaced in 2019. Several district wide upgrades were completed which included MCHS. These projects included LED lighting in all spaces paid with performance contracting, proper ADA accessible exterior doors, security camera and phone system upgrades. A new FOB system was installed in 2021 district wide as well.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The school district was awarded a BEST grant last year in conjunction with a successful bond ask. This project was part of that BEST Grant. Despite the matching funds that were available, the community voted down the bond ask by a 65% to 35% margin. As such, the district has evaluated its most pressing needs and began to set aside additional budgeted funds to address these areas that were to be addressed by the bond.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The district has made a strong commitment to capital maintenance using reserves as well as new available sources. Capital spending was over \$800 per FTE in 2018-19 through the 2020-21 school year. This level was maintained in 2020-21 school year despite public school funding cuts as a result of the pandemic. The board of education has made a commitment to get another generation out of our existing buildings. Part of this commitment included reducing the board required general fund reserve from 31% to 25%. This capital spending is also possible due to the district making the difficult decision to consolidate from four elementary schools to three elementary schools and transfer ownership of the district's 100 year old historic administration building. This freed up operational funds as well as removing the liability associated with the deferred maintenance on the old administration building. Two different architectural/construction firms have participated in work in our district recently as part of the building closure and master plan process. Both have noted that the bones of the existing buildings are good and maintenance has been well performed to maintain these aged buildings. These maintenance process and commitment to capital upkeep will continue so that our community will get another generation out of our buildings.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

NA

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

NA

<b>Current Grant Request:</b>	\$51,068.56	<b>CDE Minimum Match %:</b>	56.00
<b>Current Applicant Match:</b>	\$64,996.34	<b>Actual Match % Provided:</b>	56.00
<b>Current Project Request:</b>	\$116,064.90	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00		The match will come from district reserves and additional capital funds that are to be budgeted in 2022-23. As a result of the bond failure, the district is planning on increasing its capital budget in order to address its most pressing needs.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Total of All Phases:</b>	\$116,064.90	<b>Escalation %:</b>	3
<b>Affected Sq Ft:</b>	46,187	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	313	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$2.51	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$2.51	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$371	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	148	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$32,057,390	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$217,102	<b>Bonded Debt Failed:</b>	\$38,600,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$7,235,469	<b>Year(s) Bond Failed:</b>	21
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$57,229	<b>Outstanding Bonded Debt:</b>	\$15,650,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	47.20%	<b>Total Bond Capacity:</b>	\$85,320,959
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	5.564	<b>Bond Capacity Remaining:</b>	\$69,670,959
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,593.39		
Applicants Median:	\$2,381		

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

**MONTROSE COUNTY RE-1J - Montrose Multiple ES Security Upgrades - Northside ES - 1969**

District:	Montrose County RE-1J
School Name:	Northside ES
Address:	528 N Uncompahgre
City:	Montrose
Gross Area (SF):	40,235
Number of Buildings:	3
Replacement Value:	\$10,720,418
Condition Budget:	\$5,689,105
Total FCI:	0.53
Adequacy Index:	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,516,884	\$957,466	0.63
Equipment and Furnishings	\$380,706	\$301,600	0.79
Exterior Enclosure	\$2,192,518	\$1,087,493	0.50
Fire Protection	\$13,246	\$441,066	33.30
HVAC System	\$1,029,939	\$1,053,106	1.02
Interior Construction and Conveyance	\$2,031,146	\$1,322,192	0.65
Plumbing System	\$554,542	\$300,340	0.54
Site	\$1,416,982	\$632,844	0.45
Special Construction	\$105,433	\$0	0.00
Structure	\$1,479,022	\$19,536	0.01
Overall - Total	\$10,720,418	\$6,115,643	0.57

**MONTROSE COUNTY RE-1J - Montrose Multiple ES Security Upgrades - Cottonwood ES - 1996**

District:	Montrose County RE-1J
School Name:	Cottonwood ES
Address:	3500 Woodgate Road
City:	Montrose
Gross Area (SF):	43,073
Number of Buildings:	5
Replacement Value:	\$10,331,539
Condition Budget:	\$5,712,846
Total FCI:	0.55
Adequacy Index:	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,494,439	\$1,501,009	1.00
Equipment and Furnishings	\$241,925	\$109,180	0.45
Exterior Enclosure	\$1,211,241	\$999,027	0.82
Fire Protection	\$13,093	\$385,744	29.46
Furnishings	\$5,486	\$0	0.00
HVAC System	\$679,785	\$684,324	1.01
Interior Construction and Conveyance	\$1,901,201	\$1,243,471	0.65
Plumbing System	\$514,232	\$435,783	0.85
Site	\$1,855,216	\$658,299	0.35
Special Construction	\$320,736	\$80,184	0.25
Structure	\$2,094,185	\$16,276	0.01
Overall - Total	\$10,331,539	\$6,113,297	0.59

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

**MONTROSE COUNTY RE-1J - Montrose Multiple ES Security Upgrades - Pomona - 1992**

District:	Montrose County RE-1J
School Name:	Pomona ES
Address:	1045 S. Cascade Avenue
City:	Montrose
Gross Area (SF):	44,300
Number of Buildings:	4
Replacement Value:	\$13,778,923
Condition Budget:	\$8,294,354
Total FCI:	0.60
Adequacy Index:	0.36



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,802,121	\$1,837,321	1.02
Equipment and Furnishings	\$388,500	\$373,045	0.96
Exterior Enclosure	\$2,172,855	\$614,455	0.28
Fire Protection	\$129,772	\$347,673	2.68
HVAC System	\$1,510,209	\$1,513,163	1.00
Interior Construction and Conveyance	\$2,686,097	\$2,062,491	0.77
Plumbing System	\$660,465	\$384,930	0.58
Site	\$2,703,482	\$1,501,963	0.56
Structure	\$1,725,422	\$6,986	0.00
Overall - Total	\$13,778,923	\$8,642,027	0.63

**MONTROSE COUNTY RE-1J - Montrose Multiple ES Security Upgrades - Peak Virtual Academy - 1950**

District:	Montrose County RE-1J
School Name:	Peak Virtual Academy
Address:	526 N 6th St
City:	Montrose
Gross Area (SF):	10,200
Number of Buildings:	3
Replacement Value:	\$2,678,441
Condition Budget:	\$1,657,806
Total FCI:	0.62
Adequacy Index:	0.32



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$331,708	\$285,089	0.86
Equipment and Furnishings	\$137,228	\$164,642	1.20
Exterior Enclosure	\$284,356	\$72,393	0.25
Fire Protection	\$365	\$95,441	261.14
Furnishings	\$12,343	\$0	0.00
HVAC System	\$136,929	\$130,840	0.96
Interior Construction and Conveyance	\$631,075	\$449,665	0.71
Plumbing System	\$130,615	\$125,589	0.96
Site	\$378,726	\$172,416	0.46
Special Construction	\$126,355	\$126,355	1.00
Structure	\$508,742	\$130,823	0.26
Overall - Total	\$2,678,441	\$1,753,253	0.65

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MONTROSE COUNTY RE-1J

**County:** MONTROSE

**Project Title:** Montrose Multiple ES Security Upgrades

**Applicant Previous BEST Grant(s):** 14

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

The Montrose County School District (MCSD) ensures that all students have a safe and academically rigorous environment in which to learn. It focuses on STEM-based education. MCSD is 57% white; 39% Hispanic/Latino; 50% Free/Reduced and 50% paid lunches. It has a combined graduation rate of 85%, above the 81.7% state average, and its high schools offer AP and concurrent enrollment opportunities. Collaboration with local colleges and universities for student and staff advancement is a priority. MCSD is one-to-one with technology in all grades. In 2018, MCSD conducted initial physical security improvements: six-foot perimeter fencing of campus grounds and design of three elementary school security vestibules with Small Rural Schools Additional Funding. In late 2018, MCSD used the School Security Disbursement Grant from the Colorado Department of Homeland Security for \$1,642,347.34 and an added \$821,063.66, through Small Rural Schools Additional Funding, to invest \$2.4 million in security improvements including the design and development of security infrastructure for the entire District, broken into three phases of work. Phase I was completed February of 2021. In 2021, MCSD won a BEST Grant for an additional \$2,410,781.84 to continue Phase II of the security project, which is on schedule for completion in March of 2022. Phase I consisted of access control, video surveillance, duress and intrusion detection system security improvements for Montrose High School, Centennial Middle School, the Maintenance Facility, and the District Administrative Offices. It also established at District the head-end servers, hardware, and software required for security technology across the district to operate on a single security software platform. Phase II continued the same improvements at Olathe Middle and High School, Olathe Elementary School, Oak Grove Elementary School and Johnson Elementary School which brings 2/3rds of district schools to the same security standard.

## Deficiencies associated with this project:

Montrose County School District RE1-J (MCSD) identified deficiencies related to District Safety and Security in two primary areas: access control and video surveillance. The bulk of MCSD's buildings are more than 20 years old, and as such, were designed with a multitude of exterior entry points. Additionally, MCSD's preference for capital construction projects has been to upgrade and build additions to existing facilities rather than construct new buildings. These two realities represent a significant challenge for access control and video surveillance and management, as well as our ability to maintain adequate situational awareness in crisis events. The current systems do not provide the coverage needed (nor features required) to maintain the safety, security, and overall management of the district's schools. Access control is a dominant security vulnerability in MCSD's Phase III schools: Northside, Pomona and Cottonwood as well as Peak Academy our K-12 hybrid online school. MCSD's ability to control entry into our buildings is insufficient to provide for the safety of our students and staff. With the help of the Security Disbursement Grant, in Phase I MCSD installed fences around all campuses to limit entry and channel pedestrian traffic to single entry points with security vestibules. This created an outer perimeter, but MCSD still needs the ability to establish an inner perimeter for Phase III campuses that can only be accessed through controlled entry points.

Currently in our Phase III schools, our School Resource Officers (SROs), the district security office, and public safety do not have the ability to view, assess, and limit entry into each school/building. These schools rely on off-line locks to control entry into the school facilities. This technology, moreover, presents several vulnerabilities, making it an inadequate method of

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

securely controlling the door. For example, this locking method does not allow for real-time monitoring of the door, its position, or its locking status. It also does not provide for active control of the door (e.g.: to facilitate a lockdown by having doors automatically lock and/or restrict access based on the system's status). In addition, the system lacks the ability to share information with the video surveillance system, by tying door alarms to video cameras and visually and audibly enunciating the alarm at points of monitoring and control within the school. Our current technology does not allow for the prioritization of users and the changing of user access authorization based on a system status change, such as during a lockdown. These access control vulnerabilities constitute critical and fundamental deficiencies in following best practices for securing school facilities. Additionally, the current access control technology lacks the ability to provide situational awareness to school administrators, district security personnel, and first responders. Finally, the current access control technology is not consistently deployed at schools which means access control varies in how it is performed at different doors. This opens up additional vulnerabilities by adding different means and methods of controlling the doors' operation.

The current video management systems (VMS) do not meet the security requirements for an enterprise-level video solution, nor do they meet an established district-wide standard for video back-up. Our current district video system possesses significant cybersecurity vulnerabilities, which caused the US Federal Government to ban the use of the manufacturer's equipment as part of the 2019 National Defense Authorization Act. Given the district's previous data breach (In 2018, MCSD suffered a ransomware attack that resulted in significant data loss to the human resources department and financial services department), the video technology installed from Hikvision must be immediately removed so that cyber vulnerabilities can be mitigated. The current video management system also has some critical deficiencies, which largely render the system of no use should a critical incident take place (e.g.: a power or intra-building communications failure). The system also lacks the ability to provide true situational awareness due to the limitations of configuration, which currently require the building administrators to use multiple VMS platforms. These limitations significantly limit district security, SROs, and Police Dispatch's ability to monitor video within the district schools, which equates to reduced situational awareness and represents a significant security vulnerability. More simply put, cameras do not communicate with the access control system, which results in further degradation of the system's ability to provide situational awareness to building administrators, SROs, district security, and Public Safety. Communications are the center of gravity to security, and MCSD has worked diligently since 2013 to improve not only its ability to communicate internally but also to have interoperable communications with Public Safety. MCSD was awarded a School Access for Emergency Response (SAFER) grant in December of 2018, which now allows for all 14 campuses to be interoperable (able to communicate with police on their district radios) on 800mhz frequencies to responding Public Safety / Law Enforcement entities.

Many doors will need to be replaced at Phase III schools to prepare them for the new Access Control Hardware. MCSD's locksmith conducted an audit of existing doors and was able to identify several doors that were nearing end of life. To maximize the life of our security investment, we plan to replace them to ensure we are not putting state-of-the-art technology on doors that would require replacement over the life cycle of the security system.

To summarize MCSD deficiencies, the access control, video surveillance and management deficiencies, and door replacements listed above exist at the following Phase III campuses: Northside, Pomona, and Cottonwood elementaries and the Peak Academy. This translates to a lack of a monitored or standardized access control at these campuses and video surveillance and management systems that do not meet industry standards and are unable to integrate with the access control software. This deficiency severely impacts situational awareness, Public Safety's response to our schools, and the overall safety and security of our staff, students, and facilities.

### **Diligence undertaken to determine the deficiencies stated above:**

MCSD hired Sentinel Consulting LLC (Sentinel) in December of 2019. Sentinel and MCSD immediately began a deliberate security assessment and planning process. Sentinel consultants gathered feedback from stakeholders and assessed the district's facilities for security strengths and vulnerabilities. This allowed MCSD to create formalized Security Standards and a Master Plan, including a budget. During assessment Sentinel identified the district's technology infrastructure as a significant security risk: the production network was vulnerable to intrusion and lacked the required redundancies to support the district's security needs. Subsequently, MCSD increased the scope of the security project to improve the existing network by creating a security network to ensure security systems function in emergency situations. After prioritizing MCSD's schools into priority 1, 2 and 3 schools, MCSD broke the security improvement project into three phases. Priority 1 schools and the district campus, which included the Main Distribution Facility (MDF) were Phase I. Phase II schools included a total of 4 campuses.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Phase III schools include the remaining 4 schools. In phase I, MCSD and Sentinel identified the District Office and Maintenance Buildings, Montrose High School, and Centennial Middle School as priority 1. Sentinel moved these campuses into design, which allowed for work to commence in fall of 2020. Sentinel and MCSD's Finance Office put out an RFQ/P for a security integrator and managed the selection process, while also completing a 100% design solution for the Phase I schools. Sentinel released the design to the security integrators for pricing and worked with the District to evaluate the bidders. Ultimately, MCSD selected Linx LLP as our security integrator. Phase I installation began in August of 2020 and was completed by April of 2021. Phase I - MCSD's design solution addressed the security deficiencies identified during assessment. Genetec was selected as the access control and video management solution and the following installations occurred: Hikvision cameras were replaced with Axis cameras, an on-line access control system was installed district-wide, that integrates with the ID badges, monitoring and access control hardware and door contacts on all entry points, and duress alarms that alert Public Safety of any incidents at Phase I schools. MCSD's formalized Security Standards provide clear requirements for access control, video, and intrusion detection ensuring one standard in all Phase I schools. Additionally, MCSD built out the "head-in" for all the access control and video storage at the MDF and installed the security network ensuring that in emergencies, access control, video surveillance, and duress systems work in the event of a power outage and are viewable by District Security, SROs, and Public Safety Dispatch, which ensures situational awareness to manage an emergency response. With the completion of Phase I, MCSD's highest priority schools are as secure as Columbine Middle School, our newest school, and MCSD has a security network backbone, access control platform software, and video storage that can absorb the upgrade of the remainder of our schools. This built the foundation to support a district-wide standardization and upgrade of all our schools. Phase II - Facilities identified as priority 2 and priority 3 began design in summer of 2020 and followed a non-expedited design schedule. MCSD and Sentinel completed phase II and phase III 100% design drawings and our security integrator Linx completed the best and final pricing for the phase II school's BEST budget. Phase II work started summer of 2021 and will be completed in Spring of 2022 at all priority 2 schools. Phase III work will be covered in detail in the subsequent section.

### **Proposed solution to address the deficiencies stated above:**

The BEST Grant will allow us to implement our access control and video surveillance design solution to the remaining 4 schools.

Phase III Schools: In general, each school will have the same common elements: access control, video surveillance and management systems, intrusion detection devices, and door replacements. The outline below describes the work to be done at each building in phase III. The design drawings submitted with this grant show the locations of the intended devices.

Northside Elementary Access Control: 34 doors (18 Access Control; 16 door contacts) Video Surveillance: 26 Cameras (12 interior; 16 exterior) Intrusion Devices: 3 locations; Door replacements 17

Cottonwood Elementary School Access Control: 36 doors (12 Access Control; 24 door contacts) Video Surveillance: 27 Cameras (17 interior; 10 exterior) Intrusion Devices: 7 locations; Door replacements 15

Pomona Elementary School Access Control: 44 doors (26 Access Control; 18 door contacts) Video Surveillance: 27 Cameras (16 interior; 11 exterior) Intrusion Devices: 5 locations; Door replacements 6

Peak Academy School Access Control: 18 doors (14 Access Control; 4 door contacts) Video Surveillance: 12 Cameras (8 interior; 4 exterior) Intrusion Devices: 0 locations

### **Due diligence undertaken in defining the stated solution:**

Sentinel compiled the recommendations for improvements, upgrades and deficiencies replacements described in earlier sections. The development process was very thorough and followed four basic steps: plan, design, deploy and manage.

Plan: In the planning step, the following three tasks were completed: establishing overall goals and objectives, site specific assessments at every campus and defining project requirements.

Design: The design process translated general plans established within MCSD's Owner's Security Requirements (OSR), Remediation Recommendations and other documentation into detailed, actionable designs. This process ultimately delivered specifications, schematics and other documentation necessary to proceed with project implementation and associated

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

construction Four separate submittals of design packages occurred: 30% schematic design 60% design development 90% construction documentation, and 100% design completion.

**Deploy:** The deploy stage of this project was complex, and involved multiple stages. It included the sequence of Procurement, Construction Administration, and Close Out. In addition, Sentinel provided and will continue to provide expanded Project Management support, which will ensure a smooth and accurate execution of the complete security design.

**Procurement:** This process in Phase I and II established a bidder list where all prospective bidders were vetted and certified, through the MCSD public bidding process. Bid packages were distributed to qualified bidders and a pre-bid meeting held, which provided all parties an opportunity to ask questions. Shortly after questions were answered, all proposals were submitted. Sentinel then reviewed, compared, leveled and scored the submissions to establish the most qualified integrators. Those top companies were invited to participate in de-scope meetings where they had the opportunity to better understand the project scope and were then given the opportunity to provide “best and final pricing.” Following this final submission, another round of analysis produced a final bid leveling report and TeamLinX LLP was chosen as the security integrator.

**Project Management:** Sentinel’s team will support the execution of MCSD’s project deployment with comprehensive Project Management as they have in Phases I and II. This includes a project kickoff, management of RFIs and responses, review of submittals and integrator’s shop drawings, project field inspections, conducting weekly meetings on project status, and payment application review. They will additionally handle scheduling, fiscal tracking, change order management, and frequent reporting on overall project status and deliverables.

**Close out:** Upon completed delivery of Project Management related services, Sentinel completes the Deploy phase of the project by facilitating project Close Out where all open and outstanding items related to incomplete or incorrect installation are addressed and all systems are tested and validated to ensure the system works as designed. They did this during Phase I and Phase II and will do so during Phase III as well. **Manage:** MCSD’s investment in security technologies will be coupled with a proper operational approach to ensure that they function together in harmony. Managed services keep technology optimized for peak performance over time, operators are trained to make use of its full capabilities, and vulnerabilities are identified and addressed in a proactive manner before incidents can occur. This includes system audit and inspection, security operations center training, ancillary training, and penetration testing. MCSD’s comprehensive process ensured a seamless execution of Phase I and Phase II. Phase III drawings and specifications are complete and permit-ready. The budget numbers provided in this grant application are compiled from a number of sources to assure we have accounted for the complete scope of work.

### **How urgent is this project?**

MCSD identifies the aforementioned security deficiencies as an urgent need for three primary reasons:

The current lack of access control makes our students and staff vulnerable to physical security threats and limits situational awareness for district and building security teams (thereby complicating threat response and public safety coordination).

Existing video surveillance and management systems do not meet industry standards, complicate incident management, make our technology infrastructure vulnerable to digital intrusion, and do not integrate with access control systems.

This project ensures an equitable level of security across the District for all our students and staff and ultimately ensure that we achieve these upgrades in the most fiscally responsible way done to the highest security standards.

Without this BEST grant, addressing the remaining deficiencies outlined in this application will likely spread the project out to over the next 10 years. This would make completion of the project in its entirety more expensive, more complex, and infinitely more challenging. With BEST, MCSD can address these systems in concert, which makes the scope of sufficient size to ensure a scale of economy and save on the overall project cost. Lastly, and perhaps most saliently, BEST allows MCSD to retain the highly qualified project management team from Sentinel, and the equally qualified security integrator TeamLinX, in place. This ensures this project continues to be done at a high standard by qualified contractors in a timely manner, something that has proven to be challenging for our rural school district.

The BEST Board’s support of our phase II project was instrumental in helping us to maintain momentum in improving the security posture of MCSD. We were able to complete this work in less than a year on-budget and a year ahead of schedule. MCSD prides itself on being fiscally conservative but also firmly focused on improvement. While we considered folding both



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Phase II and Phase II into last year's ask, we chose to break this project into three phases to ensure the district was able to meet the financial obligations for the BEST while still maintaining a sufficient reserve for unplanned facility-related expenses. We are now firmly positioned to meet the fiscal responsibilities for the completion of our security project. In closing, MCS D is confident this grant will complete security infrastructure across all 13 campuses that we can reasonably maintain and upgrade, as needed, for the foreseeable future as part of our Facilities Master Plan, as well as keep all our staff and students safe.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

Montrose County School District believes in a strong preventative maintenance program. This commitment is evident in the fact that many of the original building systems still function even though they are aged well beyond their life expectancy. We implement scheduled maintenance and warranty inspections for all capital construction repairs or replacement projects soon after project completion. Training of maintenance and custodial personnel on new components and systems are incorporated into the contract documents. Training sessions take place at various stages during project construction, this helps ensure a successful maintenance/care program, allowing us to get the best performance and longevity out of the entire project. The District budgets for maintenance and repairs in two different funds. Maintenance Discretionary Budget which is funded from the General Fund, and the Capital Reserve Fund allocation of \$750,000 annually.

**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 facilities submitted in this grant for Security Upgrades were all constructed as schools within the Montrose County School District at the various times of construction, the materials and methods were consistent with best practices and compliant with the governing codes.

Northside Elementary School is located at 528 North Uncompahgre in Montrose. It was constructed in 1969 as an elementary school for the district and has remained an elementary school to serve students on the north side of the Montrose community.

Cottonwood Elementary School is located at 3500 Woodgate Road in Montrose. It was constructed in 1996 as an elementary school for the district and has remained an elementary school to serve students on the south side of the Montrose community.

Pomona Elementary School is located at 1045 South Cascade in Montrose. It was constructed in 1920 as an elementary school for the district and has remained an elementary school to serve students in downtown area of the Montrose community.

Peak Academy School is located at 526 N. 6th Street in Montrose. The building was constructed in 1940 as a home. In April of 1977 MCS D purchased the property and converted it to an educational facility. It serves students from Elementary – High School grades and is located on the north side of the Montrose community.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Capital Projects  
Cottonwood Elementary School: 2018 Security vestibule front office renovation  
2019 Overlay 1995 metal roof section  
Pomona Elementary School: 2018 Building B exterior door replacement  
2019 Interior renovation for level two classrooms  
2019 Building B window replacement  
2021 Sewer line replacement  
2020 Building B floor abatement and carpet installation  
Northside Elementary School: 2019 Hazardous materials abatement east wing  
2019 Total renovation of east wing  
2019 Playground improvements  
PEAK Academy: 2019 Parking lot improvements  
2019 ADA access and sidewalk improvement  
2019 Water and waste line upgrade  
2020 Installed energy recovery ventilators second floor main building  
2021 HVAC upgrades main building  
2021-22 HVAC Upgrades carriage house

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

None, other than District funds for maintenance and capital improvements

**How do you budget annually to address capital outlay needs in your district/charter?:**

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

The capital outlay budget is a district wide number, based on the priorities of our master plan for the fiscal year and ongoing revenue for the capital reserve and general fund. Current fiscal year budget for ongoing revenue is \$3,720,345 or \$632.27 per FTE.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

NA

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$1,093,344.81	<b>CDE Minimum Match %:</b>	50.00
<b>Current Applicant Match:</b>	\$1,093,344.81	<b>Actual Match % Provided:</b>	50.00
<b>Current Project Request:</b>	\$2,186,689.62	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Fund 43 Capital Reserve Fund, and Fund 41 Building Fund.
<b>Future Grant Requests:</b>	\$0.00	<b>Escalation %:</b>	5
<b>Total of All Phases:</b>	\$2,186,689.62	<b>Construction Contingency %:</b>	5
<b>Affected Sq Ft:</b>	129,539	<b>Owner Contingency %:</b>	8
<b>Affected Pupils:</b>	1,358	<b>Historical Register?</b>	No
<b>Cost Per Sq Ft:</b>	\$16.88	<b>Adverse Historical Effect?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.76	<b>Does this Qualify for HPCP?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$15.12	<b>Is a Master Plan Complete?</b>	Underway
<b>Cost Per Pupil:</b>	\$1,610	<b>Who owns the Facility?</b>	District
<b>Gross Sq Ft Per Pupil:</b>	95		
<b>If owned by a third party, explanation of ownership:</b>	N/A		
<b>If match is financed, explanation of financing terms:</b>			

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$21,270,000
<b>Assessed Valuation:</b>	\$645,180,702	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$116,019,842		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$116,987	<b>Year(s) Bond Failed:</b>	
Statewide PPAV: \$167,001		<b>Outstanding Bonded Debt:</b>	\$22,235,001
<b>Unreserved Fund Bal 19-20:</b>	\$9,791,455	<b>Total Bond Capacity:</b>	\$129,036,140
Statewide Median: \$3,102,240		Statewide Median: \$23,203,968	
<b>Median Household Income:</b>	\$51,016	<b>Bond Capacity Remaining:</b>	\$106,801,139
Statewide Avg: \$59,201		Statewide Median: \$11,500,738	
<b>Free Reduced Lunch %:</b>	55.00%		
Statewide Avg: 46.98%			
<b>Existing Bond Mill Levy:</b>	3.387		
Statewide Avg: 6.71			
<b>3yr Avg OMFAC/Pupil:</b>	\$2,465.03		
Applicants Median: \$2,381			

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

**MONTROSE COUNTY RE-1J - Montrose Multiple Schools HVAC Upgrades - Olathe ES - 1950**

District:	Montrose County RE-1J
School Name:	Olathe ES
Address:	211 Roberts Avenue
City:	Olathe
Gross Area (SF):	55,273
Number of Buildings:	5
Replacement Value:	\$12,772,347
Condition Budget:	\$6,150,144
Total FCI:	0.48
Adequacy Index:	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,699,596	\$1,539,246	0.91
Equipment and Furnishings	\$353,579	\$158,359	0.45
Exterior Enclosure	\$2,022,521	\$614,563	0.30
Fire Protection	\$239,269	\$209,208	0.87
Furnishings	\$166,219	\$207,774	1.25
HVAC System	\$830,285	\$1,029,496	1.24
Interior Construction and Conveyance	\$2,891,188	\$1,868,896	0.65
Plumbing System	\$655,341	\$214,004	0.33
Site	\$1,682,410	\$407,802	0.24
Special Construction	\$360,828	\$80,184	0.22
Structure	\$1,871,110	\$31,550	0.02
<b>Overall - Total</b>	<b>\$12,772,347</b>	<b>\$6,361,082</b>	<b>0.50</b>

**MONTROSE COUNTY RE-1J - Montrose Multiple Schools HVAC Upgrades - Cottonwood ES - 1996**

District:	Montrose County RE-1J
School Name:	Cottonwood ES
Address:	3500 Woodgate Road
City:	Montrose
Gross Area (SF):	43,073
Number of Buildings:	5
Replacement Value:	\$10,331,539
Condition Budget:	\$5,712,846
Total FCI:	0.55
Adequacy Index:	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,494,439	\$1,501,009	1.00
Equipment and Furnishings	\$241,925	\$109,180	0.45
Exterior Enclosure	\$1,211,241	\$999,027	0.82
Fire Protection	\$13,093	\$385,744	29.46
Furnishings	\$5,486	\$0	0.00
HVAC System	\$679,785	\$684,324	1.01
Interior Construction and Conveyance	\$1,901,201	\$1,243,471	0.65
Plumbing System	\$514,232	\$435,783	0.85
Site	\$1,855,216	\$658,299	0.35
Special Construction	\$320,736	\$80,184	0.25
Structure	\$2,094,185	\$16,276	0.01
<b>Overall - Total</b>	<b>\$10,331,539</b>	<b>\$6,113,297</b>	<b>0.59</b>

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

**MONTROSE COUNTY RE-1J - Montrose Multiple Schools HVAC Upgrades - Olathe MS/HS - 1974**

District:	Montrose County RE-1J
School Name:	Olathe MS/HS
Address:	410 HIGHWAY 50
City:	OLATHE
Gross Area (SF):	120,847
Number of Buildings:	2
Replacement Value:	\$38,839,561
Condition Budget:	\$16,786,301
Total FCI:	0.43
Adequacy Index:	0.42



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,007,287	\$3,880,243	0.77
Equipment and Furnishings	\$579,255	\$697,006	1.20
Exterior Enclosure	\$6,438,096	\$2,103,738	0.33
Fire Protection	\$269,529	\$1,073,442	3.98
Furnishings	\$1,871,339	\$47,144	0.03
HVAC System	\$3,656,503	\$1,622,185	0.44
Interior Construction and Conveyance	\$5,988,842	\$4,109,893	0.69
Plumbing System	\$2,219,063	\$1,490,445	0.67
Site	\$5,838,208	\$2,861,301	0.49
Structure	\$6,971,441	\$0	0.00
Overall - Total	\$38,839,561	\$17,885,397	0.46

**MONTROSE COUNTY RE-1J - Montrose Multiple Schools HVAC Upgrades - Montrose HS - 1941**

District:	Montrose County RE-1J
School Name:	Montrose HS
Address:	600 S. Selig Avenue
City:	Montrose
Gross Area (SF):	200,216
Number of Buildings:	3
Replacement Value:	\$54,116,801
Condition Budget:	\$30,855,975
Total FCI:	0.57
Adequacy Index:	0.39



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,576,031	\$6,910,716	0.91
Equipment and Furnishings	\$896,043	\$757,809	0.85
Exterior Enclosure	\$6,372,607	\$2,562,424	0.40
Fire Protection	\$480,395	\$1,740,244	3.62
Furnishings	\$3,561,626	\$190,734	0.05
HVAC System	\$5,796,258	\$5,518,211	0.95
Interior Construction and Conveyance	\$9,636,583	\$7,046,342	0.73
Plumbing System	\$3,655,517	\$2,203,360	0.60
Site	\$5,800,542	\$5,223,078	0.90
Structure	\$10,341,200	\$428,169	0.04
Overall - Total	\$54,116,801	\$32,581,087	0.60

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MONTROSE COUNTY RE-1J

**County:** MONTROSE

**Project Title:** Montrose Multiple Schools HVAC Upgrades

**Applicant Previous BEST Grant(s):** 14

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Montrose County's first school district was created in 1883, when all students met in a rented former carpenter shop on North First Street. In 1962, the district merged with the Olathe School District to include the eastern half of the county. This consolidated District has long provided core area education for students from first through twelfth grades. Over time, the education opportunities expanded to include children as young as three years old.

Today Montrose County School District serves approximately 6,100 students in facilities that include three early childhood centers, six elementary schools, two middle schools, one middle/high school, one high school, and two alternative education centers. These facilities total approximately 800,000 square feet on properties totaling almost 174 acres of land. MCS D is the second largest rural school district in the state. Our student demographic makeup is 57% white, 43% minority, and 49% free/reduced lunch eligible.

As a result of the challenges presented by COVID-19 and in effort to expand student engagement, MCS D continues to enhance academic programming. Our high schools offer AP and concurrent enrollment classes. Our newest campus, Outer Range, offers an outdoor learning space for young people of the community to engage in healthy alternatives during school, afterschool, on weekends, and breaks. The curriculum offered through this campus, allows students a growing understanding of themselves, their confidence, and adaptability. Opportunities to improve outdoor and technical skills are also provided in community partnerships associated with are booming outdoor industries. Additional recent capital construction projects include the construction of the new Columbine Middle School and the Olathe Middle/High School stadium improvement project. The facilities presented in this grant consist of two high schools and two elementary schools all in need of HVAC upgrades.

## Deficiencies associated with this project:

This BEST grant application will address HVAC Replacements at four Schools in the Montrose County School District.

### MHS Lloyd McMillan Gymnasium:

There are currently seven packaged, gas-fired heating, air handlers with evaporative cooling and one small, packaged heating with A/C unit on this 1997 addition. These 25-year-old units are past the end of their lifecycle. The overall performance for heating has declined, increasing run times and energy consumption. Fresh air dampers are randomly malfunctioning meaning these units do not provide adequate, code required outdoor air ventilation rates for acceptable air quality to the gymnasium, wrestling room, locker rooms, and public entry. The evaporative cooling element of these units provides very little filtration and raises concerns for the healthy environment of the occupants. Also, the evaporative cooling does not provide adequate cooling during the warmer summer months and during the seasonal "monsoon" when outdoor humidity is higher. Our maintenance department receives numerous work orders related to temperature regulation and indoor air quality. Completing these work orders often causes disruptions to facility activities and access.

### Olathe High School Classroom Wing:

Fifteen, 29-year-old packaged Roof Top Units (RTUs) supply heating and air conditioning to the 1993 High School classroom

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

addition. The performance of these original RTUs is concerning because they are well beyond their useful life and require significant maintenance and repair. The overall performance of these RTUs has declined, which in turn extends run times, increases energy consumption with declining air quality. Required maintenance on these units is a common occurrence that affects the quality of the educational environment.

Olathe Elementary School North Classroom Wing:

Of the twelve original furnaces and condensing units providing heating and air conditioning to the classrooms of this 1991 addition, five furnaces and one condensing unit have required replacement. The administrative support area and counselor office are conditioned with one small, packaged unit of the same age (31 years). Increased repairs and maintenance prompt the replacement of the remaining original seven furnaces and eleven condensing units.

Cottonwood Elementary School Main Section:

Nine, 27-year-old RTUs support the Kitchen and Classroom portion of the original 1995 school building. Like the other replacements listed above, these units have performed well past their estimated lifecycle and are due for replacement. Their performance has diminished significantly, and costly repairs have been required to maintain their current functions.

None of the situations listed above make for a conducive learning environment for students or staff. While our HVAC technician does his best to maintain these systems in a timely manner, disruptions to instruction time, improper ventilation for acceptable air quality, less than recommended filtration for pathogen mitigation, and high CO2 concentrations are very concerning. The repair and maintenance issues being addressed at these schools are indicative of systems nearing complete failure.

### **Diligence undertaken to determine the deficiencies stated above:**

Bighorn Consulting Engineers conducted detailed evaluations of the mechanical systems and equipment district wide in conjunction with MCSDs new Facilities Master Plan. The HVAC system upgrades presented in this grant are supported by these evaluations and presented in the Master Plan Deficiency Matrix (see supporting documents). Review of the CDE Facilities Assessments completed in 2019 also support the replacement of these systems. Additionally, our HVAC Technician was consulted as he is responsible for the district's maintenance and repairs. These systems require his continued attention to keep up and running.

### **Proposed solution to address the deficiencies stated above:**

Addressing the current deficiencies of the HVAC systems at these four schools will require the complete replacement of the outdated original equipment. As a forward-thinking Facility Director, I engaged our mechanical engineers (Bighorn Consulting Engineers) to develop construction narratives, defining a complete scope of work to replace these HVAC systems. These construction narratives allow us to obtain accurate project cost estimates for this grant submission. As COVID-19 persists, our first goal is to dramatically improve indoor air quality through increased outside air flow and better filtration creating safer and healthier interior learning environments in which our students and teachers can thrive. The second goal is to meet the district's high energy efficiency standards for new equipment. The proposed RTUs and furnaces will be replaced with equipment that allow for greater filtration to supply superior indoor air quality and higher efficiency. The upgraded systems will also tie into the district's Building Automation System for improved performance and monitoring capabilities. New electrical panels fed from the existing switch gear will be supplied where necessary to accommodate any additional power requirements.

The proposed system upgrades at Lloyd McMillan Gym, Olathe High School Classroom Wing and Cottonwood Elementary School Main Section will include new high efficiency rooftop units with increased air filtration. These new systems will use a MERV 13 filter and have increased outdoor airflow capabilities for ventilation and pathogen control. The rooftop units will incorporate comparative enthalpy economizer controls which will allow up to 100% outside airflow depending on ambient conditions. The system will also use CO2 sensors in the return air to allow for monitoring and control of CO2 levels further benefiting air quality.

The proposed upgrades at the Olathe Elementary School North Classroom Wing will include new high efficiency furnaces (95%), high efficiency (18 SEER) condensing units and new air filtration. The new system will also use MERV 13 filters and have increased outdoor airflow capabilities for ventilation and pathogen control.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

A crucial benefit of the system designs explained above, is to increase outdoor airflow and improve filtration using MERV 13 filters. These measures have been shown by ASHRAE to be an effective method to increase air quality and provide a higher level of pathogen control.

## **Due diligence undertaken in defining the stated solution:**

The master planning process of evaluating and prioritizing the district's deficiencies highlighted the need to replace these systems. Montrose County School District has used Bighorn Consulting Engineers as it's on call mechanical engineering firm for many years. They are familiar with all our schools and understand the districts commitment to improving the educational environment while also increasing equipment efficiencies. Armed with the information from the recent Master Plan evaluations, Bighorn created a narrative outlining the equipment to be used, and the scope of work necessary to replace the failing systems. This narrative was then used by FCI Constructor's to aid in the budgeting process. The district also reviewed the schools AHERA Books for hazardous materials. During the site inspection additional material samples were collected and tested for asbestos to confirm if additional funds would be necessary to complete the proposed projects.

## **How urgent is this project?**

These HVAC system upgrades are an absolute priority. They will create a healthier, safer educational environment for student and staff. Any one system failure would create a dire situation, with the potential to make portions of the building unusable, displacing kids and disrupting educational operations. Given the current supply chain issues experienced by our nation, it is nearly impossible to source parts for these aging systems. Replacement before complete failure of this equipment is a number one priority to keep our programs fully functional well into the future.

The upgrades requested in this grant are fully supported by our CDE Facilities Assessments and our recently completed District-Wide Facilities Master Plan.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

## **How does the applicant plan to maintain the project if it is awarded?**

Montrose County School District believes in a strong preventative maintenance program. This commitment is evident in the fact that many of the original building systems still function even though they are aged well beyond their life expectancy. We implement regularly scheduled maintenance and all warranty inspections for all capital construction repairs or replacement projects soon after project completion. Training of maintenance and custodial personnel on new components and systems are incorporated into the contract documents. Training sessions take place at various stages during project construction, this helps ensure a successful maintenance/care program, allowing us to get the best performance and longevity out of the entire project. MCSD budgets for maintenance and repairs in two different funds, the Maintenance Discretionary Budget funded from the General Fund, and the Capital Reserve Fund allocation of \$750,000 annually. The District requires 2-year workmanship warranties in addition to the manufacturers equipment warranty.

## **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 facilities submitted in this grant for HVAC repairs and improvements were all originally constructed as schools within the Montrose County School District. At the various times of construction, the materials and methods were consistent with best practices and compliant with the governing codes.

Olathe Elementary School, located at 326 N. 3rd Street in Olathe, CO, is the only elementary school serving students in the Olathe area. It was established in the 1950's and has had numerous renovations and improvements. October Pupil Count 2021 membership is 466.

Cottonwood Elementary School, located at 3500 Woodgate Rd, Montrose, CO, is one of six elementary schools in the MCSD district. It was constructed new in 1996 and has had one addition of classrooms and one cafeteria addition. October Pupil

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

Count 2021 membership is 433 students.

Olathe High School, located at 410 Hwy 50, Olathe, CO, is the only middle/high school serving students in the Olathe area. It was originally constructed in 1970. Classroom additions were added in 1974, 77 and 1993. In 2004, another remodel addition with additional construction of an Ag building. in 2006 a new high school gymnasium was constructed. October Pupil Count 2021 membership at the Olathe Middle/High campus is 511.

Montrose High School, located at 600 South Selig Avenue, Montrose, CO, was built new as a high school in 1941. It has had numerous additions including a wood shop and classrooms in 1974, an ag/auto shop in 1980, and the Lloyd McMillan Gymnasium constructed in 1998. It remains as one of the district's two high schools, serving students from Centennial and Columbine Middle Schools. October Pupil Count 2021 membership is 1396.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Olathe Elementary School:2018 Security vestibule2018 Crawl space abatement / gym renovation2018 Sewer line improvements2019 Library – classroom roof replacement2020 Access security upgradesCottonwood Elementary School:2018 Security vestibule front office renovation2019 Overlay 1995 metal roof sectionOlathe High School:2018 HVAC and electrical switch gear, upgrade middle school2019-20 HVAC upgrades – middle school, mini gym, girls’ locker room2018-19-20 ADA improvement – parking ramps, interior spaces2019 Stadium improvement project2019 New concessions build2020 Install climbing kilter wall2020 Access security upgradesMontrose High School:2018 Art building renovation2018 Abatement / improvement project2019 Weight room floor abatement and resurfacing2019 ADA parking improvement2019 Football Stadium / concessions / access and civil improvements2019 Guest bleacher replacement2020 2nd story classroom roof replacement2020 Lloyd MacMillan Gym roof replacement

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The district has obtained ESSER funding for this HVAC upgrade project to provide the matching funds.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The capital outlay budget is a district wide number, based on the priorities of our Master Plan for the fiscal year and ongoing revenue for the capital reserve and general fund. Current fiscal year budget for ongoing revenue is \$3,720,345 or \$632.27 per FTE.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

NA

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$2,399,577.50	<b>CDE Minimum Match %:</b>	50.00
<b>Current Applicant Match:</b>	\$2,399,577.50	<b>Actual Match % Provided:</b>	50.00
<b>Current Project Request:</b>	\$4,799,155.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	The district has obtained ESSER funding for this HVAC upgrade project to provide the matching funds.	
<b>Total of All Phases:</b>	\$4,799,155.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	101,456	<b>Construction Contingency %:</b>	8



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	2,806	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$47.30	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.29	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$46.01	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,710	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	135	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$21,270,000
<b>Assessed Valuation:</b>	\$645,180,702	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$116,987	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$9,791,455	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$51,016	<b>Outstanding Bonded Debt:</b>	\$22,235,001
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	55.00%	<b>Total Bond Capacity:</b>	\$129,036,140
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	3.387	<b>Bond Capacity Remaining:</b>	\$106,801,139
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,465.03		
Applicants Median: \$2,381			

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

**SWINK 33 - Swink Campus Life Safety Upgrades - Swink K-12 - 1968**

<b>District:</b>	Swink 33
<b>School Name:</b>	Swink K-12
<b>Address:</b>	610 COLUMBIA STREET
<b>City:</b>	SWINK
<b>Gross Area (SF):</b>	104,531
<b>Number of Buildings:</b>	4
<b>Replacement Value:</b>	\$24,347,130
<b>Condition Budget:</b>	\$11,797,381
<b>Total FCI:</b>	0.48
<b>Adequacy Index:</b>	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,025,467	\$2,562,651	0.64
Equipment and Furnishings	\$294,386	\$146,313	0.50
Exterior Enclosure	\$3,993,195	\$1,544,146	0.39
Fire Protection	\$204,018	\$964,082	4.73
Furnishings	\$1,401,124	\$208,382	0.15
HVAC System	\$1,884,685	\$1,602,632	0.85
Interior Construction and Conveyance	\$4,530,769	\$3,331,953	0.74
Plumbing System	\$1,602,500	\$969,601	0.61
Site	\$3,144,778	\$1,426,798	0.45
Structure	\$3,266,209	\$4,907	0.00
<b>Overall - Total</b>	<b>\$24,347,130</b>	<b>\$12,761,465</b>	<b>0.52</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** SWINK 33

**County:** OTERO

**Project Title:** Swink Campus Life Safety Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Swink is a rural community along the Arkansas River Basin. Swink serves a population of 800 people and has 321 students enrolled in grades K-12. The area supports a largely agrarian economy with Otero Junior College and Arkansas Valley Regional Medical Center as two of the larger employers in the area. Community pride is evident in Swink. The entire school district and community place high expectations on its staff and students to engage in a lifelong learning experience.

Swink has embraced an education model that addresses the needs of all students providing them the opportunity to participate in a variety of extracurricular programs and a uniquely high performing Vocational Program. Swink also works closely with Otero College to enlist in concurrent virtual classes earning college credits. The district expects students to develop their skills so that all are successful, and are committed to engaging students in ways that meet their needs.

Swink 33 has sustained a strong academic performance for many years. The school district has earned an accreditation rating of "Accredited with Distinction" by the Colorado Department of Education in 2016 & 2018, and received an "Accredited" rating in 2017 & 2019. Swink Elementary School was awarded the National Title 1 Distinguished School Award for Colorado in 2021. Swink was the only school in the state to receive this recognition based on outstanding CMAS scores. Swink Elementary was also named a National Blue Ribbon School in 2021.

The school district continues to make the most of their capital facilities by making strategic and intentional improvements. Aging equipment is balanced by well cared for infrastructure, which allows for life cycle replacements to be completed as needed. Visitors to our facility never fail to comment on its appearance. The facilities are well maintained and appear much younger than they are. However, careful maintenance can only do so much and areas are beginning to show their age.

## Deficiencies associated with this project:

### Secure Perimeter Deficiencies

All exterior doors are generally original to their date of construction. Although repairs or replacements have been made when damage has occurred, the overall system requires multiple operational methods and keying systems. Additionally, panic hardware to allow egress in an emergency is deficient or nonexistent.

At the main entrance of the building, existing exterior storefront doors were previously damaged by drainage issues, which have rusted the door frame and door sweeps, resulting in warping of the door frame which inhibits the ability of the doors to open and close properly. Although the drainage issues have been corrected, the damage to the doors remains and impacts the ability of the school to secure this entrance. The damage to the main doors results in a system that can allow unauthorized access to the school when the building is not occupied, because doors can be forcefully opened.

Moving clockwise around the building, closers at the exterior vestibule door into the library have lost the ability to close the doors under its own power. Despite the District's repeated attempts to make adjustments, industry experts have determined that the closers will need to be replaced. Because this entrance is also a community entrance into the library, the lack of ability to have the doors close automatically represents a significant security issue when the doors have not latched. This would allow an intruder to enter the vestibule in order to continue their entry into the school, and because this is a public use entrance, it is a known failure point for the school's security.

The exterior door to the stage off the multipurpose room is the most vulnerable point of entry in the school. A hollow metal

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

aluminum door was installed in this location in the 1970's and students are easily able to force the door open to gain entry to the school. Unfortunately, due to the way the door frame was installed and has warped, simply replacing the door will not fix this problem. A full replacement of door, frame, and hardware is necessary. Although monitored externally by the camera system installed in 2017, this entrance is an extreme point of vulnerability since it is not closely visible from the interior of the building, and would allow an intruder to access the school unobserved.

At the rear exit of the school, the vestibule storefront doors are in very poor condition, and represent a significant security risk. Although our 2017 BEST grant allowed for access controls and a camera system, the condition of the doors themselves are now of a concern for longevity of the security controls. The exterior doors use a pin system to close which requires precise alignment to function. These doors are facing south and routinely warp as a result of the prolonged sun exposure common on the eastern plains. This system requires significant maintenance to ensure they are closed, and to open in an emergency situation such as a fire. The interior doors are original to the building and no longer close effectively. Replacement of the doors, hinges, and door hardware is needed to have a functional egress path. Due to the doors' dysfunctionality as an emergency exit, significant time could be lost in the event of an emergency if students or staff are not able to operate the door safely.

Exterior doors exiting from our Kindergarten Classrooms 104 and 105 again jeopardize the security of the building. After 40 years of use, these closers are no longer adjustable to have doors close under their own weight. Additionally, when there are strong wind gusts which occur often on the plains, these door closers are continually damaged and are beyond. By not replacing the door closers in these locations, direct access to elementary learning spaces is possible by unauthorized visitors, and emergency egress could become prevented if the door is not operational.

On the south side of the elementary wing, both sets of vestibule doors are in poor condition. With exposure to the elements and age, the hollow metal doors have begun to rust and deteriorate near the hinges. There is real concern that the integrity of the doors will not last more than a couple years before the connection at the hinges fails. Because this is the main point of egress for the south portion of the elementary wing, it is necessary that these doors operate smoothly at all times. There is not another viable point of egress for our elementary learners if these doors fail during an emergency situation.

The north entrance to the elementary wing also needs closers installed, in order to allow for a secure perimeter. The doors at this location often do not close effectively, allowing easy access at the front of the school to our youngest occupants. Especially because these doors are at the front of the school, we need to ensure that this is not a point of failure for a secure perimeter.

The exterior entrance to Classroom 116 is in very poor condition. The door is hollow metal and does not have appropriate door hardware for its current use. This door is also the community door for COVID testing and other public services and does not have the appropriate panic hardware for emergency egress that would not require the public to enter the school. Because this room is occupied by groups who may not be fully trained in Swink 33's security protocols, the deficiency of this door could result in delays in being able to evacuate the building effectively.

The existing entrance to the Multipurpose Room is on the north face of the building. Similar to all exterior doors in the elementary wing, the main doors are of poor quality and have required the greatest time commitment from staff to maintain. The doors themselves have a pin closer system that requires precise alignment. With the potential for buildup of ice at this entrance, the doors are routinely not aligned damaging the pin closers. Because of the high occupancy load of this room, our concern for this space is that doors will become jammed in an emergency egress situation.

The entrance to the kitchen pantry consists of a residential screened door and a hollow metal door. These doors do not provide appropriate security into a "back of house" area of the school, nor appropriate emergency egress hardware for an area of the school more prone to emergency events (kitchen fires, etc.). Because this door could be easily damaged or broken into from the outside, it represents a significant security concern for entry into the school, into an area that is not continually monitored. Alternatively, because the door does not have appropriate hardware, our staff could become trapped if a fire were to occur in the kitchen.

Moving beyond the main school building, certain doors at the "New Gym" are in poor condition, and do not operate appropriately for an emergency situation. Lever hardware is installed on the exterior of the doors which does not appropriately function for ADA requirements. Doors at all three locations included in this grant have been damaged through repeated use and do not properly close or open, which results in an ongoing security concern if the building exterior is not routinely checked, or if a door is propped open. Additionally, panic hardware is damaged beyond repair. The New Gym hosts events throughout the year, during the day and evening. Without appropriate operability of the doors, and panic hardware for emergency exiting, these high-capacity events could quickly become disastrous.

Finally, two sets of doors at the "Old Gym" that are used as emergency exits do not have panic bars to allow for emergency

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

gress. Instead, a lever is installed on these doors with a manual lock that is not per fire code. This could pose extreme risks to occupants in an emergency situation because the manual release is not intuitive in a panic situation. Multiple non-competitive sporting events and other extracurricular activities are held in the Old Gym and, similar to the New Gym, could have significant consequences if the doors do not operate as they should in a panic situation.

### Fire Safety Deficiencies

The fire panel servicing all school buildings was installed in 1996 and had an anticipated lifespan of 10 years. Swink 33 has made do, but in recent years cannot guarantee the safety of occupants due to obsolescence of the system. Initiation devices such as duct detectors have begun to fail from their advanced age leading to communication errors and trouble signals. Pull stations and smoke detectors are obsolete and unallowable under current regulations, requiring replacement and update to new multiplex devices. The loud wail of the existing horn strobes also fails to meet current fire code. Schools require voice annunciation to provide instructions to students during emergencies, which our current system is incapable of providing. Our system does not appropriately notify occupants, or direct them of what to do in an emergency situation. In a true life safety event, it is critical for our students and staff to have immediate and clear direction.

The existing Simplex 4100U fire panel is likewise obsolete, and its replacement parts are unavailable from either the manufacturer or the secondhand market. A failure in any component of the panel will knock out the entire fire alarm system, leaving the building unprotected and unable to be repaired until an entirely new replacement alarm panel is installed. Additionally, the panel is incompatible with the updated initiation and notification devices required by current code. Lastly, the 1955 gymnasium is completely unprotected by the fire alarm system. It has neither pull stations nor smoke detectors, no strobes or horns, and is not connected to the fire panel in any way. If a fire broke out in this location, it is entirely likely that the building would be a total loss before the fire department could be notified and may pose a life safety hazard to occupants.

### Communication Deficiencies

Swink 33 lacks a way for staff to communicate a potential threat throughout the building. The intercom system in the school was installed in 1998 and is beyond its life cycle. The head end system is discontinued. Replacement parts are not available from the manufacturer, and stock for secondhand refurbished parts are also depleted, meaning that the entire system will be defunct with any component failure on the head end. Not only is the intercom system not able to relay automated messages or integrate with the phone system, but the quality of sound in several areas of the building is inaudible. In the event of an incident, an administrator would have to call the phone stationed in each classroom one by one to ensure a threat was communicated to all individuals in the building. There is no direct dialing system, or other public address system. In a school district where emergency response time can be 30 minutes or more, the ability to quickly communicate with staff through the buildings is a critical need.

Additionally, beyond the deficiencies inherent to the main building, there is no emergency communication network provided to the "Old Gym". As a result, any class or group of students in this building would have no notification of a threat to the school, either from inside or exterior. Even in a lockout situation, where interior school programming could continue as normal, these students would not have the ability to be notified.

Finally, there is no exterior annunciation for notification to staff and students onsite. Students on the playground, on the football field, or at the baseball field, have no way to be notified if an emergency situation arises. It is dependent on the office staff to know which teacher has a group of students outside, and call them on a cell phone, if cell coverage allows, to notify them of an emergency event. In a panic situation, this inefficient process could have significant consequences.

### Diligence undertaken to determine the deficiencies stated above:

Despite our ongoing attempts to maintain the existing systems, the district is unable to sustain a safe environment without entirely replacing multiple security systems.

Swink 33 has enlisted a team of industry professionals to identify the primary security deficiencies at the K-12 school. Swink primarily worked with NV5 as the Project Manager to engage trade partners and consultants with expertise in these areas of concern.

### Secure Perimeter

Due to the severity of the security and life safety concerns with the exterior doors, Swink 33 enlisted the help of Colorado Doorways and GE Johnson to conduct a detailed audit of all exterior doors and provide recommendations to address these concerns. This audit was conducted with the entire Swink maintenance staff and two school administrators to make sure all the issues and repair history was communicated to the door hardware consultants onsite.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

After walking and testing every door, Swink was provided a list of priority improvements for every exterior door. After further consultation with both Colorado Doorways and GE Johnson, the district only included the highest priority fixes to exterior doors used for emergency egress.

### Fire Alarm

Swink identified that the 1955 gymnasium's lack of fire alarm coverage was a critical risk for the District, and we also suspected that emerging communications errors and the age of the system as a whole represented a looming risk to its ability to respond in the event of a fire emergency. Therefore, Johnson Controls, formerly Simplex, was engaged to review the existing system and provide recommendations to ensure the continued protection of the buildings and their occupants. The primary Johnson Controls contact for this effort is the technician who installed the existing the existing 1996 system and brings an intimate knowledge of the installed devices and their shortcomings with regards to failure rates, code compliance, and continued longevity. They utilized as-built record drawings and a site survey of devices to provide a prioritized list of upgrades to meet current fire code, ensure continued protection of the fire alarm system, and extend that coverage to the Old Gym.

### Communications System

Knowing that public address coverage across the campus was inadequate, Swink 33 contacted Beacon Communications to review the existing system. Together with our administrative staff, they reviewed the head end equipment, classroom speakers and intercom capabilities, call switches, and exterior address coverage.

Review of the existing head end revealed that it is an obsolete model that has been out of production for so long that replacement parts are unavailable. A failure of any major component would render the entire public address system inoperable. Functional testing around the building exterior identified gaps in coverage of the surrounding play fields, informing the quantity and location of new speakers.

After inspecting the entirety of the public address system, Beacon Communications provided Swink 33 with a tiered list of upgrades, with highest priorities placed on elements that will increase announcement coverage for emergency situations and reliability of the controlling hardware. These upgrades assume a small replacement allowance of individual speakers and call stations to be identified after a room-by-room functional audit.

Furthermore, we have planned to appropriate additional funding toward capital improvements with these safety improvements being the top priority. However, the needs for these security improvements are so great that the district is unable to finance these in house.

### **Proposed solution to address the deficiencies stated above:**

The security improvements of 2017 went a long way in improving the safety and security of students of Swink. The proposed solutions for this grant application will build on these improvements and fill important gaps to provide Swink 33 with the safety upgrades needed to maintain the school. None of the improvements in the 2017 grant will be replaced or modified. Specifically, we are still utilizing the security camera system and access control system installed. However, due to limited matching funds available at the time, access control measures could only be installed at five exterior door locations.

### Secure Perimeter Solution

In order to secure the perimeter of the building, we will be replacing exterior door hardware for 12 sets of exterior double doors primarily to ensure emergency egress in case of an emergency, and to ensure the building stays secure. This replacement hardware will allow doors to latch and lock consistently and securely, as well as allow for intuitive emergency egress as required by code.

At the main entrance of the building, we will cut out the base of the door frame and replace with new sweeps. This is the only way to prevent the rust and deterioration in the door frame from spreading to the door hinges compromising the integrity of the door.

The exterior vestibule door into the library will receive new door closers with proper adjustments

The exterior door to the stage off the multipurpose room cannot be fixed with new hardware alone. The only solution for this entrance is to block off this path of egress or replace the door and frame entirely. This door is used as an emergency exit and will be replaced. The new door is proposed to be a steel door with new panic hardware and closers.

At the rear exit of the school, the vestibule storefront doors are in very poor condition, and represent a significant security risk. Replacement of the doors, hinges, and door hardware is needed to have a functional egress path.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

On the south side of the elementary wing new closers will be installed to allow for fully functional operation. The north entrance to the elementary wing also needs closers installed, in order to allow for a secure perimeter. The exterior entrance to Classroom 116 will be replaced with a steel door and receive new hardware to allow for emergency egress. The existing entrance to the Multipurpose Room will receive new doors and hardware. The only hardware that can be reused at this entrance are the panic bars, which will be evaluated for re-use and replaced as well if necessary. The entrance to the kitchen pantry will be replaced with a single steel door with appropriate emergency exit hardware. Now that the kitchen has cooling, a screen door is not necessary. Moving beyond the main school building, certain doors at the "New Gym" will require pull hands at the exterior of each door to meet code requirements. Additionally, these doors will need new panic bars, closers and hinges. We are only targeting three sets of exterior doors in the building with the intention of diverting all traffic through these sets of doors as much as possible. The two sets of doors at the "Old Gym" that are used as emergency exits will have panic bars, latches, and closers as required per code.

### Fire Alarm

Johnson Controls prepared a quote on deficient and obsolete components of the Simplex 4100U fire alarm system. First would be a new Simplex 4100ES fire alarm panel with capabilities for first responders to address occupants of the building via an integrated microphone. Initiation devices will be upgraded from Simplex pull stations and smoke/heat detectors to TrueAlarm pull stations and smoke/heat multi-sensors with greater sensitivity for earlier warning of a fire. Horn strobes shall be replaced with TrueAlert notification devices that are able to provide greater sound distribution throughout the building as well as voice annunciation in the event of an emergency. The 1955 "Old Gym" will be updated with the same initiation and notification devices noted above and connected to the fire alarm network, bringing its level of fire protection on par with the rest of the school buildings.

### Communications System

Swink will implement a Rauland Borg Telecenter U head end and reuse speakers and wiring for the intercom and clock system. This would include a telephone communications module that would allow integration with a future proposed Mitel VoIP phones allowing any classroom to readily communicate with the front office or public addresses to the entire campus. The new Rauland Borg unit would also integrate with the updated fire alarm panel to notify first responders of an emergency. Finally, the Rauland Borg system will allow the vestibule doors to be set on a timer to unlock only during the beginning and end of the school day to allow for students to pass in and out of the school. Fortunately, the majority of existing wiring and speakers within the school are in working condition and a new headend unit should be able to address the bulk of longevity concerns and allow the integration needed for needed communication. However, entirely new wiring and speakers will need to be run to the uncovered areas in the 1955 gymnasium and to specific locations on the building exterior address gaps in coverage around the site.

### **Due diligence undertaken in defining the stated solution:**

Swink 33 has engaged multiple partners to review the existing systems and develop efficient and effective plans to solve the numerous life safety systems that are currently failing. We have partnered with NV5 to develop a comprehensive planning approach, ensuring that all various parts of the proposed solution are considered.

We have also engaged Colorado Doorway Solutions and GE Johnson to audit existing doors, frames, and hardware throughout all buildings on the campus to identify any door systems that are failing or likely to fail. Their findings have been prioritized to focus first on maintaining a secure perimeter and ensuring life safety for egress purposes.

Johnson Controls visited the site to survey the fire alarm panel, notification devices, and initiation devices while also considering the existing infrastructure and any suitability to reuse portions of the system. Using their own record drawings from original installation of the system, they proposed updated components to meet code minimums and required coverage while making the most efficient use possible of existing wiring and wall boxes.

Beacon Communications reviewed our head end equipment, speaker system, and announcement coverage across the campus

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

to develop a prioritized list of upgrades with most emphasis on achieving complete coverage of the entire campus and longevity of the system. Secondary priority was given to integration of the new system with the updated fire alarm system and future Mitel VoIP phones. Their directive was to be as efficient as possible in reusing existing wiring, speakers, and other infrastructure wherever feasible.

### **How urgent is this project?**

The current systems are either nonexistent, or already in failure. As with any life safety system, urgency is sometimes not defined by if, but when. We have done its best to operate and maintain over 86 exterior doors across four buildings but we have had to develop a detailed plan to replace failed components to maintain emergency egress and a secure perimeter. Continued system failures are likely. With respect to the fire alarm and the communications systems, the obsolescence of the systems and the lack of adequate coverage leave building occupants vulnerable on a daily basis.

If the project is not awarded funding, Swink 33 will need to prioritize investment of funds in these life safety systems. This prioritization will likely require a rollout of solutions over a number of years, and likely not address the issues in a systematic and effective way. Upgrading of the fire alarm system is currently the top priority. Implementing this project will utilize the majority of available capital reserve funds, and thus delay improvements to the perimeter security or emergency address system.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

Swink 33 will continue to build and maintain a Capital Construction Capital Projects fund that will ensure maintenance and replacement of new systems when we anticipate the end of their useful life. We also have a district practice that establishes a minimum amount of money to be put into this fund on a yearly basis. District procedure requires that our operating reserves be maintained at four times our monthly operating expenses. This ensures that funds are available for unanticipated crisis needs. We currently have reserves approaching one year of operating revenue and are in a position to fund our match to accomplish the needs of the project. A yearly facility needs plan is made for the coming year in April, as well as for three year and five year projections. District budgets are made with these plans as a basis.

**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:**

There are five separate buildings on the campus of the Swink 33 which were built new for educational purposes. These were constructed in compliance with the building codes of the time of construction.

The main Swink K-12 School Building was constructed in 1968 and remains in use to this day. Since its original construction, there have been three building additions in 1976, 1996, and 2011.

The "Old Gym" was constructed in 1955 and contains a wrestling room, locker rooms and restrooms.

The "New Gym" was built in 2009 and contains a weight room, offices, restrooms, and locker rooms.

The Industrial Arts Building was constructed in 2003 and contains STEM Classrooms and shops for mechanics, woods, and metals. In 2020 the District switched to an emphasis on Vocational Agriculture adding an FFA program.

The Transportation Facility was constructed in 2004 and is used by transportation and maintenance staff only and not used as instructional space.

Sadly, schools were not designed to address the same safety and security concerns that are present in schools today and the multiple facilities pose a great challenge.

During the day our students move in and out of different building on the campus. It is imperative that the doors into and out of these different buildings function as they should.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The main Swink K-12 School was converted into an elementary school and a new high school and multipurpose room addition were constructed in 1976. New classrooms, a new entrance, and a library were added to the main building along with renovations to HVAC Equipment, electrical equipment in 1996. Renovations to the ceiling and restrooms were made in 2008. There was a small addition of two elementary school classrooms in 2011 and in 2017, the multipurpose room floor was



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

abated and replaced via BEST grant funding. Swink 33 recently completed a new roof and HVAC upgrade to the main K-12 school building utilizing BEST grant funding as well. This includes a new roof over the classroom and multipurpose areas and replacement of indoor furnaces and rooftop condensing units servicing most of the main building. The “Old Gym” is the only remaining structure from the 1955 development of the current school site. There have been no major renovations to the gym with the only improvements being new tile flooring in the restrooms and lobby in 2009 and new LED lighting in 2019. The “New Gym” and Industrial Arts Building had new LED lights installed in 2019. District-wide improvements to access controls and security cameras were partially funded by a BEST Grant in 2017. The improvements funded by this BEST Grant are still in use today and will not be replaced by this BEST Grant pursuit. The school district has also increased the number of cameras connected to this system through subsequent capital projects. Additionally, in 2019, we spent nearly \$150,000 to replace lighting systems with LED fixtures. In FY 19-20, we received a BEST grant for partial roof replacement and mechanical replacements at our original 1968 building. This project is complete.

### What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?

Although alternate funding for these specific projects has not been obtained, we have consistently been able to utilize other grant funding sources to maximize our dollars in other budget areas, to allow for maximum capital reserve funding. These grants include CDE School Health Professional Grants and CDE Colorado Student Wellness Grants for student and staff mental health support and other student resources. We have also received grant funds from the Regional Air Quality Counsel for help purchase new busses. Additionally, we have received multiple grant funds from USDA for kitchen equipment replacement, and some small project grant funds for playground equipment installation and music department support.

### How do you budget annually to address capital outlay needs in your district/charter?:

Swink 33 maintains a minimum amount budgeted to Capital Reserve each year. The minimum for the past few years has been \$40,000, or approximately \$125 per student. It is anticipated this amount will continue. In FY '20/'21 the district transferred \$500,000 for the previous BEST Project. Swink 33's adopted budget for FY '21/'22 includes \$96,112 for capital reserve. Our planned FY '22/'23 budget will include the required match if this project is awarded.

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

N/A

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$466,247.25	<b>CDE Minimum Match %:</b>	37.00
<b>Current Applicant Match:</b>	\$273,827.75	<b>Actual Match % Provided:</b>	37.00
<b>Current Project Request:</b>	\$740,075.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Swink 33's match will come from operating reserves allocated to the Capital Reserve Fund.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$740,075.00	<b>Escalation %:</b>	11
<b>Affected Sq Ft:</b>	104,531	<b>Construction Contingency %:</b>	7.5
<b>Affected Pupils:</b>	312	<b>Owner Contingency %:</b>	7.5
<b>Cost Per Sq Ft:</b>	\$7.08	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.72	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$6.36	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$2,372	<b>Is a Master Plan Complete?</b>	No



# OTERO COUNTY SHERIFFS OFFICE

222 EAST 2ND STREET - LA JUNTA, CO 81050  
(719) 384-5941 OFFICE  
(719) 384-2272 FAX

SHAWN M. MOBLEY  
SHERIFF

January 24, 2022

To Whom It May Concern:

Please accept this letter of support for Swink School District's application for BEST grant funds to provide improved safety and security at the Swink School Campus. I serve on the District Accountability Committee and I am aware of these safety upgrades and how they would affect the school.

I have advised the school district administration and school board that it would be good practice to secure all doors of the main building and monitor who enters the building. It would add another deterrent against aggressive acts if the office was able to shut off portions of the building if needed. Swink does not have its own police force; therefore, our county sheriff's office would be responding to any crisis. Response time is not immediate. Therefore, any preventative measures will assist my agency in being able to keep students and staff safe. A working communication system is definitely needed in the school.

Swink School District has been actively researching, planning and designing protocols and strategies for their School Crisis Plan. They have identified several areas to address for improved safety measures. The BEST grant will provide funds to accomplish the first of those key security needs and improve Swink's ability to respond to threats and keep their students safe.

Sincerely,



Shawn Mobley,  
Otero County Sheriff



**La Junta Rural Fire Protection District**  
La Junta, Colorado 81050  
www.lajuntafire.com



**DIRECTORS**  
Everett Babbs  
Marvin Schlegel  
Robert Fowler  
Eric Haasagan  
Michael Montanez

BRAD DAVIDSON, Fire Chief

1/19/2022

To whom this concerns:

I am writing this letter of support for the Swink School District for applying for a BEST grant to upgrade their fire alarm system as well as some intercom and door work in their school. As the Fire Chief for the La Junta Fire Department, Swink School sits in my fire district and we take the safety of the students and staff very serious. We are willing to help out in any way to support Swink School in obtaining this goal.

We know for a fact, that early detection and notification saves lives. By upgrading the fire alarm system throughout the complex this will give the newest technology and the most updated fire and life safety code recommendations for the system. Having new working pull stations and detectors and notification system will enhance life safety within the school.

I would be happy to answer any further questions about this if needed to. Thank you for considering Swink School for this grant and we wish them the best of luck.

In Safety,



Brad Davidson

Fire Chief

La Junta Fire Department

# SHERIFF

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

**PUEBLO COUNTY 70 - Pueblo West HS Civil Improvements - Pueblo West HS - 1995**

<b>District:</b>	Pueblo Rural 70
<b>School Name:</b>	Pueblo West HS
<b>Address:</b>	661 West Capistrano Ave.
<b>City:</b>	Pueblo West
<b>Gross Area (SF):</b>	229,596
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$85,223,176
<b>Condition Budget:</b>	\$27,416,380
<b>Total FCI:</b>	0.32
<b>Adequacy Index:</b>	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$8,949,520	\$5,669,436	0.63
Equipment and Furnishings	\$3,394,313	\$231,036	0.07
Exterior Enclosure	\$5,939,488	\$801,865	0.14
Fire Protection	\$2,318,835	\$46,857	0.02
HVAC System	\$20,191,986	\$11,029,403	0.55
Interior Construction and Conveyance	\$10,558,713	\$5,561,320	0.53
Plumbing System	\$3,733,010	\$1,207,345	0.32
Site	\$11,195,758	\$2,869,119	0.26
Structure	\$18,941,554	\$0	0.00
<b>Overall - Total</b>	<b>\$85,223,176</b>	<b>\$27,416,381</b>	<b>0.32</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** PUEBLO COUNTY 70

**County:** PUEBLO

**Project Title:** Pueblo West HS Civil Improvements

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

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

**If Yes, please explain why:** N/A

## Project Type:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> New School         | <input type="checkbox"/> Roof               | <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Water Systems                |
| <input type="checkbox"/> School Replacement | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting  | <input checked="" type="checkbox"/> Facility Sitework |
| <input type="checkbox"/> Renovation         | <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> Land Purchase                |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> HVAC               | <input type="checkbox"/> Energy Savings  | <input type="checkbox"/> Technology                   |
| <input type="checkbox"/> Security           | <input type="checkbox"/> ADA                | <input type="checkbox"/> Window Replacement  |   |
| <input type="checkbox"/> CTE: N/A           |   | <input checked="" type="checkbox"/> Other: Traffic Redesign, Parking Lot & Sidewalk Replacements, Drainage, Paving |   |

## General background information about the district / school:

PUEBLO WEST HIGH SCHOOL (PWHS) is located in the "Pueblo West Region" in the area just west of the City of Pueblo, CO. PWHS is one of three district high schools within Pueblo County School District 70. It was originally built in 1997, currently educates nearly 1400 students and employs over 25 staff members each year. Our mission at Pueblo West High School is to graduate compassionate, responsible individuals who recognize intercultural connectivity and the value of lifelong learning.

DISTRICT MAINTENANCE PROGRAM - The district's maintenance program consists of 18 full-time staff members, including a Head Facilities Manager, maintenance and custodial staff operating an annual budget of \$4,756,518. Their responsibilities for the general maintenance of district facilities and grounds include upkeep of all mechanical systems, lighting/ballast replacement, flooring and waxing, minor plumbing and electrical needs, mowing, and cleaning, and ensure all safety codes are maintained throughout the building. The maintenance staff works extremely hard to ensure all issues and complaints are resolved quickly and efficiently.

DISTRICT 70 EDUCATIONAL EXCELLENCE - To date, the district has enjoyed being a high performing district. In recent years, Colorado Department of Education's District Performance Frameworks ranked the district as an accredited district. The district had its highest 4-year graduation rate of 92.2% while the state of Colorado's average was 81.1%. Two of the high schools had over 97% graduation rate. The district's drop-out rate was .6% compared to the state's 2%.

## Deficiencies associated with this project:

The following paragraphs detail the various deficiencies that relate to the exterior site conditions outside the Pueblo West High School Facility. These issues span over 1.4 million square foot area, and work together to create an immovable obstacles to what should be the simple tasks at the start and end of each day: drop off, pick up, parking and safely walking from a vehicle to the front doors of PWHS. The combination of quickly deteriorating site infrastructure, failed drainage and detention pond systems, an extensively eroded subgrade, unpaved, unmarked and under-lit parking lots under heavy use, poorly designed traffic loops, drive lanes and throughways, and the daily experience of onsite congestion resulting in community frustration, and frequently unsafe condition mark the beginning and end of each day at PWHS.

Each of these elements, and others, have created challenges to our operations, depletion of our annual maintenance funds, and frequently make the simple task of walking from a parking spot to the front of the school into an unsafe situation for students, teachers, staff and visitors, at both the start and end of their day. The frustration it has created among our PWHS community extends across the 1400 students, staff and teachers, thousands of parents, our bus drivers, and visiting community members. Although members of our development team find descriptive narrative of parking lots, traffic flow, and detention ponds very exciting, we are also aware that it can be difficult to relay the urgency and necessity to correct site safety issue, without some visual aids! To help better portray parts of the following deficiencies, we have provided reference

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

to supplemental documents along the way, including page numbers, to help the reader further understand the challenges PWHS must resolve.

Applicable Reference for Entire Section:

Site Plan: Existing Condition Evaluation, Page C100

### DETERIORATION & HAZARDOUS FAILURE OF PARKING LOTS & DRIVE LANES

Reference: Subgrade Investigation & Pavement Design PWHS, Page 2 & Civil Site Evaluation, Page 6-11

The main parking lot of Pueblo West High School, measuring an area of approximately 81,102 sf has far surpassed its useful life, and has become a complete detriment to daily operations of PWHS. The widespread deterioration, and the underlying root cause, is best exemplified by the vast asphalt cracks, that commonly measure up to 12-inches in width and 6 inches in depth, running the entire length or width of the parking lot, 294 feet long. This causes daily hindrance to our operations, maintenance, and the safety of students and parents, at the largest high school in our district. The separation cracks, most of which need to be seen to believe, are hazardous for pedestrians, and make it impossible to traverse with any type of handicap mobility equipment.

Moisture has been introduced into the subgrade for some time, undermining all existing asphalt. The existing curb and drainage, for example, running along the existing detention pond at the south end of the parking lot has been undermined and is, quite literally, falling into itself in several locations. This has created dangerous conditions as the curb could completely give way from the pressure of a vehicle parked against the curb, resulting in vehicles sliding into the pond.

### POORLY DESIGNED TRAFFIC FLOW, BUS & PARENT LOOPS

Reference: PWHS Traffic Impact Study, Page 3 & Civil Site Evaluation, Page 6-11

This main parking lot is accessed via the most northerly driveway, which is the nearest of all driveways on campus to the major intersection of the two public roadways. It is also accessed through five openings off the main driveway, with no restrictions or traffic controls. The main north driveway is heavily used on a daily basis for primary bus loops, parents drop off locations, and deliveries to the truck dock throughout the day. The poorly designed traffic loop has become an permanent obstruction to our daily operations.

To put the issue into simple terms: each of the nearly 1400 students, 30 staff member, bus drivers, visitor, community members attending district events, and most notably, the parents who endure daily frustrations and angst as they try to navigate, what should be, a smooth and organized task – the arrival and departure on each school day.

Perhaps the best way to exemplify the issues our community deal with is through real-life examples that are commonplace. For instance, it is routine for parents (in an attempt to avoid the congestion of the parent loop) to drop off, or pick up their students along the driveway itself or into the staff parking lot located on the northeast of the building. Immediately, this has created the foundation for an unorganized and unsafe environment for students starting their day, and has further compounded the ability for vehicles to move through the traffic loops.

An alternate attempt to avoid congestion, and happening coinciding, involves the incorrect use of the front row parking row directon connected to the bus loop. This row is reserved for of handicap accessibility and visitors. A single orange cone is intended to “block” access to the bus loop from this front row of parking during morning and afternoon bell times but is easily circumvented by frustrated drivers. Parents park directly into the handicap parking spots as an alternative student drop off, and then compound the growing situation by either making a 3-point turn, or completely turning back up to the main driveway, driving in the wrong direction to exit the school property.

The vast majority of parents, though, simply head straight to rows of the main parking lot designated for Student Parking, as an alternative to drop off their students. This results difficultly for the hundreds of for student attempting accessing this lot and impedes their ability to simply, and smoothly, get to school each day with obstacle. These are only a few of the common daily situations that have work together to create the traffic conditions that result in students being dropped off at various,

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

unsafe points along the driveway and throughout the parking lot, then having to traverse through crowded parking lots and moving traffic, with frustrated drivers. The community as a whole has reached a boiling point, and needs to be addressed once and for all.

### UNPAVED STUDENT PARKING LOT CONTRIBUTING TO TRAFFIC PATTERN ISSUES

The existing secondary parking lot is surfaced in hard packed dirt or gravel that does not allow for permanent painting of parking spaces, drive isles, or directional traffic arrows. There are multiple exit points from the parking lot to the southeast access driveway, creating a raceway for students exiting school in the same areas where pedestrians are accessing and traversing this lot. The perimeter of the lot is an asphalt drive-lane, utilized for some parent loop parking, which creates conflicts in the morning and afternoon with student drivers attempting to enter or exist this parking area.

### VAST DRAINAGE FAILURES UNDERMINING SITE INFRASTRUCTURE, INADEQUATE DETENTION POND VOLUMES AND STORM WATER RUNOFF CONTROLS

Reference: Site Plan: Existing Condition Evaluation, Page C100

There is significant historic surface runoff from the north open space onto the Pueblo West High School property. The existing drainage controls within the school's property do not appear to intercept and control the offsite storm water. This has caused erosion, deposition of landscape material, flooding of the stadium area, and other site damage.

The existing storm water controls consist of three detention pond areas and a very small outfall pipe from the most downstream pond. The outfall pipe is extremely undersized for the allowable release rate for the property. These ponds are bypassed by most of the runoff from the west and east sides of the school property. The existing detention ponds are not sufficient in size to control the increase in runoff from the addition of the new impervious areas being proposed as part of this project:

- Northeast Detention Pond Volume - 53,612 cubic feet
- Southeast Detention Pond Volume - 74,835 cubic feet
- Southwest Detention Pond Volume - 52,154 cubic feet
- Total Existing Detention Volume - 180,598 cubic feet
- MINIMUM REQUIRED DETENTION VOLUME FOR 61.67 AC - 216,055 CUBIC FEET (Detention Volume based on an impervious percentage of 50%) The above detention volume assumes an allowable release rate of 61.7 cubic feet per second from the project. However, the outfall storm sewer will only release approximately 6 cfs.

### UNSTRIPED, UNPAVED & UNDERLIT STADIUM PARKING LOT WITH SINGLE HEAVILY CONGESTED DIRT ACCESS ROADS

Reference: Civil Site Evaluation, Page 12-17

The current seating at the sports stadium has a capacity of 4,500 seats. During the main rivalry or post-season games, the attendance swells to 5,500 attendees. The existing stadium parking lot is a dirt lot with a single gravel exit road to the south, around the tennis courts. The current dirt lot is approximately 162,136sf. A dirt access track wrapping from the north of the stadium, around the north side of school property is used to direct some traffic from the parking lot to the north across the access track which connects to Cyclone Alley and then Spaulding Avenue. However, this dirt access road is across Pueblo West Metropolitan District owned property, and is not a properly permitted access. During periods of snow or rain this north track becomes muddy and potentially impassible. The single exit road to the south could be blocked by either a disabled vehicle or an accident, creating long delays in exiting the stadium parking lot.

The existing gravel road, along the south side of the tennis courts, connects to the intersection with the southwest access driveway and the bus driveway and is insufficient in width or surfacing to accommodate the proposed shifting of the parent loop stacking and two-way access from the stadium parking lot. The single access point to the south can become restricted and prevents the passage of emergency and fire vehicles.

During times of heavy traffic, frustrated drivers have been observed driving across the northwest prairie, through private property, across a public open space easement, and even west on the asphalt pedestrian trail to the north. Large boulders have been installed to delineate the edges of the gravel parking lot and in an attempt to block vehicles from driving across the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

prairie. Ironically, these boulders are difficult to see due to natural screening by weeds or plowed snowbanks, and unsuspecting or distracted drivers have driven into and over these boulders are more than a few occasions.

Moreover, the gravel stadium lot is extremely inefficient to park vehicles, as it cannot be permanently striped with spaces and drive aisles. Following each event held at the HS Stadium, the lot becomes a “free-for-all,” as the community tries to exit the lot, primarily due to lack of designated drive aisles. To make matters worse, two sets of halogen-style parking lot lights in the middle of the lot, which are wholly insufficient and completely ineffective in illuminating any majority of the area to even a minimum light level standard. There is no drainage control for the stormwater runoff from the gravel parking lot or channels to divert a large off-site flow through the property and to historic drainage paths. This deficiency is expected to eventually result in heavy surface runoff to adjacent residential properties.

### **Diligence undertaken to determine the deficiencies stated above:**

The district underwent a comprehensive strategic planning and facility master planning effort beginning in 2017, and continuing through 2020. A team of design and construction professionals worked with the district’s facilities and safety teams to identify the need for major civil improvements, and the need to address the prolific traffic issues impacting the school and surrounding rights-of-way.

Over the past 9 months, the addition of professional civil engineers, local to Pueblo, CO were brought on board to analyze the site and expand upon the initial deficiencies identified by in the master planning effort. Licensed Traffic Engineers were brought in to perform a traffic study of the campus to fully understand what existing conditions were leading to the traffic congestion. A comprehensive site surveying by a professional surveyor and geotechnical evaluation by professional engineers were also performed to better understand underlying subgrade, erosion, stormwater runoff and drainage issues currently impacting the site.

### **Proposed solution to address the deficiencies stated above:**

Reference Document All Solutions:

Site Plan: Proposed Improvements", Page C200

#### **RE-PAVE MAIN PARKING LOT & DRIVE LANES**

Construction within the existing northeast parking lot is to include full demolition of existing pavement and sub-base, scarification of between 12 and 24 inches of subgrade, dry out and re-compact subgrade and install new base course and asphalt per Geotechnical Engineering recommendations. Additionally, the solution is best summarized by the following detailed scope:

- Removal of interior islands, including between the visitor parking and main lot, as a part of demolition and reconstruction.
- Reconfigure the parking for maximum efficiency by re-striping parking bays and closing multiple exit lanes to the north driveway to reduce exits to a single, stop-sign-controlled intersection.
- Construct a new parent loop parallel to the existing bus driveway between both student parking lots and the bus loop, from the existing southwest access and the northeast access to divert all parent drop off and pick up from interior parking lots.
- Remove existing asphalt within the existing parent loop and any curb, gutter and sidewalks as needed to accommodate the proposed new southwest-to-northeast parent loop and exits to the prior parent loop driveways.
- Rebuild the current island between the bus lane that runs close to the building and the new driveways and newly paved parking lots, add new accessible curb cuts and stripe corresponding crosswalks across the bus lane and the rebuilt island to control student pedestrian traffic to safe, controlled and properly marked crossing locations.
- Add a fence in the rebuilt island to further enforce pedestrian traffic to cross the drive lanes only at designated points.
- Construction to include scarification of between 12 inches and 24 inches of subgrade, dry out and re-compact subgrade and install new base course and asphalt per Geotechnical Engineering recommendations.
- Install new curb and gutter and drainage inlets along the bottom of the parking lot adjacent to the existing detention pond and widen the landscape buffer between top of the existing slope and back of new curb.
- Install new energy efficient LED lights and poles, including new wiring and controls to provide substantial savings in energy cost and ease of operation.

#### **PAVE STUDENT PARKING LOT**



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The solution will include the following:

- Remove the existing perimeter curb and gutter along the school side and northeast side of the parking lot as needed to accommodate constructing the new parent loop and northeast exit.
- Construct a new parent loop, including curb, gutter, sidewalks, fencing, and asphalt between the existing bus loop and parking lot to separate students and parent traffic.
- Remove the existing 24-foot-wide asphalt driveway around the three sides of the existing parking lot as needed to shift and construct the parent loop, perimeter curb and gutter, and grade changes for drainage efficiency.
- Remove existing dirt to subgrade elevations, scarify and re-compact subgrade, install base course and asphalt in the parking lot.
- Reduce access into and out of the parking lot to one driveway in from the southeast access driveway and one exit out to the existing driveway to the north.
- The exit driveway onto the public right-of-way will be designated one-way traffic exiting to the right from the student lot and then right or left at the street.
- Install energy efficient LED parking lot lighting, wiring and controls, including the access driveways on both sides and along the new parent loop as necessary.

### PAVE TENNIS PARKING LOTS

The solution will include the following::

- Connect existing storm sewer culverts with new storm sewer and fill in existing drainage swales to the east of the tennis courts.
- Construct new asphalt parking lots along the east side of the tennis court, including handicap parking spaces and ADA ramping and sidewalks to the existing tennis court pads.
- Install new LED parking lot lighting with underground wiring and controls to provide parking lot lighting.

### PAVE STUDENT OVERFLOW PARKING LOT

Pave the dirt student overflow lot located directly west of the dirt student parking lot. Remove existing curb radii as necessary to install handicap ramps between the school sidewalk and the overflow parking lot.

### NEW DETENTION POND AND STORM DRAINAGE SYSTEM

The solution will include the construction a new detention pond between the new asphalt road from the stadium parking lot and the tennis courts. This pond will intercept runoff from the new stadium parking lot and south road, a large part of the new north private road, and the uncontrolled historic runoff from north of the property.

This pond will provide needed control of both off site flow-through and onsite increase in developed runoff. The storm sewer outfall for the new pond will be connected to the existing most-upstream detention pond. Construct a larger outfall storm sewer pipe from the most-downstream pond at the northeast corner of the site which will allow release of the historic runoff from the property and reduce the overall storage volume needed for the entire project.

### PAVE FOOTBALL PARKING LOT, 36-FOOT ACCESS ROAD FROM TENNIS COURT ROAD & 32-FOOT NORTH ACCESS ROAD

The solution will include the following:

- Prepare subgrade for road widening from the west end of the tennis court road, install base course and asphalt for the 36-foot-wide access driveway from the stadium parking lot to connect to the widened tennis court road.
- The 36-foot road will accommodate the in and out traffic lanes and a third stacking lane for the queueing for the parent loop between the stadium lot and the front parent loop drive.
- Construct the new 32-foot-wide private north access road from the northwest end of the stadium parking lot to connect to the northeast driveway by preparing subgrade, installing base course and asphalt, drainage swales and traffic control stop signs - This connection provides a hard surfaced, permanent access road, for emergency and daily use from Spaulding Avenue, down Cyclone Alley, and to the northeast site driveway, to the west side of the stadium and sport fields.
- Grade the gravel stadium parking lot, prepare subgrade and install base course and asphalt to provide adequate event parking and expanded parent loop stacking queues.
- Install new LED parking lot lighting with underground wiring and controls to provide a safe level of event lighting and parent loop stacking lighting.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

- Paving and widening the north and south access roads allows for the safe and efficient control of the traffic circulation during school pickup and drop off and provides all required parent stacking through the 2042 school year, within the school property and prevents parents stacking within the public street rights-of-way.
- The use of a newly paved stadium parking lot and south access road for parent loop stacking and north private road for access from the north, will allow parents to enter from three different access locations, spreading out the number and concentration of turning movements, and increasing the Level of Service and safety for the new Parent Loop.

### TRAIL SIDEWALK AND CROSSWALKS

The solution will include the following:

- Construct a 6-foot-wide sidewalk from the entrance into the southwest parking lot to the right-of-way of Capistrano Avenue.
- Construct a 12-foot-wide sidewalk from the end of existing concrete between the existing dirt parking lot and the current exit lane for the existing parent loop, out to Capistrano Avenue right-of-way.
- Construct a 6-foot-wide sidewalk from the end of the existing sidewalk between the existing parent loop entrance and the existing northeast parking lot out to Capistrano Avenue.
- Construct 6-foot-wide sidewalks and directional handicap ramps at all driveways on both sides of Capistrano Avenue out to Spaulding Avenue.
- Install handicap ramps at the intersection of Capistrano Avenue and Spaulding and crosswalk striping across Spaulding Avenue. The Capistrano Avenue sidewalks will connect the southerly access for pedestrians to the Pueblo West Metro trail system on the far side of Spaulding Avenue.
- Construct a 6-foot-wide sidewalk from Capistrano Avenue to Cyclone Alley along the northeasterly side of the northeast driveway.
- Construct a 6-foot-wide sidewalk from the northeasterly sidewalk along the south side of Cyclone Alley out to existing curb return sidewalk at Spaulding Avenue.
- Construct a 6-foot-wide sidewalk and handicap ramps from the end of the existing sidewalk at the northeast end of the bus driveway, around the radius at northeast driveway intersection and along the southwest side of northeast driveway to connect to Cyclone Alley and the existing Pueblo West Metro east-west trail.

### Due diligence undertaken in defining the stated solution:

In the Spring of 2021 the civil engineering team, PWHS principal and staff, District 70 facilities and administrators, and the project management team walked the site to fully identify deficiencies and begin laying out solutions for the ongoing traffic frustrations and crumbling parking lot infrastructure. Over the next month a preliminary plan for addressing the issues was developed and presented to the local AHJ, CDOT, Pueblo West Metropolitan Districts, and the local Fire Department to ensure the scopes of work would meet all necessary requirements and to give each stakeholder the opportunity to provide feedback.

Throughout the late spring and early summer, a Traffic Engineer was brought on board to begin analyzing the current traffic flows entering campus, on campus, and leaving campus. The traffic study included real-time counts of vehicle traffic at all entry and exit points as well as drone flights to document parent stacking on the public rights-of-way. The draft traffic study was presented to District 70 in October 2021 and was used to future refine civil engineer's designs. Since October, as designs have progressed, there has been regular meetings design review meetings with the District's team, the civil engineer, and project management team to ensure the scopes stay on track and all top priority issues are addressed.

### How urgent is this project?

The jump in the student population of Pueblo West High School has further impacted the traffic issues within the Pueblo West Community, to the point that the PWMD Roads manager has contacted the school staff and engineers looking for a short term and long term solution to the dangerous blockage of Spaulding Avenue and Capistrano Avenue roundabout. On a daily basis this Minor Arterial roadway has full stop of through traffic due to the backup of PWHS parents trying to drop off or pickup their students on campus. Only by providing adequate stacking lengths and proper separation of student drivers parking, parents moving through, bus lanes, staff parking, deliveries and visitors, can the impacts to the public right-of-way be resolved. This requires pavement of multiple access roads, the stadium parking lot,, a revision in the parent loop to allow for multiple exit points, to spread exit movements and provide options for location to meet students for pickup.

The condition of the existing asphalt in all areas except the recently constructed north staff lot, have reached a condition that is hazardous to anyone walking through the parking lots or across the driveways. Filling of the giant cracks is not economic, as

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

the filler will pop out within a freeze thaw season, no matter how much we stuff in. Leaving the cracks unfilled, allows additional surface runoff to enter the subgrade, further degrading the strength of the subgrade, a quick road to failure of the asphalt section above. For these and many other reasons, there is an urgency to get these site improvement issues address soon.

Installation of sidewalks on site and along the streets, to provide connectivity for our student pedestrians is a must, to insure the students are not forced out into the paved roadway due to muddy or snowy conditions in the dirt shoulders. The State Buildings department also requires there be at least one ADA Accessible route from the public right-of-way to the main entrance of the building. There is not one currently.

Should the BEST Grant not be awarded, the design team will work to stretch the D70 Bond funds as far as possible, reducing overall square feet of the stadium, dirt student lot, overflow student dirt lot, and tennis court lot to the bare minimum to function to reduce the safety concerns. Unfortunately over many of the school additions, these same areas have remained unimproved, due to shortfalls in funding. So now is the time. I think we could get some more input here from Laurie describing how the pavement and traffic systems are already at a point of failure and how the fixes that will be done without the BEST grant will only be a short-term improvement, but for the best, long-term solution, they district needs the extra funding.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

Maintaining a well-funded capital renewal budget has been critical maintaining 18 educational facilities across the largest district in the state (by land area). It has been crucial to ensuring the financial stability of District 70 and will remain a high priority. Following the voter-approved general obligation bond in 2020, capital renewal and preventative maintenance planning accompanied the planning and budgeting for the projects across the district.

District 70 capital reserve funding in FY2021-22 is \$404 FTE, which is an increase of \$92 FTE, or nearly 30%, from the previous years allocation of \$312 FTE. For PWHS, this is a funding increase of \$127,880 to the annual capital reserve budget, and now totals \$561,560. The added funds and will be spent on proactively maintenance and repairs during the expected 15-year useful life, as well as the necessary replacement costs required in the future.

**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 West High School is a 223,150 square foot facility that was built in three phases. The original building was constructed in 1995 and includes a gym, locker rooms, cafeteria, computer labs, student lounge, classrooms, and offices. An addition was constructed in 2002 that added additional classroom space and an additional gym. The 2012 addition added a weight room, additional classroom space, and a large auditorium space. There are approximately 1390 students enrolled in grades 9, 10, 11, and 12.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The most notable capital improvements were part of a broader districtwide wide energy efficiency and critical infrastructure replacement project in 2018-19. PWHS improvements included comprehensive LED lighting replacements throughout facility, installation of retro-fit VAV dampers, and the conversion of constant volume air-handling systems to variable air volume (VAV) systems to vastly improve the efficiency of the HVAC systems. The school was also brought onto a district wide building automation and control systems. The district, as a whole, has averaged an annual reduction in utility expense (real dollars, not calculated) of over \$700,000 since the project completion.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The district was passed a \$75 Million general obligation bond in 2020 to complete priority facility improvements across the district, including the some of the projects outlined in this grant application.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How do you budget annually to address capital outlay needs in your district/charter?:

During 2021-22 Fiscal Year, approximately \$404/FTE was budgeted by the district towards planned, as well as, unexpected capital outlay projects, which are primarily made up dedicated to proactive upkeep of current, preventative maintenance plans of new systems, and anticipated emergency repairs throughout the year.

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, principles, and school board members on how to best prioritize and commit towards anticipated capital outlay projects.

## If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

N/A

## If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$5,610,425.26	<b>CDE Minimum Match %:</b>	42.00
<b>Current Applicant Match:</b>	\$4,062,721.74	<b>Actual Match % Provided:</b>	42.00
<b>Current Project Request:</b>	\$9,673,147.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	The district's matching funds were secured as part of the voter-approved general obligation bond in November 2020. The scope of work was identified in the bond and funds have been specifically allocated to these projects.	
<b>Total of All Phases:</b>	\$9,673,147.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	1,492,366	<b>Construction Contingency %:</b>	12
<b>Affected Pupils:</b>	1,401	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$6.48	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.62	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$5.86	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$6,904	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	164	<b>Who owns the Facility?</b>	District

### If owned by a third party, explanation of ownership:

N/A

### If match is financed, explanation of financing terms:

N/A

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	\$134,900,000
----------------------------	---	------------------------------	---------------

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation:</b>	\$844,915,263	<b>Year(s) Bond Approved:</b>	12,20
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$86,833	<b>Bonded Debt Failed:</b>	\$60,000,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$9,621,060	<b>Year(s) Bond Failed:</b>	19
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$66,816	<b>Outstanding Bonded Debt:</b>	\$139,445,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	44.30%	<b>Total Bond Capacity:</b>	\$169,064,077
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	12.963	<b>Bond Capacity Remaining:</b>	\$29,619,078
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,916.84		
Applicants Median:	\$2,381		

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

**RANGELY RE-4 - Rangely DW Roof/HVAC/Electrical/Security - Rangely Early Education Center/Admin - 1960**

District:	Rangely RE-4
School Name:	Rangely Early Education Center/Admin
Address:	402 W Main St
City:	Rangely
Gross Area (SF):	28,784
Number of Buildings:	1
Replacement Value:	\$11,369,319
Condition Budget:	\$5,968,605
Total FCI:	0.52
Adequacy Index:	0.22



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,148,046	\$919,114	0.80
Equipment and Furnishings	\$216,988	\$271,235	1.25
Exterior Enclosure	\$1,600,416	\$465,589	0.29
Fire Protection	\$289,405	\$0	0.00
Furnishings	\$152,501	\$0	0.00
HVAC System	\$2,093,054	\$1,592,882	0.76
Interior Construction and Conveyance	\$1,257,788	\$914,762	0.73
Plumbing System	\$454,283	\$27,611	0.06
Site	\$1,762,885	\$1,777,414	1.01
Structure	\$2,393,953	\$30,000	0.01
Overall - Total	\$11,369,319	\$5,998,607	0.53

**RANGELY RE-4 - Rangely DW Roof/HVAC/Electrical/Security - Parkview ES - 1984**

District:	Rangely RE-4
School Name:	Parkview ES
Address:	550 River Road
City:	Rangely
Gross Area (SF):	61,787
Number of Buildings:	1
Replacement Value:	\$29,275,650
Condition Budget:	\$10,275,717
Total FCI:	0.35
Adequacy Index:	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,507,358	\$2,410,995	0.96
Equipment and Furnishings	\$327,980	\$0	0.00
Exterior Enclosure	\$3,872,382	\$80,126	0.02
Fire Protection	\$632,164	\$0	0.00
Furnishings	\$1,754,299	\$1,958,644	1.12
HVAC System	\$5,761,555	\$1,960,626	0.34
Interior Construction and Conveyance	\$5,260,827	\$1,555,627	0.30
Plumbing System	\$1,009,167	\$443,700	0.44
Site	\$2,710,849	\$1,835,997	0.68
Structure	\$5,439,071	\$30,000	0.01
Overall - Total	\$29,275,650	\$10,275,715	0.35

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

**RANGELY RE-4 - Rangely DW Roof/HVAC/Electrical/Security - Rangely Jr/Sr HS – 1986**

<b>District:</b>	Rangely RE-4
<b>School Name:</b>	Rangely Jr/Sr HS
<b>Address:</b>	234 South Jones Avenue
<b>City:</b>	Rangely
<b>Gross Area (SF):</b>	113,161
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$40,840,607
<b>Condition Budget:</b>	\$10,065,318
<b>Total FCI:</b>	0.25
<b>Adequacy Index:</b>	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,273,534	\$3,389,271	0.79
Equipment and Furnishings	\$572,982	\$167,740	0.29
Exterior Enclosure	\$4,488,396	\$363,270	0.08
Fire Protection	\$1,137,762	\$648	0.00
Furnishings	\$750,609	\$0	0.00
HVAC System	\$9,802,010	\$638,578	0.07
Interior Construction and Conveyance	\$6,142,207	\$2,378,040	0.39
Plumbing System	\$1,862,556	\$854,223	0.46
Site	\$3,246,935	\$2,249,554	0.69
Structure	\$8,563,616	\$23,995	0.00
<b>Overall - Total</b>	<b>\$40,840,607</b>	<b>\$10,065,319</b>	<b>0.25</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** RANGELY RE-4

**County:** RIO BLANCO

**Project Title:** Rangely DW Roof/HVAC/Electrical/Security

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

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

**If Yes, please explain why:** The HVAC, roofs, and electrical portions of this project were awarded last year, but was contingent on the district passing a general obligation bond for their 76% match. The \$30M bond, which included necessary projects beyond the BEST Grant scope, failed by 100 votes in the 2021 election, so the BEST grant award was rescinded. The district is once again applying for a BEST grant, with added scopes of safety and security that must now be addressed. They will pursue the bond for a second time in November of this year, and have been planning diligently on a winning campaign strategy to make sure it passes this time around. A BEST grant would truly give the district the edge that they need for a successful outcome.

## Project Type:

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

## General background information about the district / school:

### DISTRICT OVERVIEW & HISTORY

Rangely was founded in 1947 after an oil boom brought many to what was called an "oil field camp." Crude oil companies began drilling for oil in 1903 with little success. In 1933, Chevron drilled 6,335 feet under the sandstone and began pumping 230 barrels of oil per day through the Raven A-1 discovery well. This well became the most productive well of its time.

Rangely now produces about a third of the oil production in Colorado. It is the largest field in the Rocky Mountain region, with 406 producing wells and 351 injection wells that produce about 20,000 barrels per day. Rangely School District began enrollment in 1958. The original school building is no longer in use, nor owned by the district.

At present, the district has one Pre-K/ administration building, one elementary school housing grades 1-5, and one junior/senior high school housing grades 6-12, with a total enrollment of 473 students.

### AFFECTED FACILITIES

Parkview ES, Rangely JR/SR HS, and the Early Education Center have years of deferred maintenance and aging infrastructure. The specific renovations detailed in this application will ensure that their students have a modern educational environment that propels them towards success, while keeping them healthy, safe, and comfortable.

### CURRENT MAINTENANCE PROGRAM

Rangely employs three full-time maintenance staff with support of six full-time custodial staff to manage the operations and maintenance in the district.

### ACADEMICS AND EDUCATIONAL PROGRAMMING



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

Rangely School District is a proud member of the Rio Blanco County Board of Cooperative Educational Services (BOCES). This allows for a more expansive range of services and programs to be offered. Along with providing a well-rounded and diverse education, the district provides the support needed for each student to reach their highest academic, social, and leadership potential.

## **Deficiencies associated with this project:**

The specific deficiencies outlined below represent the top priorities for the district. The deferred maintenance affecting each deficiency has reached a point of critical intervention.

### I. HEALTH DEFICIENCIES (INDOOR AIR QUALITY, THERMAL COMFORT, MECHANICAL & VENTILATION SYSTEM)

#### 1) RELEVANT HEALTH ISSUES RESULTING FROM DEFECTIVE HVAC SYSTEMS

##### OVERVIEW

There are two main HVAC system types at both Parkview ES and Rangely JR/SR HS. Each site has a large, built-up variable air volume (VAV) system that serves most of the spaces and packaged VAV units that serve the gymnasiums and auditorium. Both system types at both schools currently rely on severely deficient evaporative cooling as their only source of cooling for the buildings. Given the climate zone, the evaporative coolers are only able to bring supply air temperatures down to a dry-bulb of 78°F during cooling design conditions, which leaves classrooms uncomfortably warm in the summers months. Additionally, a number of hot water heating and reheat coils are undersized and unable to meet demand for several spaces in the winter months.

The Early Education Center is currently served by (4) rooftop units that are over 20 years old and have constant maintenance issues.

The HVAC deficiencies at all sites causes several spaces to become noticeably uncomfortable when temperatures head towards their extremes in both winter and summer. Students and teachers simply cannot perform at their best in the learning environment when they are uncomfortable, relative to the standards of a modern educational environment.

##### FAILING BOILERS AND UNDERSIZED EQUIPMENT

One of the two boilers that provides hot water for heating at Parkview ES failed in early December 2020, leaving the site without sufficient heating or any additional backup solutions during the beginning winter months. Major cold waves typically begin to sweep Rangely in January, averaging 0°F. Had the boiler not been replaced before these cold temperatures hit, the remaining boiler would not have been able to heat the school to adequate conditions, feasibly dropping temperatures below safe standards. Two years ago, this scenario actually occurred when a heating system in Rangely JR/SR HS failed one morning. The internal temperature eventually dropped to below 50 degrees, at which point leadership made the decision to end school for the day and the following day.

The remaining boiler has also reached the end of its useful life. At Parkview ES, water in the hot water loop was not properly treated when the boilers were installed, which has caused premature deterioration of the heating tubes in the boiler and regular failures. One of the hot water loops pumps must be replaced frequently due to an undersized pump and pump motor that were installed as part of the 2009 renovation. These are safety and reliability issues, necessary to address.

##### INADEQUATE VENTILATION

The HVAC systems serving a majority of the classrooms in Rangely School District are failing to provide adequate volumes of ventilation air depriving students of proper indoor air quality. A number of factors are causing low ventilation air rates, including nonfunctional outside air damper actuators at Parkview ES and undersized equipment at both sites. Poor air quality

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

is a major concern in these buildings, and it is imperative to bring the school up to modern comfort and indoor air quality standards. Indoor air with no ventilation greatly increases risk of infectious disease

### HIGH CO2 LEVELS

A majority of the spaces in each facility regularly exceed the 600 PPM threshold for good indoor air quality. Furthermore, a few of the rooms at Rangely JR/SR HS have CO2 levels that peak above the OSHA Standard of 1,000 PPM. This demonstrates that the building's mechanical equipment is not providing enough ventilation air at all times. It should be noted most classrooms at these facilities are operating below typical classroom occupancy levels and it is reasonable to assume the indoor air quality would be diminished even further at higher occupancy.

\*\*Please refer to CO2 analysis section of the following question for further details

### LEAKING WATER THROUGHOUT MECHANICAL SPACES

The evaporative coolers on all built-up VAV systems and on a couple of the packaged units are currently leaking water in mechanical spaces and onto the roofs. The constant water leaks are causing damage within the mechanical spaces and on the roofs.

### FAILING BUILDING AUTOMATION SYSTEMS

The Carrier iVu building automation system (BAS) has become prone to crashing and is overall difficult for the district to operate and maintain. This control system is proprietary to Carrier, which limits the district's ability to maintain or troubleshoot issues the system on their own. The iVu system controls the HVAC equipment at Parkview ES and Rangely JR/SR HS; however, not all HVAC equipment was tied into the controls system, leaving some equipment with local control only. This makes it difficult to consistently monitor and operate the full HVAC systems across both sites.

The Early Education Center HVAC systems are controlled by a separate Trane Tracer Summit BMS that is over twenty years old and has surpassed its useful life. This dated system also does not allow for implementation of modern energy efficient controls strategies and does not provide remote accessibility from the facilities office. The temperature fluctuations from room to room can be extremely drastic. It is not uncommon to have one classroom full of students in sweatshirts, adjacent to a classroom where students are overheating because of these failed systems.

### FAILED MAKE-UP AIR UNITS

The Ag Shop has packaged make-up air unit with DX cooling and gas heating that was installed in 1991 and served the welding shop. This unit failed several years ago and has not been replaced. A still functioning make-up air unit ventilates the wood shop. The welding storage room, wood shop, and classroom are served by two-pipe fan coil units (FCUs). Each FCUs has a supply fan and hot water heating coil. These units do not provide ventilation air. Two exhaust fan systems also serve the welding shop and welding booth fume hood. These systems are currently functioning but are undersized to meet the needs of the welding program.

The observed operational deficiencies make it likely that the building is not being supplied with sufficient ventilation air, which has a detrimental effect on indoor air quality. All equipment, except the boiler, has exceeded their expected service lives.

### OUTDATED AND UNDERSIZED ELECTRICAL CONTROLS

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

The electrical service panels at Parkview ES and Rangely JR/SR HS are original to the early 1980's construction of both facilities. The systems are still functional but have exceeded their useful life of 30 years. The systems are also undersized and would not be able to accommodate the proposed HVAC renovations.

## POOR DESIGN FROM A PREVIOUS HVAC RENOVATION

Parkview ES, Rangely JR/SR HS, and The Early Education Center received HVAC renovations in 2009 that implemented the same types of equipment at each building. However, both schools do not have proper mechanical cooling, are not providing adequate volumes of ventilation air at all times, and are operated by insufficient building automation systems. The 2009 HVAC renovation's design was poorly conceived and has never performed well, resulting in further deferred maintenance over the past decade.

## II. BUILDING ENVELOPE, INFRASTRUCTURE & SITE DEFICIENCIES

The roofs at Parkview ES, Rangely JR/SR HS, and The Early Education Center are among the highest priorities of all deficiencies.

### 1) ROOF REPLACEMENTS

#### WATER INFILTRATION FROM OUTDATED MATERIALS

Parkview ES has two types of roofing systems. A sloped standing seam metal roof is located above perimeter spaces, and an outdated single-ply membrane material, that is no longer available or installed in the US, covers the flat roof areas of the building. Rangely JR/SR HS carries the same outdated membrane across all of the building roofs.

The Early Education Center has the same outdated membrane on the majority of the building roofs. It also contains a section of modified bitumen material, far beyond its useful life. The membranes at every building are in poor condition and prove very difficult to maintain or repair. Since the existing membrane material is no longer available, the district has attempted to make spot repairs using a wide variety of materials, but nothing has worked.

The inability to properly repair or maintain the membrane roofs has led to water infiltration into interior spaces, poor drainage, and compaction of the underlying insulation. Compaction leads to worse drainage and more standing water on the roof, which then exacerbates the water infiltration issues. Water infiltration is causing interior damage, as evident in damaged ceiling tiles and damaged hard ceilings.

#### LACK OF SNOW AND ICE CONTROL

The standing seam metal roofs appear to be in good condition, however, they lack any form of snow and ice control. Once the snow and ice builds up, it begins to slide and damage exterior roof top infrastructure, specifically pulling mounted electrical conduit. Maintenance staff must regularly repair damages caused by the snow and ice slides each winter.

## III. BUILDING SAFETY AND SECURITY DEFICIENCIES

### 1) AGING FIRE ALARM SYSTEMS AND FAILED FIRE SUPPRESSION PIPING CA

Fire alarm systems at all buildings are past their useful life. The fire alarm systems are still functional, but a near term failure is a real possibility. The fire suppression systems theoretically still have many years of service life left, however the district witnessed a major failure in one of the systems in late December 2021. At Rangely JR/SR HS, an internal pipe burst right at an elbow joint, which caused a major flood on the first floor of the building. The staff pitched in, along with ten students, to clean

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

up the damage as quickly as possible. Unfortunately, the administration still had no choice but to keep students home for three days while the water was cleaned up and the suppression system was repaired. During pipe replacement, plumbers noticed severe rust in the 4" elbow that burst, hinting that maybe these systems do not have much time left after all.

### 2) PRE-COLUMBINE SECURITY MEASURES AT ALL BUILDINGS

The overarching school security elements currently in place are of pre-Columbine design and are significantly out of date. Many elements are not working, leading to lapses in protocol that could endanger the students and staff. The school-wide public address systems at each of the sites are in varying states of nonfunctional operation. The existing key fob entry systems that were installed on most exterior entry doors have begun to fail and are unreliable. The existing key fob system also does not allow for centralized deprogramming of specific key fobs that the district no longer wants to allow to access the sites.

Classroom windows on the first floors of each site do not offer any kind of privacy screening or tamper resistant protection. Additionally, none of the districts school sites have any form of panic alarm or push button intruder alert system. Due to Rangely's remote location and minimal police force, it is imperative that the schools be able to go into lockdown in an effort to contain site security threats until help can arrive. The next closest town is an hour away. Rangely only has three officers on their police force.

In an effort to modernize their security, the district replaced all of their security camera with federal grant assistance, but they were unable to upgrade their security camera servers which struggle to keep up with the new cameras. Finally, the burglar alarm systems at each site are beyond their expected service life and have begun to fail.

### **Diligence undertaken to determine the deficiencies stated above:**

#### STRATEGIC PLANNING AND FACILITY MASTER PLAN DEVELOPMENT

Throughout the 2020 calendar year, the district underwent a comprehensive strategic planning and facility master planning effort. As it relates to the specific projects and needs outlined in this grant, it was led by a team of professionally licensed mechanical and electrical engineers, and experienced general contractors.

The assessment looked at all district facilities, identifying and prioritizing facility needs for both the short- and long-term. It spanned multiple site visits over a three-month period to fully understand how all of the systems at Rangely interact. This included but was not limited to a detailed investigation of major MEP systems, building envelope, school security, site conditions, and code compliance.

Core issues and applicable solutions and recommendations throughout the facilities were then identified to form a long-term vision. These recommendations commonly include a life cycle cost analysis, multiple options.

Using this information, the district worked collaboratively with staff down to the teacher level to develop a long-term strategic plan to add context to their informed decision-making process.

The facility master plan was updated and added to in 2021.

#### CO2 ANALYSIS

As part of the development of the Master Plan and BEST Grant application, an assessment was performed that measured the concentrations of carbon dioxide (CO<sub>2</sub>) in a sample of four classrooms.

The sensors were placed to monitor and collect CO<sub>2</sub> concentration data from September 23rd, 2020 to October 7th, 2020. The sensors recorded CO<sub>2</sub> levels every 10 minutes. Peak recorded measurements of the four sensors are as follows:

1,044 PPM – Rangely JR/ SR High School Classroom 105

777 PPM – Rangely JR/ SR High School Classroom 301

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

794 PPM – Parkview ES Classroom 208

580 PPM – Parkview ES Classroom 109

For context, CO2 concentrations are measured in parts per million (PPM), or the number of CO2 molecules found in one million molecules of air. CO2 concentration levels that match outdoor conditions are typically around 450 PPM, and concentrations of CO2 at or below 600 PPM are considered good indoor air quality.

## ROOFING SCOPE

A roofing consultant was also part of the initial evaluation. Based on their included input, new TPO roofs were determined to be the best solution for replacing the existing membrane roofs. The extent of the proposed roof replacements was based on several factors, including known leaks effecting large areas the roofs at all sites and the inability to repair the existing membrane roofs, since repair materials do not adhere well to the existing membrane. A partial replacement cannot be recommended since the existing membrane material is no longer manufactured in the US. This information is documented in the FMMP report.

TPO is an industry leading product for membrane roofs, especially in the Colorado environment, performing well under UV exposure. TPO is also one of the few products available in white, causing increased energy efficiency and reflecting light back into the atmosphere, beneficial during warm months. Additionally, TPO installed by a qualified contractor also include 25+ year warranties.

Once funding for this project is secured, full design and specifications for the roof replacements will be developed prior to implementation. Costs associated with the design and specifications for roofs are typically included in the overall roof replacement costs; however, these costs have now been separated out in the resubmitted Version 2 of the Detailed Project Budget.

## **Proposed solution to address the deficiencies stated above:**

### I. HEALTH SOLUTIONS (INDOOR AIR QUALITY, THERMAL COMFORT, MECHANICAL & VENTILATION SYSTEM)

#### 1) HVAC & BUILDING AUTOMATION SYSTEM UPGRADES

#### IMPROVEMENTS AND UPGRADES TO EXISTING SYSTEMS

After careful review, the district is confident that the improvement of the existing built-up VAV systems and upgrading of packaged units will provide the best long-term solutions for Parkview ES, Rangely JR/SR HS, and The Early Education Center.

When implemented properly, VAV systems are very efficient and provide adequate ventilation to all spaces serve by the system.

The primary issues with the current VAV systems at Parkview ES and Rangely JR/SR HS is the lack of chilled water cooling leading to hot spaces in the summer months, and undersized or improperly commissioned equipment leading to cold spaces in the winter months. Additionally, based on CO2 monitoring, spaces are also not always receiving enough ventilation air, causing poor indoor air quality.

#### BOILER REPLACEMENT

Parkview ES replaced one failed boiler in 2021. The other remaining boiler has now also reached the end of its useful life and will be replaced as part of this grant application. The replacement has been budgeted for.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## ADDITION OF CHILLED WATER COOLING AND PROPERLY SIZED HEAT COILS

This HVAC solution is proposing to add chilled water cooling to the built-up VAV systems via air cooled chillers and chilled water coils within the built-up units. All existing undersized VAV reheat coils and undersized hot water loop pumps will be replaced with properly sized equipment after careful load analysis. Any and all malfunctioning equipment, such as outside air dampers, actuators and boilers, will be replaced. Testing and balancing will be performed to ensure the required air flow rates of each space are met or exceeded.

## CONSERVATION OF EXISTING EQUIPMENT

The existing systems at Parkview and Rangely JR/SR HS were installed in 2009, and many of the components still have a significant amount of time left before they surpass their expected useful life. Therefore, the approach of reusing as much of the existing HVAC infrastructure as possible is both financially and environmentally responsible, as it would be wasteful to discard equipment that is still functioning properly and hasn't exceed its useful life.

The existing rooftop units at the Early Education Center were installed in 2000 and have surpassed their service lives and become difficult to maintain.

As part of this solution, all existing packaged units would be replaced with high efficiency VAV packed units with hot water heating and DX cooling.

As previously described, the existing units at Parkview and Rangely JR/SR HS only have inadequate evaporative cooling and many of the units are unable to meet the heating and cooling needs of the spaces they serve.

The packaged unit cost estimate assumes that the new units will be installed with the best technology currently available for reducing energy expenditure, such as variable speed fans, variable speed compressors, and outside air economizers.

## AG SHOP-SPECIFIC UPGRADES

A comprehensive HVAC replacement solution is proposed for the Ag Shop. This building has unique HVAC needs due to the wood shop, welding shop, and classroom space located within the building. A new DX cooling and gas heating packaged unit should be installed to serve the classroom space.

Each of the shop space's should receive a dedicated make-up air unit and exhaust fan system to provide proper ventilation rates. In-space infrared, gas fired heating units should be installed throughout the shop to provide additional heating.

The welding shop should have a welding fume hood and capture system with 12 welding booths added to the space. This will help improve the welding program by increasing the number students that can simultaneously engage in welding.

## IMPROVED BUILDING MANAGEMENT SYSTEMS

For all four sites, a modern building management system that will allow maintenance staff to monitor and schedule equipment remotely is also included in this solution. A modern BMS will allow for more precise control of the systems and enable the district to implement advance efficiency controls measures such as optimal start based on outdoor air conditions, demand-based ventilation controls, optimized scheduling, and duct static pressure resets.

## FULL SYSTEMS COMMISSIONING

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

Lastly, the new HVAC and control systems will undergo a rigorous 3rd party commissioning process, which ensures the adherence of the work to the design intent and acts as a method of quality control. In general, projects which are commissioned use 16% less energy, resulting in more comfortable buildings, and have far fewer issues after construction.

This design solution represents the most cutting-edge HVAC system, while being financially and environmentally responsible, that will provide the best comfort control, indoor air quality and energy and utility cost efficiency.

## ELECTRICAL DISTRIBUTION SYSTEM UPGRADES

To accommodate the electrical requirements of adding cooling to the buildings, associated electrical infrastructure upgrades are needed in conjunction with the implementation of the new HVAC system. Primarily, this includes replacing the current electrical distribution equipment such as panelboards and the main distribution panels to safely handle the increased electrical load.

## 2) VENTILATION & INDOOR AIR QUALITY STRATEGIES

### INCREASED FILTRATION

A number of strategies are being proposed to mitigate the spread of infectious disease within occupied spaces. Higher efficiency filtration will be added for all of the new packaged units and for the upgraded built-up VAV systems being proposed. This involves upgrading the standard air filters that would typically come with the units to higher Minimum Efficiency Reporting Values (MERV ratings).

It is important to note that filters with higher MERV ratings require supply fans to work harder to move air through them. This means that some fans and motors may need to be further upgraded to handle the additional static pressure.

### ABOVE-CODE VENTILATION DESIGN

All proposed packaged unit replacements and built-up VAV upgrades will be designed and implemented to deliver above code ventilation rates of 4-6 ACH depending on the space types being served. The exact quantity of fresh air will depend on the actual number of occupants that are expected to be present in each space. These fresh air quantities will be determined during the detailed design phase.

Finally, additional controls strategies will be implemented to further mitigate the spread of infectious disease. Controls strategies such as a pre and post-occupancy flush with 100% outside air and increasing minimum outside air damper positions during occupancy will be implemented.

## II. BUILDING ENVELOPE, INFRASTRUCTURE & SITE SOLUTIONS

### 1) REPLACE ROOFS AND GUTTER SYSTEMS

#### TPO ROOFING SYSTEMS

The installation of a new TPO roofing system with a life-span of 25+ years is recommended for the flat roofs at Parkview Elementary, Rangely JR/SR HS, and The Early Education Center.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Due to the condition and the number of identified issues, including prevalent evidence of water penetration, it is recommended that full roof replacements be undertaken. The current roofing systems should be removed down to the existing deck and replaced with a new TPO roofing system, including welded seams, flashing, penetration boots, and pitch pans.

A TPO roofing system will allow for consistency throughout the various roofing planes and yield the equivalent of a single monolithic system once installed. The new TPO roofing systems will be backed by 25+ year warranties. New metal coping caps and flashing should be fabricated. Walkway pads will be utilized at all traffic intensive locations such as AC access panels, roof entrances and exits.

### SNOW AND ICE GUARDS

Additionally, this project proposes to add snow and ice guards to the standing seam metal roofs at Parkview ES and a small portion of The Early Education Center to mitigate the frequent damaged caused by sliding snow and ice.

### III. BUILDING SAFETY AND SECURITY SOLUTIONS

#### 1) REPLACE FIRE ALARM SYSTEMS AND INSPECT THE FIRE SUPPRESSION SYSTEM

The fire alarm system is out of data and indistinguishable from the other security alarms. A full replacement of the fire alarm system, including all strobes, pull stations, and horns is recommended.

It is also highly recommended to complete a full and detailed review of the fire suppression system to avoid the same burst pipe catastrophe recently experienced at Rangely JR/SR HS. (See previous question for the full story).

#### 2) IMPROVE SCHOOL SECURITY DISTRICT-WIDE

The overarching school security systems must be brought up to a modern standard to improve school safe across the district.

The public address systems at each of the sites should be fully demolished and replace with new system that meet or exceed current code requirements include two-way communication between the front office and each classroom.

An IP based card access system should be implemented for controlled entry at each of the major school entry points and at each classroom door. The new system should allow for centralized control of each card so the district administrator may disable any access card as needed to prevent unwanted entry.

Each classroom window on the first floor of each site should be upgraded with a privacy and tamper resistant film to improve security and eliminate unwanted visual access to classrooms.

To further increase the security of each site, panic alarm and push button intruder alert system shall be implemented for each classroom and the front office. This system will trigger a distinguishable alarm that will notify students and staff of a lockdown event and also notify the authorize of the situation.

The security camera servers across the district will be upgraded to accommodate the high quality cameras recently installed by the district. Finally, the burglar alarm systems at each site will be replace the provide better afterhours site security.

Addition of security window film on ground level windows is a key physical security upgrade. These films will provide both privacy screening and tamper resistance. Full replacement of the glazing systems in windows is found to be as economical as



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

security films, so both options will be considered once funding is in place. The card reader-based door access and panic button solutions are both physical and technology-based improvement. All sites already have secure entry vestibules.

## **Due diligence undertaken in defining the stated solution:**

### LIFE CYCLE COST ANALYSIS FOR HVAC SYSTEMS AND ROOFING SELECTIONS

Several options for a replacement HVAC system were considered to effectively address the lack of cooling, poor ventilation, deteriorating equipment, and on-going maintenance costs. Two viable options – Improvement of Existing Built-Up VAV and Upgrading of Packaged Units, and Water-Source Variable Refrigerant Flow (VRF) – represent the best qualitative fit and were quantitatively analyzed through a Life-Cycle Cost Analysis (LCCA) exercise. An LCCA accounts for such factors as annual maintenance and energy costs, in addition to the first-cost. This analysis created an overall picture of the true cost of ownership and operating each system, not just installed first cost. The 25-year LCCA also took into consideration the future replacement of existing equipment that would be reused and later require replacing during the 25-year LCCA period.

Similar to the HVAC analysis, various roofing system options were evaluated to select a solution with the lowest life-cycle cost. The final recommendation of a TPO roofing system was chosen due to its unique performance characteristics in this particular climate, which commonly experiences major temperature fluctuations.

School security contractor were consulted with for the proposed security improvements to develop a comprehensive list of projects that will increase the overall safety of the students and staff.

### EQUIPMENT SELECTION

Prior to sizing and selecting equipment, all space loads and ventilation requirements would be calculated and analyzed to determine which pieces of existing equipment are currently undersized and what capacities new equipment will be required to be to meet the loads and ventilation needs of the buildings.

### VENTILATION STANDARDS

The standard filters used in most commercial HVAC equipment are rated as MERV 8. A consensus has emerged in the scientific community that MERV 13 filters are optimally effective at removing smaller particles, allergens, and pathogens from the airstream. Ventilation rates of 4-6 ACH were used as a basis. These are considered acceptable and above code.

## **How urgent is this project?**

As the facility stands today, the following areas have already reached a point of failure:

### 1. PORTIONS OF THE MECHANICAL HVAC SYSTEMS

Not only have a large portion of the HVAC systems already reached a point of failure, but they also continue to cause large amounts of unnecessary spending. Continuing a one-for-one replacement strategy, such as the recent boiler in Parkview ES, is not sustainable and no longer fiscally wise to pursue. Most importantly, it is not responsible in our role as custodian of taxpayer money.

### 2. ALL ROOFS

All four roofs included in this application have reached the point of failure. The current membrane material that the roofs were constructed from is no longer available on the market. Until resolved, water leaks will continue to result in compounding damage to our buildings' infrastructure and put us further behind in deferred maintenance spending.

### 3. FIRE SUPPRESSION SYSTEM AT RANGELY JR/SR HIGH SCHOOL

The fire suppression system had an internal pipe burst at a joint, when it failed in late December of 2021. The entire first floor of the school flooded, and students were out of school for three entire days. The fire alarm system has experienced

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

serviceability issues and is past its service life.

Systems on a path of expected or imminent failure, if not immediately addressed, include:

1. ELECTRICAL SYSTEMS
2. FIRE ALARM AND SUPPRESSION SYSTEMS IN ALL BUILDINGS

## FALL 2022 BOND CAMPAIGN

Not being awarded this project would also have a major impact on the upcoming general obligation bond that the district will be pursuing this fall. The bond already failed in 2021, and we are now going for a second attempt to pass one. Although crucial, the bond alone will not be sufficient to fund all of the Tier I projects outlined in our master plan. Additionally, being awarded a BEST grant will give Rangely School District the momentum we need for a successful bond campaign this time around.

## INTERDEPENDENCE

Many of these systems are interdependent, making it nearly impossible to single out any one need as more important than the others. All of these improvements, in one way or another, impact the health, safety, and learning of our students, and must be addressed immediately.

## ECONOMIES OF SCALE

Although addressing Parkview ES, Rangely JR/ SR HS, and the Early Education Center constitutes a significant financial investment by the district, the Rangely community, and the BEST Program, it eliminates the quantitative costs inherent in a multi-phased approach.

Overall budget and timeliness of projects can be maximized by avoiding such additional factors as the annual inflation of construction costs (especially as this intensifies), availability of qualified contractors, the remobilization of major trades, one-off project developments of professional services such as design and construction management, gaps in project management, changes in district leadership, and changing economic conditions. Streamlining these many interrelated projects ultimately delivers the highest value and return on investment.

Most importantly, however, the district's ability to wholly address critical HVAC, electrical, fire systems, security, and roofing issues at Parkview ES, Rangely JR/SR HS, and the Early Education Center allows us to continue the pursuit of the strategic plan of the Facility Maintenance Master Plan and focus on other Tier I and Tier II projects, most notably, the facility needs for new PA systems and major irrigation measures on all building sites.

Project scopes that are developed, bid and implemented in conjunction with one another will result in a better project outcome – and a lowest first cost. It is the best path for ensuring that Parkview ES, Rangely JR/SR HS, and the Early Education Center are brought up to the standards of a modern education facility, without leaving critical improvements to an unknown timeline.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

## CAPITAL RENEWAL BUDGET

The district has strived over the years to increase our overall fund balance in the general fund to support long-term needs and capital upkeep.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

The District will include a capital renewal budget at a minimum of \$135 per student per year into the districtwide capital reserves to provide direct funding toward the annual preventative maintenance of this project's systems and major components, as well as all planned bond projects that will be included in the fall 2022 election.

The funds will be used to 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. Our district has committed to adequately funding our custodial and maintenance department and building our fund balance to support future capital projects. Our buildings are 30 plus years old and in great shape for their age, truly the pride of our community.

Simply put, it would be impossible under the state funding formula to set aside sufficient funds to replace the project at the end of its useful life. With an estimated useful life of 20 years, the replacement cost would be in the neighborhood of \$15,000,000. That being said, we will focus on maintaining the equipment so it can reach its maximum life span and continue to increase our fund balance to leverage grants for future improvements.

## PREVENTATIVE MAINTENANCE PLAN

The district's annual expenditures on reactive capital costs on the specific systems planned for replacement exceed \$60,000 per year. Once these major systems are replaced, budgeted funds currently used in a reactive manner will be reallocated into a Preventative Maintenance Plan, specific to Parkview ES, Rangely JR/SR HS, and The Early Education Center.

In the 2018-2019 school year, the district added a maintenance position to our district. This person, a master electrician, was hired with a focus on improving our maintenance plan, including our HVAC systems. This position was an increase of approximately \$80,000 to our budget and is a long-term commitment by the district. We use facility audits and engineering reports to focus our resources and rely on best practices from manufacturers in our planning for maintenance and replacements.

Our best practices will focus on:

- Keeping an inventory of building components and assessing their conditions (2017- 2020).
- Building the capacity for ranking maintenance projects and evaluating their costs.
- Planning strategically for preventive maintenance in the long-and-short-term.
- Using tools to optimize the preventive maintenance program.
- Advancing the competence of maintenance workers.
- Involving appropriate maintenance personnel in decision-making and in communicating buildings' needs.

\*\*A copy of this preventative maintenance plan has been submitted as a supplemental document with this application.

## SYSTEMS COMMISSIONING & OWNER TRAINING

New HVAC and control systems installed will also undergo a rigorous commissioning process, and district staff will receive dedicated training, support and on-boarding of the new HVAC and Building Management Systems during and after the project to maintain proactive upkeep of our systems.

## SUMMARY

If Rangely School District is awarded this grant, it will give us the campaigning reassurance that we need to pass a general obligation bond in November and complete this project next year. The pressure on our current maintenance program would be relieved. Many deferred maintenance expenditures currently used to maintain our facilities and building systems would be eliminated.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

We will incorporate all manufacturer recommendations for proper service and maintenance, as well as determine the need for supplemental staff support. We also plan to involve additional maintenance personnel in the decision-making and communication of facility needs.

**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 modern-day Parkview Elementary School facility was constructed in 1984 as the district's new middle school facility. In the mid-2000's it became an elementary school. It stretches over 61,787 square feet.

Rangely JR/SR High School was constructed in 1986, originally serving as a senior high school, before being combined with the middle school in the mid-2000s. This facility covers over 102,691 square feet.

The AG Shop was built long before both other facilities, in 1952. It totals about 10,470 square feet. The AG Shop is currently part of Rangely JR/SR High School.

The Early Education Center was originally constructed in 1960 and served as a junior high school. In 2000, the building received a major renovation and was converted to the Early Education Center, for Pre-K - 1st-grade students and District Administration.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

PARKVIEW ES CAPITAL IMPROVEMENTS 2007 – Boiler replacement project  
2009 – New HVAC System, funded via a general obligation bond  
2012 – Roof flashing project  
RANGELY JR/SR HS CAPITAL IMPROVEMENTS 2009 - New HVAC System, funded via a general obligation bond  
2011 – Upgrades to the auditorium  
2012 – Gym settling issues were addressed  
EARLY EDUCATION CENTER CAPITAL IMPROVEMENTS 2009 – New HVAC System, funded via a general obligation bond  
Past decade – constant repairs by staff to the roof, especially the seams  
Past decade – constant HVAC system maintenance/ upkeep to no avail  
LAST THREE YEARS FOR PARKVIEW ES  
2019 - LED lights installed in gym  
2020 – New security cameras installed throughout building  
2021 – One new boiler installed  
LAST THREE YEARS FOR RANGELY JR/SR HS  
2020 – New security cameras installed throughout the building  
2021 – Single ADA bathroom renovation for special needs students  
LAST THREE YEARS FOR EARLY EDUCATION CENTER  
No major capital improvements undertaken in the past three years

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Our district has been proactive in finding revenue sources to fund capital projects and or to pay for operational costs and allowing us to build reserves for future projects.

Several years ago, we started a foundation that has provided over \$150,000 to the district over each of the last two years. Our county has a grant that has provided upwards of \$80,000 in each of the last two years for capital items. We also went to the public and asked for a mill levy override that passed and has taken pressure off of our reserves. We have a transportation override that takes some pressure off of our Reserves. We have also pursued and received grants from businesses including Chevron, Encana, Raptor Investments, Ducey Electric, Moon Lake Electric, and others.

In the end, we have increased our fund balance but nowhere near the amount required to match the Best Grant or pay for other needed improvements not covered under the grant. The Best Grant will hopefully give us the leverage to go after a General Obligation Bond.

**How do you budget annually to address capital outlay needs in your district/charter?:**

As a district, we have strived over the last eight years to increase our overall fund balance in the general fund to support long-term needs and to be available to match grants. Fund balance has increased by over \$2,000,000 since 2013. This is a district-wide figure.

During 2019-2020 Fiscal Year, approximately \$560/FTE was spent by the district towards capital outlay projects, which were

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

primarily made up of emergency repairs, proactive upkeep, and reactive upkeep of current systems.

To best prepare for the upcoming year's capital projects and facility needs, the district collaborates with our Head of Maintenance and maintenance personnel, administrators, principals, and school board members to prioritize and commit towards anticipated capital outlay projects.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Parkview:

- Elec: \$33,283/year
- Gas: \$28,289/year
- Water: \$3,665/year

JR/SR HS:

- Elec: \$46,938/year
- Gas: \$33,302/year
- Water: \$3,875/year

EEC:

- Elec: \$26,189/year
- Gas: \$10,007/year
- Water: \$100/year

Ag Shop:

- Elec: \$2,763/year
- Gas: N/A – Billed to main building
- Water: N/A – Billed to main building

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$5,268,348.00	<b>CDE Minimum Match %:</b>	76.00
<b>Current Applicant Match:</b>	\$14,244,052.00	<b>Actual Match % Provided:</b>	73.00
<b>Current Project Request:</b>	\$19,512,400.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	Yes
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	This district will pursue a voter-approved General Obligation Bond for the full amount of required Matching Funds. At present, the district has no outstanding debt, having concluded a previous bond issue initially undertaken in 2008 and paid off in 2019. The district will also use capital reserves as much as possible to aid in funding, but they barely cover a fraction of the scope of work outlined in this grant, let alone our master plan. The district attempted the pursuit of a general obligation bond in the previous 2021 election, but they came up short. They are hoping to sway the voters in this second attempt.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$19,512,400.00	<b>Escalation %:</b>	12
<b>Affected Sq Ft:</b>	203,732	<b>Construction Contingency %:</b>	9
<b>Affected Pupils:</b>	494	<b>Owner Contingency %:</b>	6

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Cost Per Sq Ft:</b>	\$95.77	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$5.45	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$90.32	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$39,499	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	412	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$227,219,160	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$416,348	<b>Bonded Debt Failed:</b>	\$26,000,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$4,895,865	<b>Year(s) Bond Failed:</b>	21
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$62,667	<b>Outstanding Bonded Debt:</b>	\$0
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	38.90%	<b>Total Bond Capacity:</b>	\$38,886,918
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$38,886,918
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$2,258.81		
Applicants Median:	\$2,381		



Division of Capital Construction

BEST School District and BOCES  
FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

**Instructions**

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

Under previous CCAB weights, the match requirement for RANGELY RE-4 would have been 73%. Under revised CCAB weights, the match requirement is 76%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**SOUTH ROUTT RE 3 - South Routt ES HS Geothermal HVAC Repairs - S. Routt ES - 1950**

District:	South Routt RE-3
School Name:	S. Routt ES
Address:	448 MAIN STREET
City:	YAMPA
Gross Area (SF):	37,720
Number of Buildings:	1
Replacement Value:	\$9,470,703
Condition Budget:	\$4,277,044
Total FCI:	0.45
Adequacy Index:	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,283,327	\$1,186,227	0.92
Equipment and Furnishings	\$171,459	\$119,876	0.70
Exterior Enclosure	\$1,428,729	\$704,399	0.49
Fire Protection	\$2,218	\$291,818	131.58
Furnishings	\$126,987	\$158,734	1.25
HVAC System	\$1,245,718	\$51,312	0.04
Interior Construction and Conveyance	\$2,461,380	\$1,022,944	0.42
Plumbing System	\$514,719	\$373,810	0.73
Site	\$843,080	\$623,101	0.74
Structure	\$1,393,085	\$36,641	0.03
Overall - Total	\$9,470,703	\$4,568,862	0.48

**SOUTH ROUTT RE 3 - South Routt ES HS Geothermal HVAC Repairs - Soroco HS/MS - 1948**

District:	South Routt RE-3
School Name:	Soroco HS/MS
Address:	305 SOUTH GRANT STREET
City:	OAK CREEK
Gross Area (SF):	96,031
Number of Buildings:	3
Replacement Value:	\$30,262,480
Condition Budget:	\$16,898,315
Total FCI:	0.56
Adequacy Index:	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,051,418	\$4,123,696	1.02
Equipment and Furnishings	\$189,619	\$237,023	1.25
Exterior Enclosure	\$4,750,886	\$1,517,120	0.32
Fire Protection	\$439,836	\$1,099,261	2.50
Furnishings	\$1,252,650	\$520,639	0.42
HVAC System	\$3,490,576	\$1,954,633	0.56
Interior Construction and Conveyance	\$7,259,203	\$4,051,689	0.56
Plumbing System	\$1,615,606	\$1,298,361	0.80
Site	\$2,616,663	\$2,469,257	0.94
Structure	\$4,596,024	\$179,033	0.04
Overall - Total	\$30,262,480	\$17,450,712	0.58



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** SOUTH ROUTT RE 3

**County:** ROUTT

**Project Title:** South Routt ES HS Geothermal HVAC Repairs

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

South Routt is a small rural district located in the northwest corner of the state. The district encompasses two small incorporated towns of Yampa and Oak Creek and serves a population of 3,753 over a land area of 584 square miles. When the towns of Oak Creek and Yampa were first incorporated in the late nineteenth century the economy was largely dependent on mining, agriculture, and lumber industries.

South Routt has maintained one of the strongest academic performances for rural school districts in the state for decades. The school district has earned an Accredited with Distinction performance rating by the Colorado Department of Education for the past two consecutive years. No accreditation rankings were awarded in 2020 because of the COVID-19 pandemic. These accolades, based primarily on state assessments, have been earned while the district maintains a greater than 80% graduation rate. In 2018 SRSD was ranked the tenth best school district academic performance statewide and ranked fifth in the state in 2019.

Unique to a school district of its size is the array of partnering agencies to support educational programs in South Routt.. In fact, 50 % of students take concurrent credit programs also through Colorado Learning assistance program. There is a strong Colorado Technical Model - through the FFA SAE program that has received numerous national awards that affords students certifications in Vocational Trades that allow career opportunities right after high school.

All students are provided a comprehensive education, including core content along with special education, English Language Learner, and Gifted and Talented programming At the secondary level, students have many elective opportunities including a growing CTE program, which incorporates agricultural education and woodworking. The school district has a comprehensive school counseling program in place, which is supported by the CDE School Counselor Corp and School Health Prof Grants.

## Deficiencies associated with this project:

Since the systems were installed in 2008, both South Routt Elementary School and Soroco High School are primarily heated by a system of ground-source (horizontal geothermal) heat pumps, energy recovery ventilators (ERV's), rooftop heat pump units (labeled RTU's), circulating pumps, heat pump piping, and a horizontal, exterior heat exchanger. There is a circulating fluid (propylene glycol, PG) in the piping that is circulated between the exterior heat exchanger and the indoor heat pumps by means of circulating pumps.

In recent years SRSD noticed several classrooms were at temperatures below what would be considered comfortable or adequate during the school year. SRSD was able to determine that the geothermal heat pump system had low glycol fluid temperatures coming from the exterior heat exchanger during the colder winter months. The PEX tubes that make up the heat exchanger are only buried 6 ft. below grade, which is not allowing the PG fluid to warm when circulated during the winter months. South Routt was awarded a 2021 Emergency BEST Grant through the CDE BEST Program to install boilers that will heat this PG fluid in winter months. These improvements are slated for the summer of 2022 and will only address emergency needs to provide heat to classroom areas in the coldest winter months. These improvements do not fully address the other urgent deficiencies in the systems.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## HEALTH DEFICIENCIES

Throughout the High School and Elementary School there are 27 heat pump units, and 5 RTU's that provide fresh air and conditioning to nearly all occupied areas of the building. These were all at the end of their expected life of 15 years after having been in use since 2008.

Of primary concern is the efficiency of the heat exchangers contained in each heat pump. Of these, five heat pump units at the elementary school need to be replaced. Due to the deteriorating performance, South Routt School District has been forced to reduce the amount of outside air each unit can accommodate while in use. With the COVID-19 pandemic this has limited the district's ability to provide recommended air exchange rates in the colder months of the year. South Routt School District routinely sees temperatures dip below zero degrees F in the winter months, and the dated heat pumps are not able to condition outside air as originally intended. Furthermore, the fans for these heat pumps do not have the capacity to install MERV 13 filters at all units. SRSD has only been able to install MERV 11. (Confirm with Big Horn Engineering). We have lost heat completely to the kindergarten room due to a failed heat pump and have had to use an electric heater that does not bring in outside air.

In order to better assess the air circulation deficiencies in the winter months, we took CO2 measurements in occupied classrooms using a portable indoor CO2 meter. The CU Boulder Air Quality Inquiry Program states levels of CO2 between 600 PPM and 1000 PPM levels indicated properly ventilated indoor spaces but any readings over 1000 PPM suggest inadequate ventilation that is of greater concern in the transmission of COVID19. After sampling all classrooms in South Routt Elementary and Soroco High School, we determined that six classrooms had a CO2 reading of greater than 1000 PPM.

## HAZARDS

For both South Routt Elementary School and Soroco High School, the entire distribution system for the propylene glycol throughout the school to all the Heat Pumps consists of Chlorinated Poly Vinyl Chloride (CPVC) piping. This system has proved inadequate as the two schools saw a combined 15 significant leaks last year alone. This does not account for the myriad of small leaks that can be seen on ceiling tiles in every classroom. Not only have these leaks required significant cost and time for the school district to fix but have jeopardized the ability to hold class in large sections of the school. The CPVC piping is not able to handle the temperature fluctuations in the system and each year more and more leaks develop. In order to repair each leak, the system must be taken offline to isolate the section of pipe that must be repaired. This jeopardizes the use of instructional spaces and there is real concern that in the near future frequent repair of leaks may impact the days the school is able to operate. These leaks are significant in nature and if not addressed immediately not only damage classroom finishes but could mean enough refrigerant is lost so that the heating system no longer functions.

This school year alone, we had to shut down learning spaces in several areas for extended periods of time due to leaks in the CPVC system. As we are writing this grant, our High School Woodshop has been shut down for 2 weeks due to a leak. In January 2022 we lost access to the art room for one week. In the business classroom there was a leak that shut down access for a week in November 2021.

Each time there is a leak, the Heat pumps require the recharging of propylene glycol solution before they can be operational again. One such leak in the High School last year was so extreme that the district filled a five gallon bucket twice a day with this hazardous liquid until the entire heating system could be shut down to replace the leak. The reason these leaks are so difficult to maintain is that there were insufficient isolation valves installed throughout the schools to isolate leaks. This means in order to repair a single leak, the district needs to shut down heating to a quarter of the building and recharge the system after the leak is fixed.

Furthermore none of the CPVC piping is insulated. This has led to condensation on the piping that has caused additional water damage throughout the school. These leaks are at a point where we are no longer able to fix the leaks with our in house maintenance staff and must engage a plumbing contractor. These costly repairs fall outside of what the district can budget on an annual basis and are negatively impacting reserve funding.

Also with the low ground source fluid temperatures (32 deg F and below) that have been documented, the indoor heat pumps

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

are subject to premature failure. Manufacturer's literature indicates the fluid should not drop below 40 deg F. These low temperatures have caused a number of premature failures of heat pump units at both schools. SRSD has plans to address the low fluid temperatures but unfortunately the damage to existing CPVC damage has been done.

### **Diligence undertaken to determine the deficiencies stated above:**

Despite repeated attempts to maintain and repair the failing HVAC system, our staff has still been forced to cancel classes due to leaks in the system and inability to properly maintain temperatures. This reached a critical juncture in January of 2021 when SRSD thought they may need to close schools for an extended period of time due to these system failures.

At this point in time under CDE guidance, we engaged Big Horn Engineering to conduct a complete assessment of the heat pump system installed at both schools. At the same time, the district engaged the engineer who originally installed the system, but due to the critical failures of the original system felt it was prudent to have another engineer evaluate potential fixes.

After understanding the urgent need for significant improvements to the system, we immediately procured an owner's rep and general contractor to assist in developing a plan to install these urgent fixes. This team was able to help us understand what fixes were critical for providing emergency fixes, and what improvements were urgent but did not qualify as an emergency that could mean not having heat to an entire building.

We were successful in applying for an emergency grant to provide heat to our classrooms in the coldest months. These funds were crucial to ensure we can keep schools open in the short term. All of our project consultants were able to conduct detailed walks of all our facilities and evaluate the failing components of our system. We worked with them to develop a set of priority fixes that the district can pursue to keep the system operational. This grant application is to pursue fixes beyond what was included in the Emergency Grant. These detailed improvements are not only the result of input from our engineer and general contractor, but based on walkthroughs with multiple mechanical/ plumbing contractors.

### **Proposed solution to address the deficiencies stated above:**

In order to ensure student safety and the ability to have in person learning, South Routt and their project team have proposed the same improvements to portions of both Soroco High School and South Routt Elementary School. After considering multiple options the district determined the most cost-effective, and long term solution is to replace elements of the existing HVAC systems that are failing.

The district reviewed options ranging from a new heating system design to small adjustments to the system. This analysis went further to determine the level of priorities for improvements. After evaluating with multiple consultants we realized the best approach would be to replace the failing CPVC piping and replace the heat pumps throughout each school.

In order to accommodate the temperature fluctuations of the propylene glycol solution in the heat pump system, the CPVC condenser piping will need to be replaced in areas that are failing. The sizing of these pipes has been validated and does not need to be adjusted. In order to keep costs low while ensuring longevity to the system, all pipe greater than 2-1/2 inches will be replaced with grooved steel pipe and joints, and all piping two inches and smaller will be replaced with copper pipe and joints. Furthermore, to perform maintenance on the system and address leaks without shutting down large portions of the heating system, we will install new isolation valves at strategic locations.

The district will also look to replace specific heat pumps that are located above the ceiling throughout each building. The new heat pumps will be Trane units. Due to our remote location it is difficult to find vendors that can service our schools. By installing a Trane unit similar to our existing RTU's, our district will be able to service the entire system with a single vendor. These new units will come equipped with new return air, and outside air dampers will be a low leakage airfoil style and will be tied to a return air duct CO2 detector and new DCV controller. This will ensure the building is achieving adequate air exchange rates and temperature adjustment automatically to ensure the safety of students.

Unfortunately, the District does not have the ability to finance a project to replace all the CVPC piping and heat pump units throughout the school at this time as the total cost for this effort is estimated to exceed \$5,000,000. The district is planning to replace priority sections this year and are committed to appropriating funds to replace the remaining piping and heat pump

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

units over the course of the next five years. For this Grant Cycle we will be replacing approximately 600 linear feet of CVPC Piping and seven heat pump units.

At both the Elementary and High School there will be a system wide Test and Balancing and Retro Commissioning to verify proper performance and system control. This will be critical to ensuring we have maximum air flows in our classrooms to provide a healthing learning space for our students.

### **Due diligence undertaken in defining the stated solution:**

South Routt School District has enlisted the help of several industry experts to analyze the problems affecting the school facilities and determine the best solution to address the urgent health and safety needs at our facilities.

In March of 2021, SRSD engaged Big Horn Engineering (a mechanical and electrical engineer) to assess the issues with the heat pump system at both South Routt Elementary School and Soroco High School. Big Horn Engineering then provided an Assessment Report of the mechanical system to determine the multiple options to repair the failing HVAC systems.

Following receipt of this report the school district procured an Owner's Representative (NV5) and a General Contractor (Haselden Construction) to assist with developing a detailed plan to complete the project. We as a school district committed \$50,000 dollars to the investigation and design of improvements. Because of the urgent nature of these improvements we have worked with our engineer to complete the design of the improvements.

Big Horn Engineering has produced 100% Construction Documents to address the failing CVPC distribution piping and the aging heat pumps in the schools. These CD's were developed with input from mechanical, electrical, and plumbing subcontractors, following a site evaluation facilitated by Haselden Construction. All improvements meet 2021 International Building Codes and International Energy Codes as adopted by the Colorado Department of Fire Prevention and Control.

In order to ensure a complete project, SRSD has engaged an architect to evaluate impacts of replacing the piping system to the ceilings and walls throughout both schools and a structural engineer to ensure the sizing for any new units will not impact structural elements of the building. Furthermore, the district has reviewed existing ACM reports and facilitated on site inspections with an environmental consultant to evaluate any hazardous materials that may need to be removed as a result of these improvements. These costs are included in the budget for this project.

Finally, Haselden Construction has engaged multiple subcontractors to develop a cost estimate. SRSD and Haselden have taken these additional measures for pricing due to the turbulence and high escalation costs in the construction industry. Additionally, Haselden and NV5 have recommended escalation and contingency costs that reflect the conditions to the current market.

Over the last several months this team has evaluated the most cost effective way to address these urgent health and safety needs and have provided a solution and pricing so that the project can be implemented as soon as funding is secured. Because of the extensive due diligence our school district has undertaken, we will only be applying for funding during the construction phase of the project, and will not apply for design costs.

### **How urgent is this project?**

The longer we wait to implement these urgent repairs to our mechanical systems the greater the risk to our students. As we spend more on continual maintenance rather than educating students we risk not only a safe learning environment for our students but a decline in the education of our students itself. We have spent approximately \$50,000 annually on emergency fixes over the last three years and have not been able to use multiple classrooms for a total of 45 days in the last year. These are a result of leaks in the CVPC piping distribution system or non functioning heat pumps. The extent of these system failures has become worse and worse over the past couple years.

If the project is not awarded, our safety and health issues will need to be addressed through small reactive repairs to the HVAC system in each school. This will have a significant impact on our reserve funding and will mean additional loss of learning for our students. The district cannot keep allocating the resources required to maintain this HVAC system nor accommodate the loss of learning to our students.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Additionally, we need to address the air quality issues in our buildings. We have lost instructional days due to the COVID19 pandemic and it is critical the district do everything in its power to reduce the spread of this virus and maintain in person learning. Our aged system cannot accommodate CDC recommendations for air exchange rates, which is a priority for the district. Additionally we are only able to

Our school district has been able to utilize ESSER I & II funding to install MERV 11 filters. However, because of the declining performance of our heat pumps we were unable to install Merv 13 filters. Based on the data we collected for carbon dioxide in our classrooms we are concerned about the transmissibility of the virus. We have already endured significant loss of learning as a result of this pandemic and need to implement these improvements to heat pumps to help mitigate the spread.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

After years of maintaining older buildings, the District has successfully built up recommended reserve funds to continue this ongoing maintenance, even as costs increase. The district has been able to allocate between approximately \$250,000 and \$600,000 annually to a reserve fund for deferred maintenance only. The priority for these funds will be to finish replacement of the CVPC Piping and heat pumps. Once these efforts are complete, the district will continue to allocate approximately \$500,000 annually for deferred maintenance.

We are fortunate to have dedicated and experienced maintenance staff at our district. Throughout this project, our facilities director has been and will be involved in understanding these new system components and attending multiple trainings. Our director leads a team of three dedicated maintenance staff that oversees an annual budget appropriation of approximately \$600,000 for Operations and Maintenance (fund 46). The industry professionals working on these improvements will be required to provide appropriate documentation for our maintenance staff to maintain this system. Additionally, the system has been designed to accommodate Trane heat pumps so they can be serviced as part of the service agreement we have with Trane.

**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:**

### SOROCO HIGH SCHOOL

Originally constructed in 1948 Soroco High School which serves students in grades 9-12 has seen several additions but is largely in its original condition. A new gym was built in 1982 and a new commons area and secure entrance was built in 2002. A standalone Vocational and Agricultural Building was constructed adjacent to the High School in 2002. All construction was built in compliance with the local building codes of the time

### SOUTH ROUTT ELEMENTARY SCHOOL

South Routt Elementary School consists of one large building constructed in 1950 and serves students in grades K-5. A new gym was built in 1953 and new classrooms, a library, and cafeteria was built in 1979. An addition of several classrooms was completed in 2003. All construction was built in compliance with the local building codes of the time.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

**SOROCO HIGH SCHOOLS** Soroco High School was constructed in 1948 after the growth in the community meant the single K-12 building constructed in 1924 could no longer accommodate all the students in the district. A new gym was constructed in 1982 and included new locker rooms, restrooms, storage and mechanical rooms. In 2002, a new commons area and secure vestibule was added, and a standalone metal VoAg Building was constructed on the site. The VoAg Building contained a greenhouse, wood and metals shop, and CTE classrooms. In 2008 a new horizontal geothermal heat pump system was constructed to provide heating and cooling to all classroom spaces in the High School and VoAg building after receiving funds from a BEST Grant.. In 2019 Soroco High School was awarded a BEST Grant to replace sections of its failing roof system.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**SOUTH ROUTT ELEMENTARY SCHOOLS** South Routt Elementary School was originally constructed in 1950 to serve K-5 students. Confirm constructed after High and Middle. The school saw the addition of a gym, stage, and locker rooms in 1953. In 1979, the school saw its most significant addition of a new multimedia space, music rooms, and offices. The multimedia space consisted of a library, cafeteria, computer lab, and art classroom. Six new classrooms, and restrooms were added to the building in 2003. In 2008, the school completed the installation of a new horizontal geothermal heat pump system servicing all classroom spaces after receiving financing from a BEST Grant. Besides the new heat pump system, there have been no major renovations since 2003. In 2020 South Routt Elementary School was awarded a BEST Grant to replace sections of its failing roof system.

### What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?

South Routt School District has evaluated multiple options for funding necessary improvements to the school facility. South Routt was successfully able to apply for an Emergency BEST Grant to provide supplemental heating to the geothermal heat pump system. This funding was critical to ensuring the district would not have to close its buildings in the winter months. However, the necessary improvements for this grant application were not included as the district wanted to only include improvements needed to avoid an imminent closure of the school facilities. Unfortunately, there are no significant grant opportunities for HVAC improvements beyond the BEST Grant. As a small rural school district, funding the project through reserve funds alone would take nearly a decade.

We have also maximized the ESSER Funding available to them for air filtration, but these funds were not enough to address the overriding issues with the HVAC system. South Routt also pursued an insurance claim through Colorado School District Self Insurance Pool (CSDSIP) to help fund the failing Geothermal Heat Pump system but has not secured an approval of claim. We were advised that the probability of a successful claim is low.

### How do you budget annually to address capital outlay needs in your district/charter?:

South Routt School district has and will continue to honor a yearly appropriation of at least 1.5% of each years per pupil funding basis. Since receiving BEST Grants in 2019 and 2020, SRSD has exceeded this requirement in annual allocations to a Fund 46. By Board policy SRSD can only spend these funds on qualifying capital renewal expenditures. Last year we allocated \$283,000 to fund 46 which equated to roughly \$920.00 per student.

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

NA

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$698,793.55	<b>CDE Minimum Match %:</b>	60.00
<b>Current Applicant Match:</b>	\$376,273.45	<b>Actual Match % Provided:</b>	35.00
<b>Current Project Request:</b>	\$1,075,067.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The match will come from a Capital Renewal Fund 46.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$1,075,067.00	<b>Escalation %:</b>	7
<b>Affected Sq Ft:</b>	52,000	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	303	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$20.67	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$2.45	<b>Adverse Historical Effect?</b>	No

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Hard Costs Per Sq Ft:</b>	\$18.22	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$3,548	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	377	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$96,804,510	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$319,408	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$2,499,238	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$62,750	<b>Outstanding Bonded Debt:</b>	\$1,205,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	29.20%	<b>Total Bond Capacity:</b>	\$19,292,266
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	9.111	<b>Bond Capacity Remaining:</b>	\$18,087,266
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$4,939.46		
Applicants Median:	\$2,381		

## BEST School District and BOCES Grant Waiver Application

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S.

Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request.

The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

Be specific when answering the questions and explaining the issues and impacts. Your response should include dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents, or other relevant documentation to support the responses provided.

Question 2, subsections A-H are related directly to the factors used in calculating the matching percentage. Only respond in detail to the factors which you believe inaccurately or inadequately reflect financial capacity. For those factors which you believe accurately or adequately reflect financial capacity, please leave the response blank or type “Agreed”.

---

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.

As a school district we understand the need for CDE to distribute funding for capital projects as equitably as possible and appreciate the consideration to reduce our match percent. This year, we have a higher match percent than any previous year. Because of this, we are asking the Board to consider a reduction. South Routt School District faces a unique set of circumstances that is impacting this higher match percent including free and reduced lunch and Bond Mill Levy capacity.



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

Our horizontal geothermal system is failing and is not performing as intended. This project was financed back in 2008 with a BEST grant but was not properly designed for our mountain climate. Because of this, SRSD is working to significantly modify and repair this system to keep school open. We were fortunate to be awarded an emergency BEST Grant, but overall, remaining additional cost to make the system perform as intended exceed \$5 Million. It will take multiple years for the district to finance these improvements as we are only able to include the most urgent areas as part of this BEST Grant application. A reduced match for our district will go a long way in helping us to address these urgent fixes over the course of a few years instead of over the course of a decade.

*\*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.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant's PPAV: \$319,408.38

Weighted Rank: 5.84% of 8% max

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$62,750.00

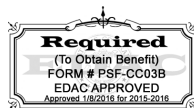
Weighted Rank: 11.63 % of 18% max

C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: %

Weighted Rank: 19.25% of 23% max

The school district's free and reduced lunch percent is lower this year than any previous year. This is largely due to parents not completing the free and reduced paperwork because the USDA has provided lunch to schools last year and is continuing to do so this year. The district has repeatedly asked parents to complete the paperwork, and they simply won't. Our average FRED Percent has been 39% which was significantly higher than the 12% registered this year. The demographics of our community have not changed drastically over the course of the last year. Instead, this number reflects the challenges our School District has faced in communicating how this program impacts state funding to parents over the last two years.



D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections: 0

Adjustment: 0% (-1% per attempt)

Our district has the lowest salary range in northwest Colorado. To help our staff and their salaries we have maxed out our mills which has already placed a financial burden on the community. The district intends to pursue a bond effort in the future, but at this time, our district cannot pull a bond effort together in time to address the repairs to our failing HVAC system.

E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant's Bond Mill Levy:

Weighted Rank: 7.75% of 23% max

The district has maxed out their mills by Colorado Statute at the 30% threshold. We are unable to go to our voters for more money.

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

Applicant's Remaining Bond Capacity: \$18,087,266.00

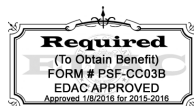
Weighted Rank: 13.31% of 23% max

G. The school district's unreserved fund balance as a percentage of annual budget.

District's unreserved fund balance as a percent of annual budget: %

Weighted Rank: 2.44% of 5% max

As a school district with aged facilities, it is difficult to budget the appropriate amount of funds to keep our facilities operational. With aging buildings that were constructed more than 50 years ago, we are required to spend more on capital renewal expenditures than most districts. Our financial auditors have consistently recommended we always maintain at least \$2.8 million in reserve funding. This money is reserved for an acute emergency that the district would not have time to wait to address as part of a regular BEST Grant cycle or finance through a bond effort.



H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

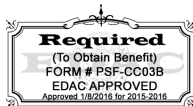
Our school district has seen a decline in student counts nine of the last ten years. This has stretched our budget and finances over to a point where we are no longer able to keep up with surrounding school districts in our salary range for staff.

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.

As a School District we have a strong working relationship with our local municipalities. At the onset of this project, we attempted to pursue fixes with energy rebate or cost saving programs. We have a dedicated grant writer that pursues many grant options for our district. After a detailed search for this project, we quickly realized a BEST Grant was our best option.

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

CDE Minimum Match Percentage:





Division of Capital Construction

BEST School District and BOCES  
FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

**Instructions**

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

Under previous CCAB weights, the match requirement for SOUTH ROUTT RE 3 would have been 56%. Under revised CCAB weights, the match requirement is 60%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**MOFFAT 2 - Moffat 2 PK12 Septic System Upgrade - Moffat PreK-12 - 2015**

District:	Moffat 2
School Name:	Moffat PreK-12
Address:	501 GARFIELD AVENUE
City:	MOFFAT
Gross Area (SF):	53,500
Number of Buildings:	1
Replacement Value:	\$17,019,894
Condition Budget:	\$1,529,035
Total FCI:	0.09
Adequacy Index:	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,943,847	\$1,009,425	0.34
Equipment and Furnishings	\$790,894	\$0	0.00
Exterior Enclosure	\$1,520,382	\$0	0.00
Fire Protection	\$526,090	\$0	0.00
HVAC System	\$3,818,829	\$0	0.00
Interior Construction and Conveyance	\$2,775,608	\$429,171	0.15
Plumbing System	\$561,206	\$11,432	0.02
Site	\$1,769,452	\$79,006	0.04
Structure	\$2,313,585	\$0	0.00
<b>Overall - Total</b>	<b>\$17,019,894</b>	<b>\$1,529,034</b>	<b>0.09</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** MOFFAT 2

**County:** SAGUACHE

**Project Title:** Moffat 2 PK12 Septic System Upgrade

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

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

**If Yes, please explain why:**

## Project Type:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> New School         | <input type="checkbox"/> Roof               | <input type="checkbox"/> Asbestos Abatement   | <input type="checkbox"/> Water Systems     |
| <input type="checkbox"/> School Replacement | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting   | <input type="checkbox"/> Facility Sitework |
| <input type="checkbox"/> Renovation         | <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Electrical Upgrade   | <input type="checkbox"/> Land Purchase     |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> HVAC               | <input type="checkbox"/> Energy Savings   | <input type="checkbox"/> Technology        |
| <input type="checkbox"/> Security           | <input type="checkbox"/> ADA                | <input type="checkbox"/> Window Replacement   |  |
| <input type="checkbox"/> CTE:               |   | <input checked="" type="checkbox"/> <b>Other:</b> This is a septic system project, which will encompass the entire PK-12 school building. |  |

## General background information about the district / school:

Moffat School District #2 is located in the northern San Luis Valley, Moffat PK-12 has historically been the center of the Moffat/Crestone community, and is recognized for its caring staff and traditional values. Student enrollment in the fall of 2021 was 137 PK-12 students. The average enrollment over the past 5 years has been 136 students. With the help of a BEST grant from the State of Colorado, Moffat PK-12 completed the construction of a new school. Construction was complete in 2017 and the students, staff and community are enjoying the new building. As previously stated, there was a decision made not to replace the aging sewer system, which is now failing.

## Deficiencies associated with this project:

Moffat Consolidated School District #2 installed a recirculating sand filter in 1996 for wastewater treatment. The recirculating sand filter has a life expectancy of about 20 years at present we are past that life. In 2015 the sand in the system was refurbished, but not any of the pumps were repaired, replaced or refurbished. The user interface doesn't allow changing times in auto or seeing flow trends. This system causes us to be out of compliance regularly on our TSS permit limits and on occasion our BOD5 limits are out of compliance. The recirculating flow valve also has need to be replaced. Orenco no longer makes that valve or designs the recirculating sand filter for wastewater treatment because of the short life expectancy and lack of maintenance ability. The current system barely keeps Moffat school in compliance with CDPHE's permit limits and does not have that much life left without excessive upgrading.

## Diligence undertaken to determine the deficiencies stated above:

Moffat school district has hired an Operator in Responsible Charge (ORC) who is responsible for the operation and maintenance of the wastewater portion of the facility. He works with the facilities director to closely monitor and evaluate the waste water treatment plant and the drinking water. He keeps the district in compliance with all Colorado Department of Public Health and Environment and Saguache County rules and regulations. In an attempt to extend the life of the sewer system, the ORC and the Facilities Director have "stirred up" the sand in the filter, which was a very temporary fix. The team has climbed into the system to repair the Orenco valve. This repair is temporary as well because the valve is no longer available for purchase. The school has hired an engineering company to analyze the aging sewer system and make recommendations based on their observations. The engineers are in close contact with the sewer contractor who installed the original system. The new sewer installation will require the leach field to encroach onto the existing dirt track and field, causing the need to relocate the existing field.

## Proposed solution to address the deficiencies stated above:

The proposal is that we install a much simpler sewer system. Because the system will be new, we will have to move the current system which will encroach onto the existing field where children play. The costs will include the engineer and permitting, reclamation of the current system, landfill costs, excavation costs, material costs, a distribution box and piping. The

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

re-location of the field where the children play will include the cost of materials, excavation, labor, etc. The scope of work to be completed or the new leach field includes the following:

- Quick 4 chamber
- C33 sand under leach field
- piping for dosing leach system
- connection to existing pump system
- piping to new leach field
- excavation and back fill of system
- costs of engineering.
- Replace pump system including pump panel

Because we have to relocate the football field, we are proposing that we install a 49,500 sq. ft. Six-Man Football Field. Water is becoming scarce in the San Luis Valley and in Moffat. Neighboring schools who have installed grass fields as of two years ago have lost them due to watering restrictions and lack of water. We will remove existing natural grass and other organics/topsoil from the site designated as football field to a proper depth for the construction of the base and new synthetic turf system. Excavation assumes no material change in finished elevation slope for the synthetic turf playing surface from the current grade. Bid proposal assumes the city has a location within 10 miles of the construction site to deposit the generated spoils without dumping or tipping fees. Compact and laser grade subgrade to proper density and planarity. Grade will be cut to sheet drain playing fields to perimeter drainage pipe collection system. Excavate subsurface drainage pipe trenches. Deposit generated spoils to a location within 40 miles of the site. Provide and install filter fabric lining sides and bottom of trench. Provide and install perimeter 8" HDPE drainage system. Backfill with ¾" drainage stone.

### **Due diligence undertaken in defining the stated solution:**

Because of our remote location and COVID, there have been limited sight visits. Most of the work has been done from plans and conversations. We have conducted land surveys. We have hired an engineer to evaluate our current system and propose a new system. The engineer has worked with a local septic company to come up with a plan. We have had two meetings with the mayor pro tempore of the town to ensure that we have the town's support.

### **How urgent is this project?**

Moffat PK-12's wastewater treatment plant does not always meet water treatment standards as evidenced that we have occasions of grey water being released into the environment. It was not designed to meet today's standards. This creates a safety condition that needs corrected as soon as possible. The installed waste water treatment facility is still operating, but is at the end of its lifespan. It cannot always keep up with the sewage flow for much longer. Inaction on the part of Moffat PK-12 will most likely result in the State having to issue an enforcement order. Moffat desires to meet the current health department and water safety standards and would like to replace the system as soon as funding allows us to take on this project.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

The wastewater plant will require daily attention to monitor and record daily wastewater flows as well as attend to operations of the plant. The new facility will be serviced by Moffat PK-12's facilities department or service contractors under their direction. Upkeep will be funded through the district maintenance department budgets. The district will continue to monitor and record daily wastewater flows and samples will continue to be evaluated for safety purposes. We will continue to work with a certified wastewater operator for advice in the needed care and maintenance of the facility.

**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 PK-12 School is a new school that was completed in 2015. The building is new construction and was constructed to replace a failing school. When the school was constructed, there was a decision made to not replace the aging septic system. The septic system has several internal components that are failing. The system also has an aging leach field which is also failing. Moffat's wastewater treatment system does not always meet water treatment standards as evidenced that we have occasions of grey water being released into the leach field. It was not designed to meet today's standards. This creates a

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

safety condition that needs corrected as soon as possible. The installed waste water treatment system is still operating but is not always capable of treating waste. It cannot always keep up with the sewage flow and on occasion releases grey water into the leach field. Inaction on the part of Moffat School would most likely force the State of Colorado to issue an enforcement order. Moffat desires to meet the current health department and water safety standards and would like to replace the system as soon as funding allows us to take on this project. In the construction of the new sewer treatment plant, we will have to relocate the leach field. The leach field relocation and will infiltrate the current football field/track area. Moving the leach field will cause a health and safety risk to children and community members who use the track and field to walk and play on. This upgrade will require Moffat School to relocate the field.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

We have had not had any capital improvements in the last three years.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

None

**How do you budget annually to address capital outlay needs in your district/charter?:**

The District maintains a capital outlay fund to address the capital outlay needs of the school. We annually budget to transfer \$100,000 from the general fund to the capital outlay fund and set aside \$100 per pupil each year into our BEST reserve fund. The capital outlay budget is created each spring based on the projected needs of the school for the coming school year. The budget is reviewed and revised as needed annually in December. We currently have approximately \$250,000 in our capital outlay fund, which includes \$79,280 that is set aside for the BEST reserve

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$749,055.60	<b>CDE Minimum Match %:</b>	11.00
<b>Current Applicant Match:</b>	\$92,579.91	<b>Actual Match % Provided:</b>	11.00
<b>Current Project Request:</b>	\$841,635.50	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The match will come from the captial reserve fund and the general fund.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$841,635.50	<b>Escalation %:</b>	21
<b>Affected Sq Ft:</b>	6,000	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	134	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$140.27	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$32.33	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$107.94	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$6,281	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	399	<b>Who owns the Facility?</b>	District



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$4,552,677
<b>Assessed Valuation:</b>	\$32,057,390	<b>Year(s) Bond Approved:</b>	13
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$121,176	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$2,481,319	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$25,417	<b>Outstanding Bonded Debt:</b>	\$3,987,315
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	73.20%	<b>Total Bond Capacity:</b>	\$4,895,505
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	18.8	<b>Bond Capacity Remaining:</b>	\$908,190
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$2,443.56		
Applicants Median:	\$2,381		

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

**AKRON R-1 - Akron PK12 HVAC Renovations - Akron K-12 - 1964**

<b>District:</b>	Akron R-1
<b>School Name:</b>	Akron K-12
<b>Address:</b>	600 ELM
<b>City:</b>	AKRON
<b>Gross Area (SF):</b>	109,300
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$35,040,420
<b>Condition Budget:</b>	\$4,144,317
<b>Total FCI:</b>	0.12
<b>Adequacy Index:</b>	0.06



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,015,083	\$1,642,926	0.41
Equipment and Furnishings	\$629,009	\$0	0.00
Exterior Enclosure	\$3,052,722	\$0	0.00
Fire Protection	\$1,213,579	\$0	0.00
Furnishings	\$557,295	\$0	0.00
HVAC System	\$9,153,421	\$21,930	0.00
Interior Construction and Conveyance	\$4,649,856	\$1,059,993	0.23
Plumbing System	\$1,464,100	\$11,952	0.01
Site	\$4,532,826	\$1,407,515	0.31
Structure	\$5,772,528	\$0	0.00
<b>Overall - Total</b>	<b>\$35,040,420</b>	<b>\$4,144,316</b>	<b>0.12</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** AKRON R-1

**County:** WASHINGTON

**Project Title:** Akron PK12 HVAC Renovations

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Akron Schools is a small rural district located in NE Colorado on US 34, 115 miles NE of Denver, 24 miles East of Brush. The area is known for its agricultural economy, which is based primarily in dry-land farming and ranching. The biggest employers in town are Akron School District, Y-W Electric, and Global Harvest. The district is 658 square miles and serves a PK-12 grade student population of 411 students, of which 50% are free/reduced lunch.

The school district is a reflection of the Akron community; tight knit, hard-working, caring, and friendly. As a community, we are a mix of multi-gen farmers and ranchers, longtime locals, and new residents that all come together with a sense of pride and tradition. The school and its facilities are the center of activity and the town and school work cooperatively to provide numerous events and activities for its youth and adults throughout the year.

Akron students are provided with a well-rounded academic program that includes language arts, math, social studies, science, PE, choir, band, art, business, FACS, and AG. The district's Career and Technical Education (CTE) programs have been successful in attracting a large number of students and providing a variety of student opportunities beyond the classroom. The school has a proud history of academic and athletic success that includes several Boettcher Scholars, Daniel's Fund Winners, Steinmark Award Winners, CTE program state presidents, and state champion teams and individuals.

The Akron School District has a beautiful building and facility but is in dire need of financial assistance to correct the HVAC system deficiencies and provide a safe and healthy learning environment, particularly in this era of COVID.

It is the district's hope that with a BEST Grant, the combination of ESSER funds, and the district's own reserve monies, the HVAC system can be fixed once and for all, giving our students and staff the safe and healthy learning environment they deserve.

## Deficiencies associated with this project:

The primary deficiencies present at Akron R-I Schools directly relate to the health and safety of students and staff. The main contributor to these deficiencies is the HVAC system. Students and staff have dealt with poor indoor air quality and thermal comfort issues essential for a proper learning environment for far too long due to the poorly designed HVAC system that, since day 1, has never functioned as intended.

The primary heating source for the building is currently an in-floor radiant heating system. This system includes hot water boilers, an injection pump for the low temperature water loop, a main hydronic loop throughout the facility, and smaller hydronic loops in each individual space. This system when designed and implemented with high quality parts intended to provide 20+ years of simple, efficient, building heat. The boilers are high quality Laars condensing boilers. These boilers often have a useful life expectancy of about 25 years with minimal maintenance. At this time there are no problems related to the boilers. The radiant heating system uses an injection pump to monitor loop temperatures and supply roughly 100 degree water to the distribution loop. The engineers that came and analyzed the building were pleasantly surprised to hear that this system was functioning properly as these types of systems can often be installed or designed to operate based on a hypothetical design, but do not often work once implemented. The issues on the heating side are not isolated to the central plant; rather, it is spread throughout the building at each individual space's zone control valve. The valves have been tested

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

and confirmed to no longer function as designed. When the controls communicate a signal to close or open, an audible tone can be heard which often demonstrates the fact that the valves internally are attempting to function but have failed and can not be manipulated to open and close resulting in no control of the flow through the loop and leaving classrooms either needing additional heat or overheating significantly.

While heating a building is very important for thermal comfort, a more serious issue is present. While the in-floor radiant heat is responsible for space temperature control, the system was designed with Heat Recovery Ventilators (HRV) to properly circulate fresh air throughout the building. Currently six of these exist servicing various parts of the building. The job of these HRVs in the heating mode is to supply tempered outside (ventilation) air to the space to maintain adequate indoor air quality. The HRVs include an enthalpy wheel for heat recovery from the exhaust air stream, a hot water heating coil (with glycol to mitigate the freezing of these outside coils), the original evaporative cooling sections (both indirect and direct), and the newly installed cooling coils from the cooling towers. The HRV systems, despite the various attempts to fix these units to be able to run them as initially designed, has resulted in the district shutting off the units entirely throughout most of the school year. This leaves the system with no ability to ventilate occupied spaces. The HRVs can only be used when the weather outside is around 60-70 F. If the HRVs are left on during either cold or hot outdoor conditions they blow overly hot air in spaces to ventilate rather than the neutral temperature air that they are supposed to be able to produce.

In cooling, the previously mentioned HRV equipment is not a supplemental part of the system; rather, it is intended to provide both space cooling and maintain adequate indoor air quality with proper ventilation rates. This means the HRVs are one of the most important pieces of equipment in the entire HVAC system. This means the issues experienced on the heating side are even more significant in the cooling mode. The HRV and supplemental cooling sections added do not provide sufficient cooling capacity and will deliver warm air into the space during cooling. As a result, the facility has disabled the HRV system during hot and humid conditions and used bandaid solutions such as portable air conditioners which tend to be noisy and problematic for the staff and students. Even when the systems are able to operate, often when the outdoor temperatures are much more mild, the overall cooling capacity of the system is so limited that the rooms are often left with conditions similar to a school without any central cooling. The existing cooling system does not have mechanical cooling which is required to remove moisture from the hot and humid outdoor air experienced quite frequently in Akron Colorado.

Because ventilation is disabled by the facility staff due to overheating issues, most of the time, the school has poor indoor air quality. A team of engineers performed basic onsite air quality measurements to determine air quality in 12 different spaces. Although it was 27 degrees F outside, windows were open at the time of testing to cool the space due to the malfunctioning heating system resulting in some spaces reaching nearly 80 degrees F. By opening the windows, the results of the measurements appear better than they would have been with them closed. It was identified that high levels of formaldehyde was present in two of the classrooms. Formaldehyde levels in the boys locker room were measured to be almost three times the recommended exposure level. The same locker room measured high for total volatile organic compounds (VOCs). Three classrooms measured moderately high for total VOCs. High temperatures around 78-80 F were measured in all spaces other than the gymnasium and the kitchen where a more reasonable 70-72 degree space temperature was measured. The district office measured 8  $\mu\text{g}/\text{m}^3$  which is below the high limit of 12  $\mu\text{g}/\text{m}^3$  but could increase if the measurements were taken over a longer time span as these spaces are relying heavily on the mini-split heat pumps which do not provide any outside air. A report regarding the existing indoor air quality deficiencies has been provided for review. The poor indoor air quality is a health and safety concern and needs to be corrected.

The ductwork was initially designed for a displacement ventilation airflow management strategy which delivers low amounts of air at the floor and allows for the mixing of air as the cool air interacts with people, computers, furniture, etc in the space to then warm up and rise up and out the return air transfer grills into the return air plenum. The current system does not have the ability to supply a sufficient amount of cool air from the condenser water loop of the cooling towers to adequately cool the classrooms. In designing a proper cooling system there are two variables that can be used to address a lack of cooling: supply air temperature, and the volume (usually measured in CFM, cubic feet per minute, of air). During the facilities engineering analysis the engineering team evaluated duct sizing throughout the building to verify if more air could be introduced to each space at a lower supply air temperature of 55 degrees F. Unfortunately, the existing ductwork was not sized for additional airflow which significantly limits the options to address the issue at hand with the existing infrastructure. The use of displacement ventilation diffusers in the room also limits the lowest supply air temperature to be 62 F to avoid

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

significant comfort issues.

Due to these various design issues, there have been several incidents where a classroom would reach upwards of 80-90 degrees F during the school year. Humidity issues were observed from wood floors cupping in the gymnasium, paper sticking to the walls, and copiers not working. This problem is caused by inadequate supply air flow, high supply air temperature, and insufficient and extremely poor zoning. In certain locations, there are up to 25 spaces controlled by one HRV. It was calculated that the existing cooling system is only sized to provide less than half of the cooling capacity required for the cooling load. Combining this many spaces on one unit would only be done as a value engineering exercise and is not best practice for a new modern facility design. To attempt to address this design shortfall, each space was fitted with a temperature sensor. The controller on the HRV is programmed to take an average of the connected space temperatures and supply air based on that average space temperature. This causes severe discomfort as one space could be full of kids and need significant amounts of cooling and ventilation air while an empty classroom down the hall could in theory need heating leaving the unit sitting dormant until the average space temperature calls for additional airflow.

The existing building automation (BAS) uses the Tridium Niagara framework for the JACEs. Since it's initial installation in 2012, there have been many issues with the system. Ultimately, in 2020 and 2021, new Niagara 4 system controllers (or JACEs) were installed along with new IO controllers and graphics as a remedy to "fix" many of these issues, but many issues still remain. The current controls scheme, as mentioned in the cooling discussion above, has insufficient zoning and the in-floor radiant heating is not operating correctly. There are rooms shown within the control system with valves fully open even when rooms are at or above the desired temperature causing overheating and wasted energy. Comfort issues are caused either by the controls system lacking the correct programming, or deficient equipment (valves or actuators) which were not commissioned when JACEs were replaced to verify working functionality or have since failed. The BAS is not displaying data for many zones. Some sensors are also inaccurate and display incorrect readings. There was no systems operations manual for the BAS created at the time of installation and training was insufficient when the original system or added equipment were installed leaving a system that does not provide the needed control over all of the necessary components of the HVAC system nor a good understanding of how users can manipulate the system to work-around many of the deficiencies.

Not having a functioning HVAC system for both heating and cooling will continue to be problematic for the district and will not aid in the district's goals to provide a safe and healthy learning environment for students and staff. The district has attempted to address these concerns for years to no avail. Each attempt the district has made to address the issues was limited based on the amount of internal funding that the district could allocate towards these improvements having just spent a significant amount of money on the construction of what was supposed to be a new modern, efficient, and sustainable building to support the educational mission of the district. It is time to address these concerns once and for all. With the assistance of the Federal ESSER funds, the diligent use of district budget funds, and the generosity of the BEST grant awards, this can be accomplished with long-term quality solutions that will function for many years.

### **Diligence undertaken to determine the deficiencies stated above:**

Based on the previous project experience the District went through with failed attempts to address the core deficiencies, the District reached out to multiple engineering firms to provide their input and thoughts on the heating and cooling system issues. The two firms both made multiple site visits to document the existing conditions, analyzed the initial building plans for both the building construction and the modifications made to the original system, and analyzed the utility data for the past several years. Once the firms had a solid understanding of the existing conditions, they both put together reports documenting the deficiencies of the existing systems highlighting potential options to address these issues.

Both firms performed preliminary load calculations using the facility to compare existing capacity versus required capacity. Duct sizing was measured on-site to ensure they match with the record drawings and checked throughout the facility to verify capacity. HVAC equipment pictures and nameplate data were obtained to verify with record drawings. A team of engineers performed basic onsite air quality measurements to determine indoor air quality to conclude that the results are concerning and are a health and safety concern and provided recommendations for fixing the issue.

The district has dealt with these issues for long enough that there was a solid fundamental understanding of these problems and their root cause. Having outside professional opinions from two competing firms validated and expanded the knowledge of the district administration and maintenance staff to fully understand the crux of the problems. Based on the information

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

gathered by the engineers, the District is now aware of these major deficiencies and further, that no amount of improvements that can be made to the existing system will result in the desired outcomes. Assuming that the initial design was correct is what led the district to this point after spending over \$160,000 on “fixes” over the past 4 years. The existing system was designed and installed so poorly that every penny spent on the existing system is a wasted effort due to the constraints of the existing infrastructure and lack of commissioning and training. Based on the diligence of the engineers that evaluated the building, a holistic view must be taken to address these issues for the long term.

An engineering assessment of the BAS by a certified Niagara technician along with discussions with the district’s facility staff, and the contractor who installed the new Niagara 4 JACEs provided enough information to determine the deficiencies, associated risks, and the recommended improvements. The technician stated, “basically the only thing they’ve got going for them is the BAS hardware has been updated to Niagara 4 with new controllers. Everything else on the system is a mess and needs to be addressed.”

### **Proposed solution to address the deficiencies stated above:**

Before describing the solutions to our district’s unique issues, we would like to address the attempts made by the district to identify and address these issues through other means other than replacement. After several issues were discovered concerning leaks, lack of humidity control, motor fan issues, etc. the contracted architect recommended contacting a different engineer for a remedy. Once several issues were identified with the initial engineers faulty, they were forced to pay for a third-party engineer to come and provide solutions at no cost to the district. The hired engineer recommended the cooling tower installation based on assumptions from the original engineer's design. These assumptions turned out to be incorrect as the recommended “solutions” ended up creating their own set of unique problems for the district. As a district, we spent the next few years working with the installing contractors, asking questions, arranging furniture to allow for optimum air movement, adding ceiling grates to help airflow, and doing everything we could from a maintenance standpoint as well as modifying the controls sequences to best the situation. After more failed attempts, the district contacted the school attorney and was told that too much time had passed to go back on the original firm for poor design and installation practices. Additionally, the district superintendent contacted their insurance company to see if anything could be done but was told that it would have to be through legal means and insurance would not cover any of the necessary repairs. Two years ago, the district again contacted a legal firm that specializes in facility issues but was once again told that too much time had passed and no action could be taken.

Engineers have completed a thorough analysis in order to provide the most cost-effective, reliable, and low-maintenance solution for the HVAC issues identified in the deficiencies section. The solution must be able to address all three aspects of HVAC including heating, ventilation, and air conditioning. The common conclusion of the engineering firms was that the existing HRV system does not provide enough airflow and cooling capacity.

The two options to provide more cooling are to reduce supply air temperature and to increase airflow at a certain temperature. The original design uses displacement ventilation to introduce air into the spaces served. Because air is introduced low in the space, temperature cannot be reduced below 62 F without sacrificing space comfort. Trying to push more air through undersized ducts will cause noise issues and require ductwork to be replaced with the appropriate pressure classification. Lowering the supply air temperature below the dewpoint will also cause condensation to be formed on the surface of the ducts.

To address the cooling and ventilation issues, one engineering firm proposed to keep the existing HRVs, add zone controls, and replace the evaporative cooling sections with direct expansion water to air heat pumps. This solution is not feasible because of the limitations on the existing ductwork as described above. The second engineering firm performed a preliminary HVAC load calculation to confirm that the existing ductwork is undersized by more than 50% even when using a lower 55 F air temperature which will still cause comfort and condensation issues without major ductwork modifications. Adding central air cooling will still not address the issues with having 25 rooms in a single zone. The existing ductwork would also need to be modified to include airflow control to each zone for a variable air volume (VAV) system or heating coils throughout the classrooms for reheat.

It was determined that the existing ductwork is observed to be in good condition and should be reused to the furthest extent possible. The cost-effective and proposed solution is to reuse the existing HRVs over the west classrooms and add a DX coil

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

and condensing unit to provide cooling to the air downstream of the unit. The heat recovery wheels in the HRVs will be replaced to restore their energy recovery effectiveness. The existing HRVs will be rebalanced to a lower flow and will be responsible for providing ventilation air to the classrooms. This option will require minimal modifications to the existing ductwork. The reduced flow through the existing ductwork will decrease noise within the spaces. Ventilation air will be introduced to the rooms through the existing displacement ventilation diffusers which will allow for better ventilation efficiency and lower the amount required for each room per code. The existing HRVs will be reprogrammed to provide room neutral temperature. By using neutral temperature air above the dew point temperature, condensation issues will not be a concern. The primary source of cooling will be a high-efficiency variable refrigerant flow (VRF) system with heat recovery. The VRF system will be less challenging and invasive to retrofit into an existing building. A combination of ceiling cassettes and high wall indoor units will be used and zoned as required to provide optimal space comfort. A full ventilation air calculation will be performed to ensure that the ventilation system meets or exceeds code requirements to ensure good indoor air quality. An engineering assessment is attached to expand on multiple systems evaluated in determining the HVAC system solution.

In other areas of the school where duct sizes are sufficiently sized and a single zone is served, the proposed solution is to replace the existing HRVs with rooftop units (RTUs) with DX cooling and hot water heat. The gymnasium field house HRVs will be replaced with two approximately 20 ton RTUs. The cafeteria and platform HRV will be replaced with an approximately 15 ton RTU. The existing ductwork will be insulated to ensure no condensation is formed on the ductwork. The RTUs will be sized to handle the cooling load and correct the current cooling deficiency.

The north classrooms, offices, art room, and Ag shop is currently served by one HRV. The proposed solution is to keep the shop and lockers on the existing HRV since they do not need to be cooled. The enthalpy wheel in the HRV will be replaced to restore its energy recovery effectiveness. The added cooling coil and evaporative indirect/direct section of the HRV should be removed because they add additional equipment to maintain. A new DOAS with an energy recovery wheel using direct expansion (DX) cooling and hot water coils will be added to provide ventilation air to the north classrooms, offices, and art room and supplemented with VRF for cooling. As with the classrooms, existing ductwork and diffusers will be reused and air supplied to cooled spaces will be at room neutral temperature.

The cooling towers, heat exchangers, pumps, and associated piping will no longer be required with the new proposed systems and will be abandoned. Not using the additional equipment will simplify the system and reduce the amount of equipment to maintain.

The existing heating issues are caused by a combination of controls and mechanical issues. By adding VRF and eliminating the HRVs serving the classrooms, the issue with insufficient zoning is resolved. All modulating control valves will be replaced with new valves to ensure precise space temperature control. The in-floor radiant heat system will remain the primary heat and VRF will only provide heat when backup is needed.

The BAS is the brain of the HVAC systems and needs to be corrected in order to provide a functioning system. The existing HVAC equipment should have graphics, hardware, and control sequences retro-commissioned to operate correctly alongside new equipment. The new equipment will be commissioned to verify proper functionality. A systems operation manual will be provided and BAS operators will be sufficiently trained to be familiar with the system.

### **Due diligence undertaken in defining the stated solution:**

The district was diligent in questioning issues that arose and worked in good faith with the original HVAC company and engineer as well as the third-party engineer to address the shortfalls of the existing system. Once all these efforts were exhausted with no end in sight, the district sought legal and insurance advice only to find out too much time had passed and no action could be taken to remedy the issues.

Shortfalls of the past attempts to address the heating and cooling system left the district seeking an alternative delivery model, with performance accountability. The past projects did not utilize turnkey delivery where the implementation firm is not only responsible for the design, but also the implementation and most importantly the system performance and measured outcomes. Understanding this flaw in the previously attempted fixes, the district sought a turnkey provider that would stand behind the project and be a true partner of the district for the long term to verify the project indeed addressed

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

these issues once and for all. The district reached out to two area design-build firms that both have expertise in critical building systems and offer turnkey delivery focused on building performance.

Both firms developed an engineering analysis report to identify the above-mentioned issues and most importantly, established a plan to address the shortfalls of the district. One firm provided a single solution while the other firm analyzed multiple options looking at both the qualitative and quantitative aspects of these various options. The district administration and maintenance staff evaluated both engineering analysis reports and have used information from these proposals to apply for this BEST grant opportunity.

Once the goals of the project were established, the district worked with the firm that evaluated multiple options to further analyze those options and select the best solution for the district. The engineers made multiple site visits to verify items that were shown on the plans to ensure the existing infrastructure would support the recommended solution.

The engineers worked with the district administration and maintenance staff to put together a schematic level design which was used to gain pricing information from area contractors. That firm also assisted the district in developing an indoor air quality report to identify areas of concern and gauge the severity of the issues relating to the lack of ventilation control in the building. Both the indoor air analysis and conceptual design plans can be viewed in the attached Engineering Assessment Appendix.

In order to fund the district match, the district has been extremely diligent in utilizing ESSER funds for supplemental instruction materials such as student hot spots, Chromebooks, remote learning programs, etc. The district also spent significant money on learning loss for students including curriculum improvements in math, junior high English, and SPED as well as purchasing social-emotional programming for all K-12 students.

### **How urgent is this project?**

The current system has not functioned properly since day one, far too long. Without funds to holistically address the issue, the district has done what it could to improve the situation for the short term only resulting in more headaches with each failed attempt. The question is not when will the system fail, rather how much longer can the district operate without addressing these systemic issues?

District administration and maintenance staff often have to get to the school early in the morning to manually operate certain equipment to pre-cool and ventilate the classrooms to assist with the lack of cooling once school is in session. The district can not continue to limp along in this mode particularly with a heightened need for not only adequate temperatures, but proper space ventilation. Every day that goes by with inadequate ventilation air is a day where the safety and health of students are at risk. The world pandemic has brought light to the severity and importance of indoor air quality. Many publications have been written focusing on the necessary impacts on the learning environment for students and staff and the district sees many of those publications that align with the goals and mission for the district.

If the project is not funded, the district will be forced to evaluate other lesser quality solutions for the short term and lose out on the long-term benefits of doing this project right. These band-aid type fixes have proven to only exacerbate the issues even further so that is not an option the district is remotely interested in.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

The newly completed system, consisting of VRF units, a new DOAS unit for fresh air, and Roof Top Units will have filters that would need to be cleaned/replaced on a regular basis. The VRF cassettes in each classroom will have washable filters that would require cleaning about once per month. The DOAS and RTUs will have pleated filters that would need to be replaced about every six months. It would also be recommended that a service contract be issued to a licensed mechanical contractor to perform maintenance on equipment every 6 months.

The district has spent \$160,939 in maintenance and attempted fixes over the past four years. The new systems will be more



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

reliable, more efficient to operate, and less maintenance intensive than the current systems. As part of the engineering analysis plan, the engineer's estimated the annual maintenance expenses to be around \$12,000-\$18,000 per year over the next 10 years. This would result in a per year average savings of \$28,000-22,000 dollars compared to the extremely high \$40,000 that has been paid in recent years. These project savings will be reallocated towards curriculum, technology, STEAM program, and career and workforce readiness programing.

The proposed VRF equipment will include a 10 year warranty that covers parts and compressors. The RTU and DOAS standard warranty includes a 1 year parts and labor, 5 year heat exchanger, and a 5 year compressor warranty. Additional extended warranties and service contracts will be explored during project development.

The district is committed to maintaining the newly installed equipment and will work with the selected firm to develop a robust and detailed annual maintenance guide and budget. This plan will estimate the yearly maintenance costs and identify major maintenance intervals and timelines. Once the new equipment is installed, the district will have roughly 20-25 years with minimal expenditures allowing the district to grow its capital outlay funds to sufficiently fund the next large capital project expense. 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.

**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 2012, Akron School District R-1 was awarded a BEST grant to build a new, two-story PK-12 building on the high school campus that tied into the existing field house and agriculture/art/music areas, which received extensive renovations to improve functionality and modernize these spaces. The decision to build a new PK-12 school was made after a comprehensive district-wide master plan indicated that all but the foundations and exterior walls of the District's buildings were well past their useful life and that health and safety issues existed. In addition, the assessment noted extensive limitations of the education environment, high operational costs, high maintenance costs, and high consumption of energy. The buildings also did not meet ADA requirements, nor did they have fire suppression systems or an alarm system that could be accessed from a remote location.

Because the BEST program requires that all structures and systems meet or exceed high-performance building standards, LEED gold standards were selected by the designer for safety and efficiency. Because of this building classification, several decisions were made with premium energy efficiency in mind. However, when construction was completed on the new PK-12 building, it was evident that there were issues with the HVAC system (both heating and cooling). These issues were not only present in the newly added addition but were also experienced in the renovated agriculture/art/music areas.

One issue was that instead of designing and installing a robust (and simpler) ground source (geothermal) cooling and heating system, the architect and engineer installed an overly complex evaporative cooling system. Because this evaporative cooling system was poorly designed, the District was left with a system that has never functioned as originally intended despite multiple efforts to address the various issues on both the heating and cooling side.

Unlike the mechanical systems mentioned above, the PK-12 facility's envelope, electrical infrastructure, interior finishes, etc. have not presented nearly as significant issues. Nor have the significant renovations made to the gymnasium portion of the 1960s facility.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

In 2014, the consultants responsible for the 2012 renovation and addition project attempted to remedy the poor indoor air quality (IAQ), poor thermal comfort, and lack of control over the complex HVAC system. To address thermal comfort and poor IAQ, The consulting engineer recommended adding supplemental cooling to the six heat recovery ventilators (HRV) by way of two new cooling towers — one for the two HRV units by the woodshop and gymnasium, and the other for the four HRV units responsible for the new PK-12 facility. New cooling coils were added upstream of the evaporative coolers and designed to operate in series with the original direct and indirect evaporative cooling sections of the HRV. This quickly proved

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

also to be a flawed design as the results left many classrooms, offices, and other areas with significant humidity issues. It is important to note that these issues are not isolated to certain outdoor conditions. Rather, the issues persisted throughout the whole year leaving the maintenance staff with no option but to shut off the equipment except during mornings in the summer and in some rare cases winter mornings. If the equipment is not shut off once the outdoor temperature warms up, the HRVs blow hot and moist air into the classrooms. This creates significant discomfort and muggy conditions for teachers and students, even when the outdoor air is not significantly humid. Shutting off the units a good percentage of the year minimizes the school's ability to receive adequate cooling; and, more importantly, it completely eliminates the ability to ventilate the school and provide code-required ventilation air. Once the cooling tower humidity issues were identified, it was determined that the only way to mitigate them was to disconnect and abandon the indirect and direct evaporative cooling sections of the HRVs. In doing so, the cooling towers originally designed to add supplemental cooling became the primary — and an inadequate — source of cooling for the facility. This leaves the District to operate with minimal to no cooling on a daily basis. In 2019, the District spent over \$30,000 installing a temporary chiller and piped it to the HRVs but the cooling coil did not have enough cooling coil rows, due to space constraints, to provide the required cooling capacity. Since then, the District has reached out to multiple engineering firms to help identify a permanent solution for the facility's HVAC. Apart from the issues relating to the poorly designed HVAC system, the District also had to build an addition to the facility in 2020. This addition included approximately 4000 square feet and includes three classrooms and a music room. The addition is conditioned using rooftop units (RTUs) and does not have the same issues as the rest of the building.

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

As a district, Akron Schools has exhausted all legal and insurance options to find a fix to the prematurely failed systems. Akron has had different engineers evaluate the systems over the past few years to see if a solution could be identified that fits within the district budget. The school has spent money out of its budget to replace the evaporative cooling system media, add a temporary chiller, replace failed JACES, add individual a/c units to various classrooms and offices to try and bring relief to rooms, and paid for engineers to evaluate and offer fixes and conceptual design solutions. None of the requested funds are needed to recoup district costs for the evaluations and fixes done to date.

The district recently added four classrooms through a lease lease-back finance two years ago to address overcrowding. So, adding additional debt to the school budget is not a viable option. The ability to use federal ESSER II and III funds to address the HVAC and ventilation system initially was desired to pay for the bulk of the improvements, if not all, but after thorough investigation, what could be done with the available funds would be another potentially unsuccessful attempt to fix the existing equipment rather than a holistic renovation.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

The Akron School District takes an annual approach to budgeting \$100 per student per year as required for the purpose of annual capital outlay expenditures. To date, the district has set aside a total of \$321,950 for this purpose. However, the district has spent approximately \$160,000 of that reserve to address HVAC inadequacies, problems, and equipment replacement of the current systems. Included in this \$160,000 is the replacement of Jaces of the control system, installation of a temporary chiller, purchasing of small individual A/C units, fixing of several leaks in the hydronic piping, and replacement of failed valves and thermostat repairs. To best prepare for the upcoming year's capital projects and facility needs, the district collaborates with the Maintenance Director and maintenance personnel, administrators, principals, and school board members on how to best prioritize and commit towards anticipated capital outlay projects. In preparation for this project, the district was able to allocate an additional \$105,000 from capital outlay for capital projects to account for the remainder of the district's required match.

### **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Weather Normalized Baseline Annual Electricity Usage: 389,382 kWh

Average Annual Electricity Cost: \$53,723

Average Blended Electricity Rate: \$0.138 / kWh

The school's ineffective cooling system is turned off for most of the warmer spring, summer, and fall months, resulting in limited ability to use the building for summer activities. Inefficient, portable coolers brought in to temporarily condition classrooms result in a significant electricity usage spike in August and September, which quickly diminishes as the weather

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

cools off into the school year. The new proposed HVAC system will allow for efficient, effective cooling year-round, potentially increasing electricity usage in April through July, but the dramatically improved system will use less energy for cooling in August and September. As a result, there are no electricity savings expected from this project.

Weather Normalized Baseline Annual Natural Gas Usage: 20,351 Therms

Average Annual Natural Gas Cost: \$15,036

Average Natural Gas Rate: \$0.739 / Therm

The existing heating system utilizes both energy recovery and heating coils in tempering ventilation air before introducing it to the building, as well as in-floor radiant heating for primary heating for the majority of the school. Combined, those factors result in annual gas usage for the school well below that of average schools of this size in the region. The proposed project will result in some reduction in overheating currently caused by faulty hot water control valves, but the addition of proper ventilation air being treated and introduced to the school throughout the day, offsets any potential gas savings. As a result, there are no natural gas savings expected from this project.

### **If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$2,391,328.16	<b>CDE Minimum Match %:</b>	30.00
<b>Current Applicant Match:</b>	\$884,463.84	<b>Actual Match % Provided:</b>	27.00
<b>Current Project Request:</b>	\$3,275,792.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	The school district match will come from the district's ESSER II (\$115,179) and ESSER III (\$504,070) funds and funds budgeted for capital outlay (\$265,214) projects for the 2022 and 2023 school year. Of the \$265,214 in capital outlay fund that includes roughly \$161,000 of Capital Renewal Reserve from the previous BEST project. This represents the remaining total in this account as nearly \$160,000 has been spent on equipment replacement and other repairs over the past 10 years. The remaining \$104,215 is funded by the district's capital projects budget for 2022-2023.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$3,275,792.00	<b>Escalation %:</b>	12
<b>Affected Sq Ft:</b>	105,000	<b>Construction Contingency %:</b>	8
<b>Affected Pupils:</b>	411	<b>Owner Contingency %:</b>	4
<b>Cost Per Sq Ft:</b>	\$31.20	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$3.85	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$27.34	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$7,970	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	255	<b>Who owns the Facility?</b>	OtherFacilities

### **If owned by a third party, explanation of ownership:**

Akron School District has a sublease/site lease in place from the BEST 2010D-F Series, which allows for improvements with notification.

### **If match is financed, explanation of financing terms:**

No utility savings will be used to provide the district matching funds.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$47,607,006	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$120,524	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$1,623,642	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$48,852	<b>Outstanding Bonded Debt:</b>	\$4,572,305
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	51.30%	<b>Total Bond Capacity:</b>	\$9,521,401
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	12.51	<b>Bond Capacity Remaining:</b>	\$4,949,096
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,992.43		
Applicants Median:	\$2,381		



Division of Capital Construction

BEST School District and BOCES  
FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

**Instructions**

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

Under previous CCAB weights, the match requirement for AKRON R-1 would have been 27%. Under revised CCAB weights, the match requirement is 30%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:

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

**YUMA 1 - Yuma DW Mascot Change Assistance - Morris ES/Yuma MS/Little Indians Preschool - 1954**

District:	Yuma 1
School Name:	Morris ES/Yuma MS/Little Indians Preschool
Address:	500 SOUTH ELM
City:	YUMA
Gross Area (SF):	124,910
Number of Buildings:	2
Replacement Value:	\$33,149,720
Condition Budget:	\$14,275,944
Total FCI:	0.43
Adequacy Index:	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,779,054	\$3,667,074	0.63
Equipment and Furnishings	\$474,146	\$243,875	0.51
Exterior Enclosure	\$5,247,731	\$668,489	0.13
Fire Protection	\$550,453	\$613,944	1.12
Furnishings	\$774,374	\$31,381	0.04
HVAC System	\$5,227,816	\$4,637,788	0.89
Interior Construction and Conveyance	\$5,463,996	\$3,388,464	0.62
Plumbing System	\$1,979,270	\$543,370	0.27
Site	\$3,282,183	\$1,081,836	0.33
Structure	\$4,370,696	\$0	0.00
Overall - Total	\$33,149,720	\$14,876,221	0.45

**YUMA 1 - Yuma DW Mascot Change Assistance - Yuma HS - 1958**

District:	Yuma 1
School Name:	Yuma HS
Address:	1000 SOUTH ALBANY
City:	YUMA
Gross Area (SF):	99,695
Number of Buildings:	2
Replacement Value:	\$23,825,789
Condition Budget:	\$14,391,397
Total FCI:	0.60
Adequacy Index:	0.12



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,239,533	\$3,477,633	0.82
Equipment and Furnishings	\$854,106	\$552,726	0.65
Exterior Enclosure	\$2,630,371	\$586,820	0.22
Fire Protection	\$44,151	\$713,970	16.17
Furnishings	\$100,420	\$0	0.00
HVAC System	\$3,397,574	\$2,396,626	0.71
Interior Construction and Conveyance	\$4,558,556	\$4,022,256	0.88
Plumbing System	\$1,711,751	\$1,085,665	0.63
Site	\$2,830,760	\$2,213,179	0.78
Structure	\$3,458,567	\$42,825	0.01
Overall - Total	\$23,825,789	\$15,091,700	0.63

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** YUMA 1

**County:** YUMA

**Project Title:** Yuma DW Mascot Change Assistance

**Applicant Previous BEST Grant(s):** 4

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

As per SB21-116 regardless of condition of facilities, we are required to remove any Native American imagery from all of our buildings and vehicles. The state provided BEST funding as the only way to support the district costs associated with the required change. Timelines of less than one year do not provide time for financial planning and districts are left with large expenses due to this required change.

## Deficiencies associated with this project:

We are required to remove all Native American Imagery from all buildings and equipment district wide. We have 3 gymnasium floors that must be sanded, repainted and refinished to eliminate mascot imagery as well as various signage throughout the district, wall murals that must be painted, benches that must be replaced, and safety components such as gymnasium wall mats and floor mats, required changes to furniture and fixtures, other associated athletic equipment and uniforms.

## Diligence undertaken to determine the deficiencies stated above:

As per SB21-116, we completed a full district facility review to identify areas needing to be addressed to be in compliance of the law.

Mascot Change Cost Considerations-

Item Estimated Cost

High School Site

Entrance Signage \$10,000

2 Gymnasium Floors \$40,000

Wall Mats \$10,000

Hurdles \$20,000

Wrestling Mats \$36,000

Scoreboards (panels/paint) \$2,000

Scoring Table Panels \$500

Outdoor Signage: Football Field, Baseball field \$4,000

Athletic Chairs (Approx 36) \$5,000

Paint \$1,000

(HS Construction and Furniture Fixtures and Equipment) \$128,500)

Uniforms :

Football \$18,000

Volleyball \$6,000

Softball \$3,500

Cross Country \$1,800

Golf \$1,000

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Girls Bball \$7,600  
Boys Bball \$10,000  
Girls Wr \$1,000  
Boys WR \$1,700  
Baseball \$4,200  
Track \$5,400  
Girls Golf \$1,000  
Cheer \$3,000  
(Uniform total \$64200)  
High School Grand Total \$192700

### Middle School Site

1 Gymnasium Floor \$25,000  
Wrestling Mats \$25,000  
Outdoor Signage \$5000  
Benches by flagpole \$2,000  
Scoreboard panels (4) \$1,000  
Scoring table panels \$250  
Podium Panel 250  
Paint to cover murals \$1000  
Classroom Teacher signage \$750  
Athletic Chairs (approx 40) \$4,000  
(MS Construction and Furniture Fixtures and Equipment- \$64,000)  
Uniforms  
FB \$10,000  
vb \$5,000  
GBB \$7,500  
BBB \$7,500  
WR \$2,500  
Track \$5,000  
(MS Uniforms \$37,500)  
Middle School Grand Total: \$101,500

Estimated District Wide Grand Total: \$294,200

### Proposed solution to address the deficiencies stated above:

We have an estimated total impact of necessary changes as per SB21-116 of approximately \$294, 200 which include building renovations, replacement of uniforms and other furniture, fixtures and equipment including safety equipment such as wall mats, floor mats etc, signage throughout the district. There are additional expenses that are expected but not allowable under BEST-potential estimates upwards of an additional \$100,000 including website designs, time costs to change and choose the mascot, letter head, business cards, and bus logos are just a few of the additional costs we will incur without any funding sources.

### Due diligence undertaken in defining the stated solution:

This issue has been a topic at every board meeting since the bill was signed into law summer of 2021. We completed a facility and programming review and continue to meet to plan for compliance.

### How urgent is this project?

We have until June 1, 2022 to have changes fully implemented or risk penalty of \$25,000 per month.

Does this project conform with the Public School Facility Construction Guidelines? Yes

If not, provide an explanation for the use of any standard not consistent with the guidelines:



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**How does the applicant plan to maintain the project if it is awarded?**

We maintain the floors annually and will continue to do so. There will not be significant maintenance requirements to the wall mats, floor mats or signage or other items on the that would need to be addressed.

**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:**

This grant application is to support changes as required by SB21-116.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Major renovation and addition to the High School and classroom renovations to the Middle School. SB21-116 has caused us to have to do additional costs to remove any mascot imagery.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

There are no other options supporting the needed funding to remove our mascot imagery.

**How do you budget annually to address capital outlay needs in your district/charter?:**

We maintain our capital renewal reserves as per the requirements of our previous BEST grant.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$207,828.00	<b>CDE Minimum Match %:</b>	28.00
<b>Current Applicant Match:</b>	\$80,822.00	<b>Actual Match % Provided:</b>	28.00
<b>Current Project Request:</b>	\$288,650.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Our match will come from our capital reserve fund.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$288,650.00	<b>Escalation %:</b>	1
<b>Affected Sq Ft:</b>	244,305	<b>Construction Contingency %:</b>	0
<b>Affected Pupils:</b>	876	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$1.18	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.48	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$0.70	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$330	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	279	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

**Financial Data (School District Applicants)**

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$16,000,000
<b>Assessed Valuation:</b>	\$123,645,620	<b>Year(s) Bond Approved:</b>	19
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$152,273	<b>Bonded Debt Failed:</b>	\$17,000,000
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$6,358,352	<b>Year(s) Bond Failed:</b>	16
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$50,181	<b>Outstanding Bonded Debt:</b>	\$18,632,229
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	63.60%	<b>Total Bond Capacity:</b>	\$24,729,124
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	12.282	<b>Bond Capacity Remaining:</b>	\$6,096,895
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$8,785.97		
Applicants Median:	\$2,381		

## ● Campuses Impacted by this Grant Application ●

## ADAMS-ARAPAHOE 28J - Adams Arapahoe DW Security Upgrades - Multiple

SITE	YEAR BUILT	SQUARE FOOTAGE	FCI
Altura Elementary	1964	60,095	0.13
APS Early Beginnings	2014	9,126	0.00
APS K-8 Online Program (Century)	1985	47,032	0.09
Arkansas Elementary	1980	47,964	0.06
Aurora Central High School	1955	268,090	0.39
Aurora Frontier P-8	2006	81,644	0.05
Aurora Hills Middle School	2012	129,990	0.09
Aurora Quest K-8	2008	78,100	0.08
Aurora Science & Technology	2020	75,000	0.00
Aurora West College Preparatory Academy	1949	138,220	0.19
Boston P-8	2008	49,440	0.09
Clyde Miller P-8	1981	51,219	0.09
Columbia Middle School	1982	114,838	0.44
Crawford Elementary	1958	71,832	0.21
Crossroads Transition Center	2008	10,500	0.04
Dalton Elementary	1980	48,328	0.21
Dartmouth Elementary	1975	53,532	0.31
Edna & John W. Mosley P-8	2015	107,512	0.02
Elkhart Elementary	1961	67,885	0.15
Fulton Academy of Excellence	1952	57,405	0.01
Gateway High School	1973	237,078	0.33
Harmony Ridge P-8	2020	103,693	0.00
Hinkley High School	1963	309,736	0.15
Iowa Elementary	1981	49,512	0.24
Jamaica Child Development Center	1958	17,835	0.43
Jewell Elementary	1977	48,575	0.35
Kenton Elementary	1951	59,758	0.25
Lansing Community School	1959	50,864	0.01
Laredo Child Development Center	2005	20,530	0.09
Laredo Elementary	1967	52,052	0.33
Meadowood Child Development Center	2011	21,831	0.01
Montview Annex - APS Options	1959	12,755	0.48
Montview Elementary	1951	51,377	0.09
Mrachek Middle School	2018	133,100	0.00
Murphy Creek P-8	2005	81,644	0.02
North MS Health Science & Tech. Campus	1957	109,173	0.10
Paris Elementary	2006	49,440	0.03
Park Lane Elementary	1959	41,537	0.02
Peoria Elementary	1952	57,261	0.17
Pickens Technical College	1972	208,042	3.66
Rangeview High School	1982	260,971	0.59
Rocky Mountain Prep - Fletcher Campus	2000	76,465	0.44
Sable Elementary	1951	55,330	0.48
Side Creek Elementary	1987	63,649	0.55
Sixth Ave. Elementary	1955	60,818	0.24
South Middle School	1961	107,040	0.19
Tollgate Elementary	1981	71,835	0.06
Vassar Elementary	1980	49,942	0.21
Vaughn Elementary	1952	51,780	0.24
Virginia Court Elementary	1964	64,009	0.25
Vista PEAK Exploratory P-8	2010	120,184	0.10
Vista PEAK Preparatory 9-12	2011	293,576	0.00
Wheeling Elementary	1966	60,844	0.06
William Smith High School	2004	41,593	0.12
Yale Elementary	1977	49,740	0.13

\*\*Data Provided by School District

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

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

**County:** ARAPAHOE

**Project Title:** Adams Arapahoe DW Security Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Founded in 1885, the Aurora Public School District (APS) is the fifth largest school district in the State of Colorado. APS celebrates a diverse student population with 57% Hispanic, 13% White, 18% Black, 5% Asian, 1% Native American, 1% Hawaiian/Pacific Islander and 6% two or more races. Seventy-four percent (74%) of APS students qualify for free or reduced lunch. The district is conducting full assessments of all APS buildings with the Long Range Facilities Advisory Committee (LRFAC) to identify the amount of funding that will be needed during the next bond cycle. The last bond was in 2016 for \$300 million. During that bond's evaluation process \$511 million in needs were identified, leaving a deficit of \$211 million in projects needed to be funded. Many projects have remained on a deferred maintenance list as more urgent needs continue to be identified. Additionally the district's ability to complete deferred maintenance and planned replacement projects has been greatly impacted by the high proportion of bond proceeds required for new schools to support areas of Aurora that are growing significantly each year. In fact, a sizable portion of our 2016 bond program was allocated for new schools. APS is also limited by current bonding capacity. In the past 25 years, Aurora's voters have been very supportive of district bond referenda. The taxpayers that support APS have both the highest overall mill levy and bond redemption mills in the state. Even after successful bond referendums in 1995, 2002, 2008 and 2016, many critical deficiencies remain unaddressed. Through the course of the district's standard three year maintenance cycle and scheduled evaluations, it has been determined that the projects included in this request cannot wait until the next bond. APS is pursuing BEST funds for projects which additional funding has been difficult to secure so that we can continue to ensure the safety and security of our students as we help them shape successful futures.

## Deficiencies associated with this project:

We have identified 4 categories of district wide safety and security deficiencies which require attention and have summarized each deficiency and number of facilities that each category impacts.

1. Access control card reader replacement – Our district currently utilizes Low Frequency (LF) card readers for access control into its facilities. LF readers are widely known to be insecure due to a lack of data encryption, leaving district facilities open to security vulnerabilities including unauthorized card duplication, card mimic devices and a limited ability to recognize if/when one of these vulnerabilities has been compromised, creating an incident that needs to be investigated. This category affects every site in the district, 55 of which are schools that we are seeking BEST funding to address.
2. Lockdown button installation – As part of the 2016 bond program our district implemented a number of new systems to ensure the safety and security of our students and staff. New public address and fire alarm systems have been installed to replace obsolete systems, higher quality cameras have replaced outdated, low resolution cameras, and a new security operations center has been constructed. But for everything that has been implemented to-date, there is still room to improve. The district recognizes that the installation of single point lockdown buttons would allow school staff to immediately put their site into a complete lockdown that integrates multiple safety and security systems together. As a result of internal safety evaluations the district has identified that faster reaction times from staff, students, security and law enforcement would help to minimize casualties in active emergency situations. Currently the district utilizes a series of

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

checklists that office staff must follow in the event of an emergency. Their tasks include issuing emergency announcements over the PA system and contacting security directly, but they have no ability to interact with building access controls, intrusion systems or fire alarms. If these new, updated systems could work in tandem with each other, the district would be able to reduce reaction times and change how other systems function during a lockdown emergency.

Of the 5 largest school districts in Colorado, APS is the only one that has not installed single point lockdown buttons. The district seeks to rectify this disparity.

3. Intrusion detection system replacement – Intrusion detection systems are some of the most complex systems installed in our buildings. The number and location of devices needed for the efficiency of the system and the sheer amount of cabling necessary to connect each device to the head end equipment are factors in their complexity. Strategies for replacing obsolete systems are few and far between. Historically intrusion detection systems have been upgraded along with other projects such as remodels, asbestos abatement projects or HVAC retrofits. However, since burglar alarms are not a code driven requirement and are not ultimately imperative to the instruction of students, the requested inclusion does not always make it to a project's final design.

There are 23 schools throughout the district where the intrusion detection systems have reached their end of life. Faults, errors, and untraceable failures exist at each site, rendering the systems ineffective. A recent increase in school break-ins have led to both property damage, which the district has had to repair, and theft of equipment, which the district has had to replace. The district is seeking to utilize the requested BEST funds to address these issues.

4. Exterior door replacements at Pickens Technical College - Exterior doors are our first line of defence and require compliance under multiple codes. Due both to building age and frequency of use the integrity of multiple doors at Pickens Technical College has come into question. Through the course of both regular maintenance and security reviews the district has identified 10 exterior doors that require full replacement. Additionally, the caulking around each of the doors has been identified as containing asbestos, adding cost and complexity to the project. Many of them have become loose within the building structure causing doors and frames to visibly shift when used. This movement has been identified not only as a security issue that allows the locks to be bypassed but also as a safety issue with a real and increasing risk of the entire configuration detaching from the building. Because of this instability, these doors cannot properly be monitored by the intrusion detection system noted in category 3.

In addition to the safety and security concerns, 4 of the 10 identified doors do not meet ADA requirements and are not wide enough to permit wheelchair access to and from other areas of the campus. In more than one instance, the district has provided the required handicapped parking spaces and access routes, but they lead to doors that do not accommodate wheelchair access.

### **Diligence undertaken to determine the deficiencies stated above:**

The 4 categories listed above and their associated sites were selected through a combination of regular district site reviews performed on a three year cycle, building assessment data, incident response and continued education regarding technology advancements.

### **Proposed solution to address the deficiencies stated above:**

1. Access control card reader replacement – Our district is seeking to transition to High Frequency (HF) readers. HF readers store information directly onto encrypted user cards rather than keeping the information on a database in the on-site system. This change closes any backdoor access points to the system and eliminates many of the LF vulnerabilities, ensuring that only authorized staff has access to any given area and/or site by thwarting the duplication of unsecured LF cards. To implement this change at each of our 55 school sites requires 500 card readers as well as new user cards to be issued to each of the nearly 5000 staff members throughout the district. The transition to the HF readers will occur in a two-phased approach with the new readers being installed and set to work with the existing LF cards while the new HF cards are properly programmed to ensure not only added security but to function in tandem with existing systems such as copiers, printers, and fuel pumps that require specialized badge access. This approach will ensure that the project as a whole will be complete within the three-year timeframe afforded by BEST.

2. Lockdown button installation – The installation of a single point lockdown button solution allows for combined responses from the fire alarm, public address, intrusion detection, and access control systems throughout the site while simultaneously notifying security and emergency services that an active emergency is taking place. This integration minimizes human error during an already stressful situation and provides the person activating the lockdown the reassurance that their building is secure and that help is on the way after a single action. In an effort to minimize the time it takes to secure our facilities in an emergency situation the district seeks to strategically install Lockdown buttons in each of our school buildings. They will be

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

located both at the reception desk in the main office and further into the administrative suite to ensure that they are only triggered by staff in a true emergency and minimize false alarms. The district first implemented lockdown buttons at East Middle School during the recent BEST funded addition and remodel. If funding is awarded through the BEST grant program, lockdown buttons will be installed at each of the remaining 55 locations in need of this rapid response device.

3. Intrusion detection system replacement – There are 23 schools included in this request whose intrusion detection systems are obsolete and have failing infrastructure that leaves the sites with areas that cannot be properly monitored. If funding is provided through the BEST grant program, the district will replace the intrusion detection systems at each of the schools with a deficient system. Every replacement will include design and installation of updated equipment, devices at each entry point as well as the removal of the obsolete system and its infrastructure.

4. Pickens Technical College is included in the 23 schools identified in category 3 as needing new intrusion detection systems. Replacing these exterior doors in conjunction with the intrusion detection system will allow us to ensure that each door is properly connected to the new system, effectively increasing the security of each individual access point.

### **Due diligence undertaken in defining the stated solution:**

Once the stated deficiencies had been identified the district took steps to begin identifying the costs associated with the upgrades and/or repairs. In the case of the access control card readers and lockdown buttons the budgeting process was a straightforward device count coupled with installation time estimated on per device method. Cost modeling for the intrusion detection systems and door replacement proved much more challenging. Not only are contractors reluctant to spend time quoting conceptual projects during these busy times, but they are also hesitant to commit themselves to pricing where they have seen considerable movement over the course of the past year. Ultimately the district is on favorable enough terms with one or two contractors who were willing to provide input on budgetary planning.

### **How urgent is this project?**

High - While it is traditionally assumed that the systems included in this request do not impact the education of students, the existence of an unsecured perimeter creates a situation with the potential to affect instruction. Incidences of property loss have included computers and instructional materials effectively removing educational tools from the curriculum and hampering learning. If an intrusion were to occur during school hours, the situation could conceivably escalate beyond theft and into the realm of an active emergency.

Due to recent incidents within the district, staff and students have been in direct danger due to the time it takes to fully implement a lockdown under stress and duress. The systems that the district plans to link via the proposed single point lockdown buttons are not all included in the existing lockdown protocols and will provide additional layers of security during an active emergency. They will also allow anyone who recognizes the need to initiate a lockdown to do so easily and effectively.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

APS will have a 2 year warranty on both parts and labor for each project. For the life of the system a qualified technician will maintain and test the updated systems annually per APS security protocols to ensure that everything is functioning at its intended need to ensure the safety of the people. If something does need to be repaired the technician will repair or contract it to the correct contractor. The goal of APS is to receive 15 years of life from each of the updated electronic systems and 25 years of life from each of the doors that are replaced. Management of the requested repairs and improvements will fall under the responsibility of the district's Director of Maintenance and Operations and will be accomplished under our normal facility management processes. Aurora Public Schools operates a full service Maintenance and Operations Department. The department carries out a regular program of routine, emergency and preventive maintenance and cyclical major repairs for all district facilities.

The Maintenance Department is comprised of 1) two interdisciplinary teams, 2) exterior operations, 3) life safety systems, 4) energy and building optimization and 5) a support team. Their goal is to provide a level of building maintenance that promotes and complements learning environments.

The life safety team is responsible for district-wide support for fire alarm, CCTV, PA, clock and intrusion systems, as well as, fire inspections, general fire-safety issues, boiler inspections, backflow prevention and testing, fire-sprinkler systems, doors,

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

locks and hardware, and elevator/auto-lift inspections.

The district carries on a program of periodic district-wide facility condition assessments that form a basis for planning annual capital reserve project programs and bond funded capital construction programs. The most recent of these assessments was completed in 2016.

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

**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:**

There are 65 schools in APS: 4 child development centers, 27 elementary schools, 7 P-8 / K-8 schools, 6 middle schools, 1 Grades 6-12 academy, 6 high schools, 1 vocational/technical college, 1 gifted and talented K-8 school, 11 charter schools and 1 home school support program. The district owns the buildings on all school campuses except for properties at 9 of the charter schools.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The district owns schools built from 1932 to 2020. The buildings have traditionally been built and maintained by the district. The district has a yearly capital reserve budget used primarily for emergency or urgent projects and relies on bond programs for deferred maintenance, educational equity and capacity improvement projects.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

We are not aware of any other grant or rebate programs that can be used for safety and security projects.

**How do you budget annually to address capital outlay needs in your district/charter?:**

As part of the annual budget development process, the APS Chief Operations Officer and members of the Support Services leadership team reviews facility condition data and prioritizes the data as part of preparing the annual Capital Projects Budget. Data is reviewed from SchoolDude (the district's order software program) and our VFA facility condition software program. Furthermore, members of the Maintenance and Operations and Construction Management teams conduct in person site inspections of all of the district facilities and comparisons of the in person assessments and data from the aforementioned software programs. Once all of the data has been collected, analyzed and ranked, the Chief Operations Officer will make the final decisions regarding which facilities projects will be prioritized and funded for the upcoming year. Again, this is a process that is continuous and ongoing

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$1,929,316.41	<b>CDE Minimum Match %:</b>	37.00
<b>Current Applicant Match:</b>	\$1,133,090.59	<b>Actual Match % Provided:</b>	37.00
<b>Current Project Request:</b>	\$3,062,407.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Funds will be drawn from a combination of the district's general fund and capital reserve fund
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$3,062,407.00	<b>Escalation %:</b>	20
<b>Affected Sq Ft:</b>	4,711,321	<b>Construction Contingency %:</b>	10

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	33,638	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$0.65	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.01	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$0.64	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$91	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	140	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$300,000,000
<b>Assessed Valuation:</b>	\$3,719,003,104	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$101,662	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$128,197,921	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$58,776	<b>Outstanding Bonded Debt:</b>	\$424,396,099
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	72.90%	<b>Total Bond Capacity:</b>	\$743,800,621
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	23	<b>Bond Capacity Remaining:</b>	\$319,404,522
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$3,119.16		
Applicants Median: \$2,381			





**Department of  
Safety and Security**

15701 E. 1st Avenue  
Suite 109  
Aurora, CO 80011

Phone  
303-365-7816

FAX  
303-326-1984

Web  
[security.aurorak12.org](http://security.aurorak12.org)

To: Damon Clark, Life Safety Manager  
From: Greg Cazzell, Security Director  
Date: January 17, 2022  
Subject: BEST Grant

I want to send this letter of support for your attempt to secure a BEST grant for burglar alarm and door improvements at numerous sites around the District. As you know, safety and security of our students, staff, and campuses is a top priority in APS.

One of my roles as Director of Security, is to supervise the APS Security Dispatch Center, which is staffed 24 hours a day and includes alarm management responsibilities. APS Security Dispatch is also responsible for monitoring intrusion, glass-break, and panic alarms and are notified on all fire and building automation alarms.

Over the last seven years, I have noticed a significant increase in false alarms, alarm errors, and/or staff being unable to arm or disarm a building. This is generally caused by a faulty circuit, preventing the systems from successfully arming. Additionally, the burglar system tends to send faulty, false, or no alarm at all or a volley of maintenance codes on a regular basis. In August of 2021, a burglary occurred at Pickens Technical College and despite the burglar alarm being "armed" the suspects entered the building and stole approximately \$20,000 in tools, never tripping door and hallway sensors. Overall, I believe we are seeing a gradual erosion of benefit from our current alarm system and believe it has outlasted its operational and mechanical life cycle.

I am also concerned about the condition of several of our exterior doors. As you know, we have been given a warning from Aurora Fire about the condition and operating mechanics of several of our exterior doors. These doors are an important part of a building's passive fire protection system, provides a means of egress, as well as protects staff and students from exterior threats or intruders. If we are awarded the BEST grant, door replacement should be considered a priority.

Lastly, gun violence continues to be on the uptick in Aurora. In November of last year, our District experience two drive-by shootings in which nine students were severely injured by gunfire. While our staff acted appropriately, time is always a factor during an emergency. I would like to see all APS school equipped with an automatic lockdown button which, when pressed, initiates protocols to include closing and locking doors, automated voice announcement message, and a notification to APS Security Dispatch that the school has initiated lockdown protocols.

Please let me know if you have any questions or concerns.

Respectfully,

---

Gregory Cazzell

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

**ADAMS-ARAPAHOE 28J - North HS Gym Floor - North MS - 1957**

<b>District:</b>	Adams-Arapahoe 28J
<b>School Name:</b>	North MS
<b>Address:</b>	12095 MONTVIEW BLVD
<b>City:</b>	AURORA
<b>Gross Area (SF):</b>	107,620
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$39,299,634
<b>Condition Budget:</b>	\$18,989,985
<b>Total FCI:</b>	0.48
<b>Adequacy Index:</b>	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,018,220	\$4,640,769	0.77
Equipment and Furnishings	\$2,413,851	\$1,285,646	0.53
Exterior Enclosure	\$4,742,793	\$2,086,309	0.44
Fire Protection	\$53,175	\$694,258	13.06
HVAC System	\$6,659,090	\$3,563,753	0.54
Interior Construction and Conveyance	\$5,726,754	\$4,558,724	0.80
Plumbing System	\$1,889,590	\$1,082,206	0.57
Site	\$2,574,293	\$1,755,865	0.68
Special Construction	\$55,138	\$0	0.00
Structure	\$9,166,730	\$3,046	0.00
<b>Overall - Total</b>	<b>\$39,299,634</b>	<b>\$19,670,576</b>	<b>0.50</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

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

**County:** ARAPAHOE

**Project Title:** North HS Gym Floor

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Founded in 1885, the Aurora Public School District (APS) is the fifth largest school district in the State of Colorado. APS celebrates a diverse student population with 57% Hispanic, 13% White, 18% Black, 5% Asian, 1% Native American, 1% Hawaiian/Pacific Islander and 6% two or more races. Seventy-four percent (74%) of APS students qualify for free or reduced lunch.

The district is beginning its process of conducting full assessments of all APS buildings with the Long Range Facilities Advisory Committee (LRFAC) in order to identify how much funding will be needed during the next bond cycle. The last bond to pass was in 2016 for \$300 million. During the district's evaluation process \$511 million in needs were identified, leaving a deficit of \$211 million in projects that still needed to be funded.

APS is significantly limited by current bonding capacity. In the past 25 years, Aurora's voters have been very supportive of district bond referenda. The taxpayers that support APS have both the highest overall mill levy and bond redemption mills in the state. Even after successful bond referendums in the past, many critical deficiencies remain. Through the course of the district's standard three year maintenance cycle and scheduled evaluations, it has been determined that the projects included in this request cannot wait until the next bond.

North is 109,173 square feet. The lot is 15.4 acres. Improvements to bring the building up to current educational specifications were made in 1998, and a new HVAC, windows, and lighting were installed in 2006. Students from seven elementary schools feed into North. The school serves 633 students enrolled in grades 6-8. 47% of those students speak English as a second language and 89% qualify for free and reduced lunch. Each year this school gets ongoing maintenance and repair to serve those students. However, APS is pursuing BEST funds so that we can continue to ensure North students can develop physically and academically.

## Deficiencies associated with this project:

The wood plank floor in the North Middle School gym is original and over the years it has been sanded and refinished multiple times. In the past year, APS Maintenance and Operations technicians have confirmed with a qualified contractor that we are at the end of that being a plausible solution due to the depth of the wood flooring. The floor in the gym has an asbestos issue that was identified by internal testing that APS Environmental Compliance Team discovered. This issue has required the APS Maintenance and Operations Team to put off reflooring of this gym pending additional funding for remediation of asbestos. Ten years ago testing identified that many wood sub-floors in schools built in APS in the 1950s tested positive for asbestos. It has been hypothesized that asbestos was likely introduced during the original construction of the gym when other elements being constructed were coated with an asbestos containing fireproofing spray. The over-spray floated down and landed on the wood sub-floor prior to the gym floor being finished. This over-spray was then sandwiched between the wood floor and the sub-floor. Over time, due to building vibrations, the asbestos slowly drifted down into the crawl space under the gym and the crawl space also contains asbestos pipe fittings in the soil. Additionally, a recent flooring professional, who was contracted when the gym floor began to have serious issues with performance in the last school year, mentioned that the way the floor is failing is consistent with aged and damaged joists which will need to be replaced or repaired in the crawlspace under the gym. This would mean that the crawl space or portions of the crawl space and the sub-floor will need to be made safe for repairs by

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

removing asbestos. Abating this hazardous material is required to replace the joists and flooring and return the wood plank floor to a safe condition.

### **Diligence undertaken to determine the deficiencies stated above:**

Interior audits and inspections as well as environmental testing are done by APS both on a routine basis and as requested or required between those scheduled times. The gym floor at North has been investigated by flooring experts and environmental consultants within the last year to identify all the deficiencies stated above. The environmental issue related to over-spray was originally identified in 2003 at another school site that was built in the same time period as North Middle School. At that point, multiple other sites where the same conditions were present were tested to confirm that there was a multi-site over-spray asbestos existing condition. North Middle School has been tested and asbestos is present in the sub-floor and the crawlspace.

### **Proposed solution to address the deficiencies stated above:**

There are two asbestos abatement options to create safe areas for the joist repair and replacement and new sub-floor and flooring to be implemented. APS will work with those contracted to do the work to ensure we are choosing the best solution for replacement of the gym floor now and any future replacement or repairs that may be needed. We will structure the work to be completed at a time when it least impacts the student population. The new bleachers will be removed from the space and the entire gym area will be placed into a full asbestos containment per regulations. Removal and proper disposal of the current wood flooring and cleaning of the sub-floor and soil will be completed. The sub-floor and joists will be repaired and/or replaced as needed. A new wood floor will be installed. All the work will be performed by qualified and experienced technicians and installers. All work will be done to APS standards and specifications related to gym floors and environmental hazard clean up. The bleachers will be reinstalled onto the new gym floor at the end of the project and students and the community will get to continue to use this facility for educational and recreational purposes.

### **Due diligence undertaken in defining the stated solution:**

Ongoing cycles of testing for environmental issues and structural integrity are done by the support groups within Aurora Public Schools. We pride ourselves on being both proactive and reactive when issues arise with our school facilities. Aurora Public Schools also has a network of construction and testing professionals in Colorado to assist us with timely estimates and completion of work that ensures the students are minimally affected by repairs and replacement of facility components at schools. In this particular case, internal teams identified both the environmental issues and the functionality issues that were present within the North Middle School gym. They engaged professionals to further investigate and propose solutions. APS then reviewed these proposals to ensure they were consistent with our internal standards to create an optimal solution to our gym floor needs at this location now and in the future.

### **How urgent is this project?**

The floor is now showing visible wear and performing at a sub-optimal level for sport. It has dead spots that affect both game play and how it feels underfoot. If left unchecked, the floor would present multiple safety issues. Planks would continue to fail which would create both trip hazards and potentially reintroduce asbestos into the air that is contained under the floor. APS would attempt to reallocate capital funding from other needed repairs if it was determined that this flooring issue at North constituted a safety hazard that made it unusable. However, using needed funds to complete this multifaceted repair and abatement would negatively impact APS's ability to complete other necessary repairs and maintenance elsewhere in the district.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

APS will have a two-year warranty on both parts and labor for each project. A qualified technician will maintain the floor system for the duration of its existence. If something does need to be repaired, the technician will repair or contract the repairs. APS's goal is to receive the full expected lifetime out of every finish we choose. Management of the requested repairs and improvements will fall under the responsibility of the district's Maintenance and Operations team and will be accomplished under our normal facility management processes. Aurora Public Schools operates a full service Maintenance and Operations Department. The department carries out a regular program of routine, emergency and preventive maintenance and cyclical major repairs for all district facilities.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

The Maintenance Department is comprised of 1) two interdisciplinary teams, 2) exterior operations, 3) life safety systems, 4) energy and building optimization and 5) a support team. Their goal is to provide a level of building maintenance that promotes and complements learning environments.

The district carries on a program of periodic district-wide facility condition assessments that form a basis for planning annual capital reserve project programs and bond funded capital construction programs. The most recent of these assessments was completed in 2016.

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

**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:**

North Middle School Health Science & Tech Campus Building was originally built in 1957 and opened in 1958. It is located on a 15.35 acre site adjacent to the former Fitzsimons Army Medical Center. This adjacent area is now known as the Anschutz Medical Campus and houses four civilian hospitals as well as the Veterans Affairs Hospital. When it was constructed, it was the second middle school built in the school district. From 1949 to 1957, the Aurora School District had expanded from serving 1,000 students to having nearly 10,000 students. During the 1950s, the district was building multiple schools each year to try to keep up with this growth. The school was called "North Junior High School" when it opened. At that time, it was built for Army officers' children from the adjacent Fitzsimons in 6th to 8th grade with the progressive educational building standards the district had developed. It had thirty classrooms, plus offices, gymnasium, cafeteria and special rooms, with a capacity of 900 students. Aurora Public Schools had received the land as a gift from a home builder company in the area.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

North Middle School is continually maintained by the District Support Services team. In the last three years, the flooring in the music area was replaced and the asbestos floor tile was abated. Replacement of carpet and casework has been completed in select classrooms as well as abatement related to that effort. One classroom and a restroom were altered to support the Exceptional Student Services program, which serves special education students who attend the school.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

APS is not aware of any other grant or rebate programs that can be used for gym floor replacement.

**How do you budget annually to address capital outlay needs in your district/charter?:**

As part of the annual budget development process, the APS Chief Operations Officer and members of the Support Services leadership team review facility condition data and prioritize the data as part of preparing the annual Capital Projects Budget. Data is reviewed from SchoolDude (the district's order software program) and our VFA facility condition software program. Furthermore, members of the Maintenance and Operations and Construction Management teams conduct in person site inspections of all of the district facilities and comparisons of the in-person assessments and data from the aforementioned software programs. Once all of the data has been collected, analyzed and ranked, the Chief Operations Officer will make the final decisions regarding which facilities projects will be prioritized and funded for the upcoming year. This is a process that is continuous and ongoing.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$412,442.10	<b>CDE Minimum Match %:</b>	37.00
<b>Current Applicant Match:</b>	\$242,227.90	<b>Actual Match % Provided:</b>	37.00
<b>Current Project Request:</b>	\$654,670.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$0.00	<b>Contingent on a 2022 Bond?</b>	No

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	\$0.00	<b>Source of Match:</b>	Funds will be drawn from a combination of the district's general fund and capital reserve fund.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$654,670.00	<b>Escalation %:</b>	20
<b>Affected Sq Ft:</b>	6,765	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	633	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$96.77	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$70.54	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$26.23	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,034	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	172	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$300,000,000
<b>Assessed Valuation:</b>	\$3,719,003,104	<b>Year(s) Bond Approved:</b>	16
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$101,662	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$128,197,921	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$58,776	<b>Outstanding Bonded Debt:</b>	\$424,396,099
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	72.90%	<b>Total Bond Capacity:</b>	\$743,800,621
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	23	<b>Bond Capacity Remaining:</b>	\$319,404,522
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$3,119.16		
Applicants Median:	\$2,381		

- Campuses Impacted by this Grant Application ●

ADAMS-ARAPAHOE 28J - Supplemental FY22 Adams Arapahoe DW Fire Alarm Upgrades - Multiple

SITE	YEAR BUILT	SQUARE FOOTAGE	FCI
Dalton	1980	48,328	0.21
Kenton	1951	59,758	0.25
Crossroads	2008	9,000	0.04
South	1961	107,040	0.19
Vaughn	1952	53,220	0.24
Wheeling	1966	60,844	0.06

\*\*Data Provided by School District

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

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

**County:** ARAPAHOE

**Project Title:** Supplemental FY22 Adams Arapahoe DW Fire Alarm Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Founded in 1885, the Aurora Public School District (APS) is the fifth largest school district in the State of Colorado, covering two counties with a world of diversity. APS celebrates a significantly diverse student population with 57% Hispanic, 13% White, 18% Black, 5% Asian, 1% Native American, 1% Hawaiian/Pacific Islander and 6% two or more races. During a three-year study, the district's Long Range Facilities Advisory Committee (LRFAC) conducted a full assessment of all APS buildings and recommended priority project needs totaling \$300 million out of \$511 million. The LRFAC chose to seek funding for the most critical projects to ensure that all school buildings would remain safe learning spaces with the understanding that many additional projects needed. The identified existing building repair projects totaled \$71.8 million. The bond funded \$37 million of those projects, and in some cases such as the fire alarm upgrades, projects were only partially funded. Included in the bond-funded building repair projects was \$8.1 million for safety and security projects. These projects include upgrades to fire alarm systems, intercom systems, camera systems and door hardware, all vital to ensuring the continued safety of our students and staff members. APS committed \$1.1M to fire alarm upgrades. The original plan for fire alarm repairs was to start the program with bond funds and then complete additional site upgrades through the next two or three cycles of capital reserve funding. However, due to reductions in general fund budgets and competing needs for limited capital improvement funds, APS could no longer commit to completing the remaining fire alarm projects in that time frame. Bond funded fire alarm replacements took place at 5 sites over the summer of 2020, leaving 14 schools with systems still needing to be addressed.

## Deficiencies associated with this project:

As was originally stated in the district's 2021 submission, some but not all schools in APS comply with 4.1.8 Fire Protection Systems and 4.1.8.1 The systems at the schools included in this request have either obsolete systems and/or have an infrastructure that is failing.

The awarded 2021 BEST grant project was divided into two phases with plans to install 7 systems over the summer of 2022 (Phase 1) and the remaining 6 over the summer of 2023 (Phase 2). Bids for the Phase 1 schools were unexpectedly high and came in \$590,000 over the construction budget for the entire grant. This left the district not only short for Phase 1 but completely unable to follow through on the commitment to update the 6 schools that remain in Phase 2. After entering into negotiations with the successful bidder the district has reduced the amount of the Phase 1 project by \$600,000 in order to allow the intended fire alarm replacements to move forward over the summer of 2022.

The district made every effort to anticipate cost increases between the grant application submission and system installations. The budget that was compiled for the 2021 BEST grant application was based on the most recent information available at the time and was pulled from bond funded fire alarm replacement projects that were completed by the district over the summer of 2020.



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Unprecedented increases have occurred in both material and labor costs throughout the construction industry over the course of 2021. Fire Alarms, with their dependency on computer chips in nearly every device, saw huge increases. As an example, the fire alarms at Iowa Elementary School, installed during the district's bond funded summer 2020 project at a cost of \$102,263.00. This amount was used as a baseline to budget for its sister site, Clyde Miller P-8 since it has the same fire alarm system and a virtually identical layout. It was bid as part of the 2021 BEST grant project for installation with Phase 1 at a cost of \$192,974.74.

Because of these unexpected cost increases the district is seeking this supplemental grant so that the work which was laid out in the district's 2021 BEST grant submittal can be completed.

### **Diligence undertaken to determine the deficiencies stated above:**

The district reviews all school buildings on a three year cycle and maintains building assessment data on a third party site (VFA). When planning for the 2016 bond program and the fire alarm system upgrades, the assessment data and work order data were reviewed to determine which sites should be considered for full or partial replacement.

### **Proposed solution to address the deficiencies stated above:**

If funding is provided through the BEST grant program, the district will proceed with replacing the remaining failing and aging systems during the summer of 2023.

### **Due diligence undertaken in defining the stated solution:**

The district began working with a consultant as part of the 2016 bond funded fire alarm installations to develop specifications for new fire alarm systems. In addition, the district's central dispatch office has been renovated to accommodate new code requirements for monitoring fire alarm notifications. System designs for the 6 schools included in this request are already underway as part of the awarded 2021 BEST grant. The total cost and project area for this request are based on Phase 2 budgets only.

### **How urgent is this project?**

High -- Without the requested supplemental funds, the district will have to return these sites to its deferred maintenance list and continue risking failure of these life safety systems, which could result in the closure of schools. Most of these systems are obsolete and we are unable to purchase replacement boards and parts for the fire alarm control panels. In all cases there would need to be a fire watch and the panel at minimum would need to be replaced with a different panel forcing the system to have a new head end while still relying on old field wire and devices. We have found this causes compatibility issues that take time to troubleshoot and correct. Even when possible to repair, the systems will not meet current codes and standards.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

APS will have a 2 year warranty on both parts and labor for each project. For the life of the system a qualified NICET II or higher technician will be testing each device annually per code to ensure that the system is functioning at its intended need to ensure the safety of the people and functionality of the system. If something does need to be repaired the technician will repair or contract it to the correct contractor. The goal of APS is to receive 20 years of life from each of the updated fire alarm systems that are replaced. Management of the requested repairs and improvements will fall under the responsibility of the district's Director of Maintenance and Operations and will be accomplished under our normal facility management processes. Aurora Public Schools operates a full service Maintenance and Operations Department. The department carries out a regular program of routine, emergency and preventive maintenance and cyclical major repairs for all district facilities.

The Maintenance Department is comprised of 1) two interdisciplinary teams, 2) exterior operations, 3) life safety systems, 4) energy and building optimization and 5) a support team. Their goal is to provide a level of building maintenance that promotes and complements learning environments.

The life safety team is responsible for district-wide support for fire alarm, CCTV, PA, clock and intrusion systems, as well as, fire inspections, general fire-safety issues, boiler inspections, backflow prevention and testing, fire-sprinkler systems, doors, locks and hardware, and elevator/auto-lift inspections.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

The district carries on a program of periodic district-wide facility condition assessments that form a basis for planning annual capital reserve project programs and bond funded capital construction programs. The most recent of these assessments was completed in 2016.

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

**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:**

There are 65 schools in APS: 4 child development centers, 27 elementary schools, 7 P-8 / K-8 schools, 6 middle schools, 1 Grades 6-12 academy, 6 high schools, 1 vocational/technical college, 1 gifted and talented K-8 school, 11 charter schools and 1 home school support program. The district owns the buildings on all school campuses except for properties at 9 of the charter schools.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The district owns schools built from 1932 to 2020. The buildings have traditionally been built and maintained by the district. The district has a yearly capital reserve budget used primarily for emergency or urgent projects and relies on bond programs for deferred maintenance, educational equity and capacity improvement projects.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

We are not aware of any other grant or rebate programs that can be used for safety and security projects.

**How do you budget annually to address capital outlay needs in your district/charter?:**

As part of the annual budget development process, the APS Chief Operations Officer and members of the Support Services leadership team reviews facility condition data and prioritizes the data as part of preparing the annual Capital Projects Budget. Data is reviewed from SchoolDude (the district's order software program) and our VFA facility condition software program. Furthermore, members of the Maintenance and Operations and Construction Management teams conduct in person site inspections of all of the district facilities and comparisons of the in person assessments and data from the aforementioned software programs. Once all of the data has been collected, analyzed and ranked, the Chief Operations Officer will make the final decisions regarding which facilities projects will be prioritized and funded for the upcoming year. Again, this is a process that is continuous and ongoing.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$1,356,894.00	<b>CDE Minimum Match %:</b>	37.00
<b>Current Applicant Match:</b>	\$796,906.00	<b>Actual Match % Provided:</b>	37.00
<b>Current Project Request:</b>	\$2,153,800.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$1,816,620.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$1,676,880.00	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	Funds will be drawn from a combination of the district's general fund and capital reserve fund.	
<b>Total of All Phases:</b>	\$5,647,300.00	<b>Escalation %:</b>	14
<b>Affected Sq Ft:</b>	338,190	<b>Construction Contingency %:</b>	5

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	2,068	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$16.70	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$6.37	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,041	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	164	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

All sites are owned by Adams-Arapahoe School District 28-J (Aurora Public Schools)

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$300,000,000
<b>Assessed Valuation:</b>	\$3,719,003,104	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$101,662	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$128,197,921	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$58,776	<b>Outstanding Bonded Debt:</b>	\$424,396,099
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	72.90%	<b>Total Bond Capacity:</b>	\$743,800,621
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	23	<b>Bond Capacity Remaining:</b>	\$319,404,522
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$3,119.16		
Applicants Median: \$2,381			

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

**SPRINGFIELD RE-4 - Supplemental FY21 Springfield Addition/Renovation - Springfield ES - 1949**

District:	Springfield RE-4
School Name:	Springfield ES
Address:	389 Tipton Street
City:	Springfield
Gross Area (SF):	40,080
Number of Buildings:	3
Replacement Value:	\$9,402,292
Condition Budget:	\$6,198,407
Total FCI:	0.66
Adequacy Index:	0.29



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,466,337	\$1,261,422	0.86
Equipment and Furnishings	\$441,440	\$551,801	1.25
Exterior Enclosure	\$2,108,640	\$851,773	0.40
Fire Protection	\$2,221	\$353,583	159.17
Furnishings	\$105,893	\$132,366	1.25
HVAC System	\$727,431	\$859,394	1.18
Interior Construction and Conveyance	\$1,866,127	\$1,486,624	0.80
Plumbing System	\$554,510	\$555,548	1.00
Shell	\$28,491	\$0	0.00
Site	\$654,938	\$481,269	0.73
Structure	\$1,446,263	\$30,104	0.02
<b>Overall - Total</b>	<b>\$9,402,292</b>	<b>\$6,563,884</b>	<b>0.70</b>

**SPRINGFIELD RE-4 - Supplemental FY21 Springfield Addition/Renovation - Springfield Jr/Sr HS - 1958**

District:	Springfield RE-4
School Name:	Springfield Jr/Sr HS
Address:	389 TIPTON STREET
City:	SPRINGFIELD
Gross Area (SF):	60,806
Number of Buildings:	6
Replacement Value:	\$12,873,610
Condition Budget:	\$9,247,715
Total FCI:	0.72
Adequacy Index:	0.31



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,819,929	\$2,197,152	1.21
Equipment and Furnishings	\$302,098	\$288,285	0.95
Exterior Enclosure	\$2,368,122	\$1,081,545	0.46
Fire Protection	\$3,349	\$686,811	205.08
Furnishings	\$129,339	\$73,721	0.57
HVAC System	\$1,177,644	\$1,394,591	1.18
Interior Construction and Conveyance	\$3,330,208	\$2,442,313	0.73
Plumbing System	\$905,415	\$834,212	0.92
Site	\$836,593	\$687,071	0.82
Special Construction	\$239,726	\$299,658	1.25
Structure	\$1,761,187	\$0	0.00
<b>Overall - Total</b>	<b>\$12,873,610</b>	<b>\$9,985,359</b>	<b>0.78</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** SPRINGFIELD RE-4

**County:** BACA

**Project Title:** Supplemental FY21 Springfield Addition/Renovation **Applicant Previous BEST Grant(s):** 2

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

**If Yes, please explain why:** This is a supplemental grant request in support of an approved BEST grant received in 2020.

## Project Type:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> New School         | <input type="checkbox"/> Roof               | <input type="checkbox"/> Asbestos Abatement   | <input type="checkbox"/> Water Systems     |
| <input type="checkbox"/> School Replacement | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting   | <input type="checkbox"/> Facility Sitework |
| <input type="checkbox"/> Renovation         | <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Electrical Upgrade   | <input type="checkbox"/> Land Purchase     |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> HVAC               | <input type="checkbox"/> Energy Savings   | <input type="checkbox"/> Technology        |
| <input type="checkbox"/> Security           | <input type="checkbox"/> ADA                | <input type="checkbox"/> Window Replacement   |  |
| <input type="checkbox"/> CTE:               |   | <input checked="" type="checkbox"/> <b>Other:</b> This is a supplemental grant request. |  |

## General background information about the district / school:

General Background: Town of Springfield

Springfield School District (SSD) serves the rural town of Springfield, Baca County; located in the southeastern corner of Colorado; largest town in the county and holds the official county seat. The estimated town population is 1,451 (As of the 2010 census)

District Demographics:

SSD enrollment has remained steady over the years with a current PK-12 student population of 285.

Academics and Educational Programming

Operates on a 4-day school week with daily electives available to Jr./Sr. HS students and weekly art for ES students. SSD offers physical education, Vo-Ag/FFA programs, and Family and Consumer Health.

Affected Facility

Eleven separate buildings make up the district; due to the spread-out configuration of district facilities, students are often required to travel outside, in-between buildings throughout the school day. Our goal is to combine all facilities under one roof.

Facility and Maintenance Programs:

The district's yearly budget contains a \$100-\$125/student O&M budget which the supervisor determines the priority needs. SSD budgets \$250 - \$300/FTE.

Past Capital Construction Projects:

The majority of SSD capital improvement projects have been completed out of necessity. From replacing every roof on campus due to hail damage to replacing carpet that is over 20 years old, we have had to allocate the majority of our funding towards temporary, stop-gap measures and emergency situations. We were extremely fortunate to receive a Safety and Security BEST grant for our Jr./Sr. High School last year, which will serve our students for years to come. We can only hope to provide the same feeling of Safety and Security to our PK-6 students.

## Deficiencies associated with this project:

The deficiencies targeted in the original campus consolidation grant were validated by the best grant board as necessary, however, we have been forced to eliminate necessary components of the project due to budget shortfalls as a result of price volatility during the COVID pandemic.

These shortfalls include, but are not limited to, deficiencies that reduce student/public safety, student programming, and student psychological wellness. Eliminating or reducing the de-icing of the entrances on the north side of the facility and the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

elimination of the pour-in-place playground surface increase the likelihood of slips and falls, which may result in more severe student injuries. Similarly, without the proper acoustical insulation, steady state noise from the Vo-Ag classroom jeopardizes student hearing in both Vo-Ag and general classroom environments; and it may also lead to programming interruptions. Without the gymnasium dividing curtain, multitasking with the diversely populated, energized environment of the gymnasium risks the health and safety of each group participating in physical education. The elimination of the clerestory greatly reduces the available natural light in what will become the renovated preschool-elementary. After two-plus years of pandemic-related isolation, the psychological wellness of students is already severely compromised. The addition of natural light will improve student mental health and morale, making student achievement in academic programming more successful.

### **Diligence undertaken to determine the deficiencies stated above:**

The local BEST team began in May to research methods for recovering the lost dollar value due to the economic volatility caused by the COVID-19 pandemic. At that time, approximately \$5,000,000 of value engineered cost savings were identified. These resulted in a realized loss in both safety and programming from the original approved BEST grant. Additionally, several construction firms were consulted to show that the increased costs were consistent across the market and not unique to a single firm or to a single sector of the construction trade.

Due to growing concerns with the impact of COVID 19 on the construction market, including material cost volatility and labor shortages, we engaged a 3rd-party cost consultant to help guide the design team and maintain alignment with Scope and Budget. The initial Schematic Design Opinion of Probable Cost, Feb. 2021, was within 7% of the Budget. In March 2021 we received 4 independent "Good Faith" Schematic Design estimates from the responding CM/GC's that were on average 5% below the Budget. By May 2021, the initial Design Development Estimate increased by 32% and the project was now 27% over budget. At that time, we engaged another CM/GC firm and that firm, along with our CM/GC, went back to the mark and the results validated the initial DD Estimate. Through more than \$5M in "VE", aggressive expansion of the bidder pool (-\$1.4M), modification to the project timeline, expedited procurement/buyout to minimize cost risk (-\$500K), and key changes to the specifications, and raiding "technology" and other "soft cost" budget line items, we were able to get within \$1.7M of the Budget. And because we had advanced to 100% Construction Documents the CM/GC released a large portion of their Construction Contingency and together the School District and CM/GC have a Project Contingency of 4%. The final step to lock in the GMP was to allocate 50% of the Owner's Project Contingency and work with ESSER funds to fund qualified scope through their program.

### **Proposed solution to address the deficiencies stated above:**

Our value engineering process reduced a \$40+ million budget to roughly \$35 million. We replaced cement fiber boards with a stucco exterior.. We are using ESSERS funds to cover HVAC units. We have chosen less expensive finishes throughout the building. including lighting, flooring, ceiling tiles, and wall coverings. We went to more budget friendly appliances. We contemplated virtually every money saving option short of reducing overall square footage or program reduction. The additional funds will allow us to complete the project and return important reductions in Scope to the project that were cut to allow the work to proceed. Key elements going back into the project include a number of student health/safety, educational support, and student performance enhancing elements. These are things that all BEST Projects and new public schools take for granted but we had to cut in order to comply with the budget.

### **Due diligence undertaken in defining the stated solution:**

The entire project team including architect & engineers, CM/GC, subcontractors, owner's rep, design advisory group, district leadership team and school board have rolled up their sleeves and worked tirelessly to evaluate every aspect of the project. Because we took such care in developing the Program and organizing the floorplan and spaces there was little we could do to reduce square footage. But as we evaluated everything from building features to instructional equipment, playgrounds and landscape, we remained focused on student safety and health. Dozens of additional meetings, conversation, design critique, pricing, added hundreds of man hours to the project effort. We are 100% confident we looked at everything.

### **How urgent is this project?**

We have done our due diligence to make the project as efficient as we could. We have maintained the program as requested in the original grant. The current supplemental request does not eliminate or add programs. The new construction is currently underway. We must address these deficiencies as early as July 2022 to allow lead time for these proposed changes to be made in later phases of our current campus consolidation project. We have included in our supporting documents a

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

timeframe highlighting the items we are asking for in this supplemental grant, along with the dates that we must resolve each of them by.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

As a supplemental grant, the additions and changes we will be able to make will become a part of the maintenance plan from the original grant. The awarding of the supplemental grant will not change our plan as approved originally.

Springfield has a maintenance supervisor that oversees all the facilities on campus. This department repairs and maintains minor plumbing, electrical and handles everyday maintenance, such as cleaning, painting minor repairs to the facilities and grounds. The district meets yearly with the maintenance supervisor administrators and the board to determine current and future maintenance needs. The maintenance supervisor does yearly inspections on our various systems. He follows manufacturers recommended service procedures by monitoring owner's manuals and speaking with company representatives. The district's yearly budget contains a \$100-\$125/student O&M budget which the supervisor determines the priority needs.

Springfield School District works hard at prioritizing and committing regular maintenance time and funds to our facilities to help extend the life and value of each. Our staff and students take pride in helping when they can and understand the importance of proper use and care in extending life expectancy of our buildings and equipment. Our new facility will be under a warranty with the general contractor and we will work in conjunction with them to make sure our maintenance schedule does everything it is supposed to maintain and extend the life of the new facilities and it's systems.

Currently, our maintenance department follows recommended cleaning, testing, and replacing used parts to assure each component, such as doors, hardware, windows, lighting, and carpeting. We will take full advantage of the training available from manufacturers as well as our insurance company. We currently send our maintenance supervisor to these training when available and understand the importance of not only continuing this but expanding the training. The District is aware that replacement and upgrades will be needed in the future. We will take responsibility and will budget for those expenses.

Springfield School District will budget funds each year into our capital reserve fund in order to provide adequate reserves for proper maintenance needs as well as create reserves to meet replacement and upgrades in the future for this project. As our funding allows, the district will contribute an increasing amount so we are able to meet the future costs of these needs.

Annual maintenance is anticipated to be in the estimated amount of \$3.30 per square foot based on approximately 45,755 square feet for a total of \$150,992. This information was based on information gathered from local contractors and it is believed to be feasible. However, better projections can be determined after specific systems and materials are specified in the final plans, and actual operating information becomes available.

Springfield School District acknowledges that maintenance expenses during the initial years of the new school will be lower than the following years. This was determined in conversations with other schools with recent BEST projects.

**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 Springfield School District campus were constructed with the express purpose of public education. Construction dates of all campus facilities are as follows:

- Springfield Elementary School: Original Construction 1949 – 71 years old
- o First Addition (classrooms, band room, library): 1966 – 54 years old
- o Second Addition (gym and administrative offices): 1971 – 49 years old
- Detached Kindergarten Classroom Building\*: 1966 – 54 years old
- Detached Pre-K Facility\*: 2000 – 20 years old

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

- Springfield High School: 1958 – 62 years old
- o Springfield Jr. High Wing: 1971 – 49 years old
- o Wrestling Room attached to north Side of High School (Metal Building): 1975 – 45 years old
- District-Wide Cafeteria and Band Room (metal building): 1965 – 55 years old
- Maintenance Shop: 1968 – 52 years old
- Weight Room: 1968 – 52 years old
- Vo-Ag Building (metal building): 2006 – 14 years old
- Art Room: 1973 – 47 years old
- Home Economic Cottage\*: 1973 – 47 years old

\*While these facilities were constructed with the express purpose of public education, they were constructed to residential construction standards.

### **Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The information listed below refers to previous capital improvements the district has done to our campus. We are also in the process of building a new 5-12 school, as well as renovating an existing building for our PK-5 school. This is funded from our 2020 BEST grant of which we are requesting the supplemental grant for. The Springfield School District RE-4 is located in Springfield, Colorado, and is the largest school district in Baca County. The original Springfield High School opened in 1908 and was the first school opened to serve students in Baca County. This district has since grown to include pre-school elementary school and high school, 7 total buildings, and serves over 300 students. Due to our limited funding, the majority of capital improvements completed at SSD over the past three years and beyond, have been completed out of necessity to keep the district afloat. We have been forced to delay most improvement projects until the issue is beyond repair. As a result, we have been trading water and unable to confront the numerous critical deficiencies that affect the day-to-day functionality of all school facilities. In the fall of 2021, we completed safety and security improvements to the Jr. Sr. High School Building, made possible through the BEST grant funds received in May of 2019. All of these improvements were constructed/installed with the intent of maintaining them in our current BEST project for which we are seeking the supplemental grant. These improvements included: -New exterior HS doors -Addition of access control at three different points of entry- Installation of notification system when doors are left open -Vestibule addition on the front door to the Jr./Sr. high school building. -Installation of a new fire alarm system was being installed in the Jr. Sr. High school building. -The original intent was to install a new intercom. However, with the new building project being started through a second BEST grant it was decided to push that to the new project. The total value of these improvements was \$700,000. The following is a list of capital improvements made to the facility since 2017 with the year improvements were made, and approximate dollar amounts spent on the repairs/upgrades. 2018,19 \$112,500 Re-coating Elementary, Jr./Sr. High School and Kindergarten Roofs (cost covered by insurance – deductible covered by district) 2018,19 \$44,799 Re-shingle house and offices (costs covered by insurance- deductible covered by district) 2019 \$148,770 Installation of ES playground system (CO Health

Foundation Grant: \$108,771; Private Donations: \$30,500; District: \$5,000) 2019 \$2,150 Replaced portion of walk leading to Elementary School front door. 2019 \$169,948 New roof installed on HS Gymnasium (costs covered by insurance) 2018 \$28,705 New Seating in Gymnasium to replace original, unsafe plank-style seats 2018 \$44,878 Resurfaced asphalt on bus run (improve drainage, filling potholes and improving surface) 2018 \$38,326 Resurfaces high-jump area of all-weather track 2018 \$12,236 New permanent trophy case added 2017 \$25,000 4-year project to replace 20 year old carpeting in HS 2017 \$27,477 Replace Merlan phone system with Voip system. The total of the above expenditures not including those funded through grants, private donations, or insurance is \$353,720.00. Many of these projects are for items that will carry beyond the immediate future and can be used by the district in the future.

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The district has investigated several grants including the DOLA grant and the "Colorado Community Revitalization Grant", but were turned down on both of these. We have also talked with local trusts asking for assistance. We have had some luck with these groups but they have asked us to secure the majority of the money needed, before they would give. The district has also



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

been trying to find ways to budget for assistance. However, with our declining enrollment and increased costs across the board, this has proven difficult as well.

### How do you budget annually to address capital outlay needs in your district/charter?:

As a supplemental grant, the additions and changes we will be able to make will become a part of our budgeting plan from the original grant. The awarding of the supplemental grant will not change our plan as approved originally.

Springfield School District's capital replacement plan is to set aside and earmark funds for the purpose of replacement of each of the major systems of the new school as they reach the end of service lives. Foreseeing the expenditures that will ultimately be required to replace these major systems will allow the school to plan for the future and be prepared as capital expenses arise. The district plans to allocate approximately \$50,000 annually in a separate capital reserve account based on the Capital Replacement Plan.

To prepare the capital replacement plan, Springfield determined for each category the estimated service life of the item, the estimated replacement cost, and the annual amount based on a straight line method to be set aside in capital reserves in order to pay for the cost of replacing the item at the end of its useful life.

Based on our analysis, Springfield feels setting aside these amounts is adequate to have funds available when replacement is necessary, without taking into account the idea that repairing will be a possible solution instead of replacement with respect to many of the components under this plan. Of course, this capital replacement plan will need to be modified for the actual systems, which are specified in the actual construction of the school.

### 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 \$55,000. In order to assure that Springfield can be financially responsible for these amounts, the district has analyzed its historical and projected sources of revenue. The district has been allocating between \$50,000/year for capital improvements and this amount has been sustainable within our budget. Thus, we are confident that we can financially support the maintenance and capital replacement plan.

The district has enlisted the help of a local individual to help locate and secure other grant opportunities for both construction projects as well as educational classroom assistance. This will allow us to make better use of our yearly revenues that consistently come in. We believe by saving in these areas will allow us to maintain the contributions for capital construction funds.

### If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?

N/A as a supplemental grant request.

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

We plan to abate hazardous materials, demolish and reclaim the site at each facility for new parking, circulation, play area and green space. This plan exempts the Jr./Sr. High School. This building is part of our current BEST grant renovations.

<b>Current Grant Request:</b>	\$2,580,260.37	<b>CDE Minimum Match %:</b>	38.00
<b>Current Applicant Match:</b>	\$100,529.63	<b>Actual Match % Provided:</b>	3.75
<b>Current Project Request:</b>	\$2,680,790.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$34,154,782.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$5,990,000.00	<b>Source of Match:</b>	The district plans to fund the match through our general fund account, as well as some local organizations' donations. We will be asking through a waiver to reduce the required match percentage.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$42,825,572.00	<b>Escalation %:</b>	10

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	91,919	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	278	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$465.91	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$3.07	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$26.09	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$9,643	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	331	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$5,990,000
<b>Assessed Valuation:</b>	\$33,232,182	<b>Year(s) Bond Approved:</b>	20
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$133,988	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$2,739,052	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$33,333	<b>Outstanding Bonded Debt:</b>	\$5,990,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	58.00%	<b>Total Bond Capacity:</b>	\$6,645,780
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$655,780
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$4,212.72		
Applicants Median: \$2,381			

## BEST School District and BOCES Grant Waiver Application

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S.

Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant's waiver request.

The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

Be specific when answering the questions and explaining the issues and impacts. Your response should include dollar amounts and specific ways in which such issues and impacts make it impossible for the applicant to make its full matching contribution. Please submit meeting minutes, award/non-award letters, official communications, budget documents, or other relevant documentation to support the responses provided.

Question 2, subsections A-H are related directly to the factors used in calculating the matching percentage. Only respond in detail to the factors which you believe inaccurately or inadequately reflect financial capacity. For those factors which you believe accurately or adequately reflect financial capacity, please leave the response blank or type "Agreed".

---

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.

The district has committed to contributing \$100,000 as a matching contribution for the supplemental grant we are applying for in connection with our 2020 approved BEST grant. If our request is denied, we will be forced to use funds from our General Fund that will greatly impact what we are able to do for our students in meeting their learning needs. If we are granted this waiver in reduction of the match, we will be able to maintain our teacher/pupil ratio and smaller class sizes as expected from our community. With the amount of lost learning over the past couple of years, it is extremely important to maintain these. This waiver would allow us to continue to budget for our newly started Friday school and enhanced summer school. If funds are required for the complete match these could be the first programs to be cut. This is a very crucial time as we work towards recovering the learning loss that students have suffered.

Through the value engineering process, some of our technology budgets were reduced in order to balance the overall budget. We are seeking to bring some of it back. By allowing us to offer a smaller match, the district could maintain a technology budget to ensure we are able to replace machines and stay up to date.

The match could greatly impact our ability to continue to provide transportation to our students at reasonable times and in safe modes of transportation. The current pool of CDL-trained drivers is extremely low. The district is considering purchasing Suburbans to help with this. This would also impact our ability to provide current technology to teachers and students due to having to lower our fund balance.

Some of our curriculums need to be updated in the next three years. If it is necessary to use general fund money to meet the match, these upgrades are in danger of not being able to be funded. By spending our reserves on a match we would have to take from other programs if we chose to continue with these successful programs.

As a small rural district, it has become extremely difficult to hire and retain teachers. The district is committed to building a salary structure that will at least get teachers interested in our district. If we reduce our reserves through a large match, it would be difficult to build a compensation package that was encouraging to young and experienced teachers.

The district chose not to make our needed repairs to our all-weather track a part of our 2020 BEST grant application. Feeling this was not a priority of the grant requirements. We do, however, know that this work has to be done. It is a major part of our school's athletic department as well as the community. We are currently budgeting and searching for grants to help make these repairs, which will be around \$350,000. Having to meet a 38% match at this time would delay this project, and potentially cost more in the future.

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

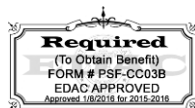
Our student enrollment has been declining over the last 5 years. From a high of 305 in October of 2018 to a low of 250 in October of 2022. The current averaging system used the 305 in 2018 has kept our funded count steady around 289.0. However, in October 2021 we dropped to a funded count of 280.5. In 2022 the 305 count will be dropped from our averaging which will drastically decrease our fund pupil count. This is probably the single biggest factor in our decision to ask for the decrease in the match percentage.

When we received the 2020 BEST grant the district passed a \$5.99M bond for our match on the grant. At that time that was our bonding capacity. An increase in our assessed valuation has increased that debt capacity. Even with a higher debt capacity, a bond would be difficult to obtain as funding for a 38% match. The likelihood of passing a second bond in the community at this time is highly unlikely, if not impossible. The timing for this would also be outside of the construction schedule, making it impossible for us to retain the items we are asking for with this supplemental grant. If we were required to meet the 38% match for this supplemental request, a bond would not be an option.

We are currently using \$1.2M of ESSER funds to fund the HVAC air purification system on the building we are renovating. We feel comfortable doing that if we do not have to meet the entire match. If the waiver is not approved, we would need to revisit our plan to use ESSER dollars to potentially meet some of those educational needs instead of updating the air purification and filtration system in that portion of the building or using ESSER funds to meet the large match. If we are unable to improve the air system, we are putting our students in an unhealthy setting, while moving into a newly renovated building.

With the financial hardships we have weathered over the past 18 months due to the COVID pandemic the financial future for our district is very much uncertain. The district has been conservative over the past few years as we planned for new construction, in order to meet new maintenance obligations that will come with our new school, as well as an anticipated drop in enrollment. If we do not receive the waiver, then this preparation on our part would not have been beneficial to helping ensure our student learning goals are capable of being met.

The waiver will allow us to meet the capital renewal requirement that comes with a major construction project,



without affecting programs. Funding a large match, however, would change that quickly. We are comfortable meeting the 15% budgeting requirement for capital renewal, but meeting this entire match would mean not being able to meet both this requirement and the educational goals that we have set. The rising cost of all products and services we purchase, coupled with the uncertainty of our funding from the state, and the ending of the availability of ESSER funds all make for uncertain financial times for Springfield School District. It seems I am constantly getting notice of price increases in our everyday functioning as a school district. I now pay 30% more for a box of mandarin oranges, 50% more for replacement spoons and forks, (when I can find them), Chrome books that are \$75- \$100 more expensive in the winter of 2022 than they were in the spring of 2020. The thought of trying to budget for a 38% match for a BEST grant match would put us, our construction project and our educational programs at risk over the next several years.

*\*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.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant's PPAV: \$133,987.51

Weighted Rank: 2.88% of 8% max

\$133,987.51

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$33,333.00

Weighted Rank: .71% of 18% max

\$33,333.00

C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: 58.5%

Weighted Rank: 6.46% of 23% max

58.5%

D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections: 1

Adjustment: 1% (-1% per attempt)

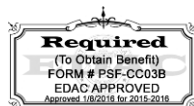
(1) successful bond in the last 10 years. The current \$5.99M bond on our 2020 BEST grant in November of 2020.

E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant's Bond Mill Levy: 11.933

Weighted Rank: 23% of 23% max

11.933 Being used to repay the bond for meeting the match on our current project, for which we are seeking



the supplemental grant for.

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

Applicant's Remaining Bond Capacity: \$ 897,401

Weighted Rank: 2.20% of 23% max

Our original grant was matched with a \$5.99M bond passed in November of 2020. We are currently into the 2<sup>nd</sup> year of the 20-year bond. Due to an increase in our assessed valuation over the last two years, our capacity has increased. Even with the increased debt capacity a bond would not be feasible, due to the timing of a bond and the current construction timeline. The likelihood of the district passing a second bond in two years is also highly unlikely, if not impossible.

G. The school district's unreserved fund balance as a percentage of annual budget.

District's unreserved fund balance as a percent of annual budget: 60.0% Weighted Rank: 4.13% of 5% max

Our unreserved fund balance is at its highest in over 10 years. The district has increased this through spending conservatively over the last 5 years and making budgeting decisions to prepare the district for uncertain times over the next 10 year period. State funding, federal funding, decreasing student counts could all affect our revenue over this period. The district plans to be prepared for this. With the CARES and ESSER funds we have received we have been fortunate to increase this balance and prepare our district for the next few years, even with the many questions with school finance. If required to make the maximum match this budget planning will not be enough for us to meet the educational needs of our students.

H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

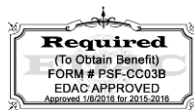
The district passed a bond in November of 2020 to meet the match on the BEST project we are seeking the supplemental grant for. If we had to pass another bond to help with the match on the supplemental grant, it would only cover about 25% of the match. As well as with the timing, the funds would not be available where they could be used to support this project.

An unexpected drop in student enrollment. Increase in our food service fund. Including food, supplies, and materials, the uncertainty of state educational status. The district has started an enhanced summer school program as well as a Friday school. These successful programs will be funded through next year with ESSER funds. However, those funds run out in 2023.

The district's unreserved fund balance is the highest it has been in recent years. This is due to the planning the district has done prior to the awarding of the BEST grant. The district was aware that without the grant there would be many improvements that we would need to make. We also considered that a more detailed capital improvement budget would be needed to maintain and replace future systems if the grant were awarded. The district is also planning to repair our all-weather track once our current construction project is completed.

In 2019 the district had budgeted \$356,000 to meet a match for a safety and security grant. The results of that project are all being used in the current project. However, meeting that match in 2019-20, only adds to our difficulty in meeting another match.

While the district has increased its unreserved fund's balance over the last three years this was in anticipation of several factors. We anticipated the drop in enrollment, as well as our ability to utilize ESSER funds for



curriculum, technology, and safety costs. Thereby, saving some of our general fund balance for future use.

The district also realized with the new construction and renovation our need to start and develop a capital renewal fund, and that this would affect our reserves immensely if we were not prepared. By increasing the reserves, we will be able to meet that expectation without needing to pull funds from already established and successful education programs.

The district has also been budgeting towards repairing our all-weather track surface. We did not include this with the grant that was approved in 2020, as we focused on the educational side of our facilities. We will be unable to make those repairs if we use general fund dollars to meet a 38% match.

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.

We have contacted three local community organizations and trusts seeking help in meeting any kind of match that would be requested. Those three have agreed in principle to off-set some of the costs through financial support. We would count on from \$10,000 - \$15,000 these groups.

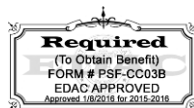
We have also applied for other grants that would help meet the required. Have been turned down by DOLA as well as a Construction Gap Grant through the Colorado Community Revitalization grant. Both felt the request was valid but did not fall within their scope or requirements.

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

3.75%

CDE Minimum Match Percentage:

38%





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)	<b>\$1,018,700</b>
B. School District's certified FY2021/22 Assessed Value	\$33,232,182
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	\$6,646,436
D. Current outstanding bonded indebtedness:	\$5,749,034
<b>E.</b> Total available bonded indebtedness (Line C-D).	<b>\$ 897,402</b>
<b>F. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E)	<b>\$897,402</b>

School District: Springfield School District RE-4  
Project: SSD Campus Consolidation and Renovation, Supplemental  
Date: February 3, 2022

Signed by Superintendent: 

Printed Name: Richard Hargrove

Signed by School Board Officer: 

Printed Name: Kay Maes

Title: Director  
CDE – Capital Construction Assistance

Updated 12/15/2021



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

**VILAS RE-5 - Supplemental FY22 Vilas Security/HVAC Upgrades - Vilas Pre-K-12 - 1929**

<b>District:</b>	Vilas RE-5
<b>School Name:</b>	Vilas Pre-K-12
<b>Address:</b>	202 COLLINGWOOD
<b>City:</b>	VILAS
<b>Gross Area (SF):</b>	34,717
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$8,815,433
<b>Condition Budget:</b>	\$6,106,607
<b>Total FCI:</b>	0.69
<b>Adequacy Index:</b>	0.32



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,571,763	\$1,669,508	1.06
Equipment and Furnishings	\$279,272	\$301,793	1.08
Exterior Enclosure	\$1,398,822	\$546,832	0.39
Fire Protection	\$2,047	\$394,977	192.98
Furnishings	\$382,225	\$417,471	1.09
HVAC System	\$294,344	\$304,024	1.03
Interior Construction and Conveyance	\$1,871,551	\$1,539,943	0.82
Plumbing System	\$558,766	\$551,313	0.99
Site	\$1,148,060	\$695,598	0.61
Structure	\$1,308,583	\$80,119	0.06
<b>Overall - Total</b>	<b>\$8,815,433</b>	<b>\$6,501,578</b>	<b>0.74</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** VILAS RE-5

**County:** BACA

**Project Title:** Supplemental FY22 Vilas Security/HVAC Upgrades

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Vilas School District located in southeast Colorado is small but passionate for student success with 73 students' encompassing preschool through 12th grade. Our district has a long-standing reputation of caring for students with a history dating back to the original school building circa 1898. A bell from that original schoolhouse stands as a statue in front of our existing building today signifying the 130+ years of commitment to quality education for our community's children. Our district is growing and continues to align our programming and student goals - grounding success in project-based learning and whole-child education to meet students where they are, then propel them to higher achievement. A significant portion of our enrolled students are out-of-district students. We accept students who need a second chance. They may not have been successful at other districts due to minor situations; however, these students find that a smaller school with a family feel and innovative programming is just what they need for their personal and academic success.

Our enrollment has almost doubled in the last three years from 38 to 72 full-time in-district students. In 2019, we launched an options/enrichment program serving homeschool families in addition to expanding innovative class varieties for all our students. Over the years, our district has demonstrated not only the willingness to embrace innovative solutions but the ability to deliver results through those innovative means, serving our students and community with creativity and fidelity. This has extended beyond the classroom to our ability to utilize our facilities, maximizing (perhaps exceeding) the capacities of their design. Our maintenance department consists of resourcefully skilled staff. However, it's become apparent that even with great maintenance our building can no longer provide for a safe environment and accommodate our needs without significant upgrades.

## Deficiencies associated with this project:

### COST OVERRUNS

Market costs for Mechanical, plumbing, electrical, lighting, windows and storefront doors all came in a fair amount higher than the original BEST budget and subsequent estimating efforts throughout the design process. A competitive bid process was conducted, but coverage was not great on the bid packages for Mechanical/Plumbing and Electrical/Lighting. Therefore, the district plans to re-design and re-bid those packages along with an alternate HVAC system option for selection.

### I. RELEVANT HEALTH ISSUES

#### 1) DEFECTIVE HVAC SYSTEMS, INADEQUATE COOLING, NO MECHANICAL VENTILATION

The main school building does not have adequate heating, cooling or any mechanical ventilation. Overall, the current HVAC system is wholly inadequate, ineffective and fundamentally defective. The disparate heating and cooling systems are the primary source of thermal comfort issues for occupants. Students and teachers simply cannot perform to their best in the learning environment when they are uncomfortable, relative to standards of expected comfort conditions. The building is

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

served by gas fired furnaces and gas unit heaters for heating. Multiple spaces (up to four) are served by one furnace. They are all 16-27 years old, well past their useful life. A gas unit heater serving the existing preschool room is not vented correctly to exhaust combustion air, which is a major issue related to carbon monoxide.

## 2) WINDOWS

The windows in the 1929, 1936 and 1965 additions are all original from their respective vintages. Storm windows have been added overtime to the 1929 areas, but do not provide any additional thermal or other protection from the elements. In addition, recent hail storms have further damaged the storm windows and they have become a continuous source of maintenance issues, including general inoperability, air, water, and dust/dirt infiltration, with perpetual maintenance costs. Plastic has been installed over the windows on the north side of the building to help reduce the amount of air and dust entering the building. The spaces around the windows are not properly sealed or insulated, resulting in significant air and moisture infiltration, and subpar thermal performance. Signs of moisture and deterioration of the interior walls adjacent to the windows is evident especially on the north side of the building. Many of the windows cannot lock open and must be propped open (commonly with a stack of books) when students and teachers are trying to compensate for the lack of cooling, the ineffective HVAC system, or if they require some fresh air ventilation.

## 3) INDOOR AIR QUALITY

As previously mentioned in the HVAC and Windows sections, both of these building systems are major sources for indoor air quality and indoor safety issues. The classrooms have no mechanical ventilation, nor are they receiving the code-required amount of fresh air through their passive/natural design due to difficulties associated with operable windows. At this time, the infrastructure is already in such poor condition, it was not deemed necessary to even test CO2 levels due to the lack of any reasonably operational ventilation system. It is obvious that there is such a lack of mechanical and natural ventilation, that spaces will greatly exceed acceptable levels determined by ASHRAE. Poor air quality is a major concern in these classrooms, and it is imperative to bring the school up to current standards to address air quality and comfort and eliminate the health and safety issues around carbon dioxide and worse, carbon monoxide.

## 4) HAZARDOUS MATERIALS

Based on the district's last annual report and recent testing conducted as part of the Facility Master Planning effort, Asbestos Containing Material is suspected in many areas throughout the campus buildings. Foreign sheetrock that contains ACM is the primary culprit and was likely installed within the last 25 years. Floor tile in the 1965 addition contains ACM as well.

Water infiltrates the building primarily through the faulty windows and through minor exterior mortar and brick conditions which require repair. These exterior envelope conditions have led to some mold growth in areas along window trim and drywall adjacent to the exterior walls. In addition, aging domestic water piping and many plumbing fixtures (60+ years old) are another source of mold growth.

## II. SAFETY, SECURITY & ACCESSIBILITY

### 1) SECURE MAIN ENTRANCE & OFFICE

The current main entrance to the school building is located on the northeast of 1929 building. It is a locked single-entry hollow metal door with very little visibility to the outside from the interior. The current door lock is controlled from the reception desk in the school office in the middle of the building. The office is located down the corridor past classrooms and the library with no direct visual control of the entry or ability to meet deliveries, parents, or visitors to the building. Once the door is unlocked, the visitor is admitted into a main corridor of the building with unrestricted access to the entire building.

Relocating the office and providing a secure vestibule and passthrough window into the school office is a high priority for the administration and staff to accommodate students, parents, and deliveries to the building. Since the small administration staff wears many hats during the day providing a secure entry vestibule and supervision of the main entry would allow greater control over people entering the building and provide the ability to allow people to enter into a vestibule without access to the school.

The external security cameras do not provide adequate monitoring of the main building and are non-existent at the other

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

campus buildings. The outdated security camera system was designed for small building applications and cannot meet the needs of the main building or campus. Further, the outdated system is not on a dedicated computer system with continuous live monitoring, recording, and other basic modern functions.

## 2) ACCESS CONTROL

Only the main building front entrance has any type of security access control (which is inadequate). There are approximately seventeen exterior entrances for the District's five campus buildings. Many of them are kept locked throughout the day, and are only accessible with a key specific to that door of the building. It is difficult for the district to grant access to teachers and staff other than typically for their respective buildings. Students and staff must be chaperoned from building to building and if a student or staff must retrieve other items keys must be available or more frequently doors are blocked open to allow access from building to building. Given the circulation between buildings and varied needs of staff, a modern system is needed for improved safety and security.

## 3) EXITING/ACCESS CONSIDERATION

The wood structure main building with second level has several life safety issues of concern. The existing access to the second level is very steep and lacks adequate tread width, head clearance, and adequate handrails. This is primary access to the current upstairs science classroom and home economics room. The existing required second exit fire escape stair is located on the east side of the building adjacent to the main entry. The steepness of the stair, lack of adequate tread width, and limited access are health and safety risks for students and staff. Additionally classroom furniture and equipment must be carefully hoisted up this stair or the exterior fire escape to support the learning environment.

## 4) FIRE ALARM

The current wood framed building fire alarm system throughout the building consists of horns and strobes most likely from the 1960s renovation. Pulls, horns, and strobes are all extremely antiquated and in most cases non-functioning and do not meet current standards for a non-sprinklered building. Existing systems are out of date with no parts available and inadequate for an educational occupancy.

## 5) COMMUNICATION SYSTEMS

The existing intercom system in the main school building is from the 1960s renovation and is well past its useful life. Many classroom call buttons and speakers do not work, thus, our district has resorted to using cell phones when trying to communicate with the front office or administration. In addition, the Cafeteria, Vo-Ag Building, Gym and Innovation Center do not have connected systems. They also rely on using mobile phones or walkie talkies for communication.

## 6) ADA ACCESSIBILITY

The primary concerns related to ADA accessibility are related to equal access to the second level of the building and antiquated door hardware. Access to the second level of the building is only available through one interior stair which is very steep with narrow treads and inadequate handrails and head room clearance. Additionally door hardware that is more than 40 years old exists throughout the building. Original sinks, toilets, and faucets for the building are past their useful life, are non-operational and do not accommodate the students or staff of the building.

## III. BUILDING ENVELOPE, SITE & INFRASTRUCTURE – HEALTH & SAFETY

As to be expected with a building that was constructed in the 1920s and 30s, and a property that has been actively used for more than 100 years, there are a number of interiors, exteriors, and general site issues which should be addressed. The following deficiencies are not independent of one another; as one commonly affects the other, in terms of both deterioration and restoration.

### 1) EXTERIOR ENVELOPE

The exterior walls of the main building vintages are 1929 brick, 1936 limestone, and 1965 concrete block. In general the building is in good structural condition with some foundation cracking on the north side of the building due to lack of adequate grading away from the building. Exterior walls have varying levels of deterioration due to weathering, settling, lintel movement, age, and failing windows. At several construction bearings, step cracking is present, a result of the steel lintel

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

corroding, and rust jacking forces caused by the expansion of the corroded steel within the exterior walls.

## 2) EXTERIOR DRAINAGE

Storm water drainage from the roof is directed out scuppers or partial downspouts that are adjacent to the foundation of the building. The roof drains are not properly directed away from the building with proper drainage. There is evidence of water damage in several locations from water running down the face of the brick, particularly on the southeast facade. If left untreated, this will lead to further, severe deterioration of the brick facade on this part of the building and contribute to moisture issues in the basement crawlspace.

## 3) SIDEWALKS & ENTRYWAY RAMPS

The main building has one central sidewalk that splits and goes to one of the two East facing entryways. On the West side of the building, there are similar exterior entries leading to the cafeteria and playgrounds . Each of these four entrances have deteriorating concrete creating trip hazards and water ponding along with non-compliant slopes which do not meet current building codes.

## 4) ELECTRICAL DISTRIBUTION

The electrical infrastructure is antiquated, under-sized and inadequate for today's modern technology demands in a learning environment. Nearly all is from the 1965 or earlier, dramatically lacking sufficient outlets and circuits to support classrooms. The entire electrical system needs an overhaul to improve safety and meet modern systems and technology demands.

## 5) CAMPUS SAFETY LIGHTING

With five buildings on the Vilas campus with connecting sidewalks, parking lots and walkways, there is very little, if any security lighting on the exterior of the buildings as well as site poles. The only real lighting at nighttime is provided by inadequate city poles with dimly lit low-pressure sodium lights.

### **Diligence undertaken to determine the deficiencies stated above:**

The District, Owner's Representative, and design professionals have walked all buildings on site and followed up with multiple site visits documenting and evaluating all facilities on campus. The deficiencies outlined in this application describe the highest priorities of current deferred maintenance challenges facing our District.

Many of these have been priorities for decades, but due to lack of funding have not been able to be accomplished in past efforts by the District. Our school board, administration, volunteers and consultant team have worked diligently on prioritizing issues, needs, and logical solutions that are fiscally responsible for our District and community we serve. This District Facility Maintenance and Master Planning effort has been integral in identifying, defining and creating the basis for determining our collective goals and then laying out the road map to being able to realistically achieve them in a strategic and systematic fashion.

As part of the ongoing Facility Master Planning effort, a comprehensive building analysis was completed in 2020. This audit emphasized building health, safety, and included an assessment of all major building systems and infrastructure, the campus site and building use, and other criteria to identify deficiencies and prioritize improvements relative to various quantitative and qualitative needs for the future. The District-wide planning effort, coupled with the building audit identified numerous deficiencies related to health, safety, accessibility, and ineffective/failing building systems that are critical for occupant health, safety, and supporting educational programs.

In addition, the consultant team has hosted major construction trades on site (mechanical, electrical, plumbing, window, demolition / construction, and asbestos) providing the opportunity for independent perspective on the identified issues and providing scope validation and budgeting perspective during the master planning process and formation of the solution presented in our BEST grant.

### **Proposed solution to address the deficiencies stated above:**

#### I. HEALTH SOLUTIONS

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## 1) NEW HVAC SYSTEM

After careful review, the district is confident that the implementation of a hot-water boiler system with direct expansion (DX) cooling condensing units will be the best long-term fit given the quantitative and qualitative analysis conducted. This system will utilize high efficiency, natural gas condensing boilers for heating through a central hydronic loop with all new piping, pumps and central plant accessories. Refrigerant cooling will be provided by condensing units located outside the building on concrete pads. Each classroom will have independent temperature control and the ability to heat or cool via a unit ventilator containing separate hot water and DX coils. Each unit ventilator will provide ventilation air to its zone.

A new BAS will be installed in conjunction with the new HVAC system at the main building and extended to all campus buildings. This system will be controlled from a central interface and will have remote accessibility. Equipment will be scheduled to setback the space temperature and close outside air dampers to reduce heat loss and utility usage when unoccupied. More advanced control sequences will be implemented, such as demand controlled ventilation (CO2 control), variable volume pumping, and optimal start. These strategies and sequences are aimed at optimizing comfort, ventilation, and efficiency of the new system.

## 2) WINDOWS & DOORS

The need to replace all exterior windows and doors will be addressed in conjunction with the secured vestibule, HVAC replacement, window lintel upgrades, and egress deficiencies. Modern window and door systems have better thermal performance than older systems, because of double panes, thermal-break technology in their frames, and low-emissivity coatings on glass. These changes improve the indoor air quality, address safety concerns, and make the temperature within the building more comfortable for building occupants. Moreover, these changes translate into a new HVAC system that is more appropriately sized and designed to serve only the thermal loads that are intrinsic to the building and its occupants, not those that are wasted on unnecessary infiltration and the heat gains and losses due to poor insulation.

## 3) HAZARDOUS MATERIAL REMOVAL

As per the recent district-wide testing, all areas identified or suspected to have ACM will be abated. This includes sheetrock in various areas of the main building, cafeteria, Vo-Ag, and gymnasium. The flooring in the 1965 addition of the main building will be abated. Areas where there is suspected mold will be removed, scraped or other remediation measure. The combination of the new HVAC system, plumbing infrastructure, window and door replacements, and exterior envelope sealing will eliminate any interior or exterior sources of moisture issues.

## II. SAFETY, SECURITY & ACCESSIBILITY SOLUTIONS

### 1) NEW MAIN ENTRANCE

Through the master planning process it became apparent the location of the administration area affected the ability for the administration to provide adequate supervision of the main building entry, accommodate visitors, and limit unscheduled entrance to the building. The location of the administration area is also located squarely in the middle of the building interrupting the educational environment and allowing visitors full access to the building before arriving at the intended destinations. Relocating the administration area provides a secured (enclosed) vestibule for all visitors adjacent to the administration area and allows for monitoring of entry and primary playgrounds to the south of the building. The new vestibule will be equipped with a security camera, and direct access to the administration area without entering the remaining portion of the building.

The school staff will have the ability to remotely lock/unlock both sets of doors to the secure vestibule, allowing greater control over who enters the building and providing the ability to direct visitors to the office or address any threat without entering the building. Security film will be applied to all glass at the main entry and within the secure vestibule.

### 2) ACCESS CONTROL

Currently only the main building front entrance has any type of security access control. There are approximately seventeen exterior entrances for the District's five campus buildings, with three of those entries on the main building. Many of them are kept locked throughout the day, and are only accessible with a key specific to that door. Given the disparate buildings, age of door hardware and keys the District struggles to maintain control or eliminate the need to unlock or block open doors across

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

the site. As a part of relocation of the main administration space doors and access control will be updated at the main building to include card reader access and limiting of building keys to unify access across the campus entry doors to all facilities will utilize the same keying approach and card access will be provided at the cafeteria and gymnasium, the two most heavily occupied buildings.

## 3) EXITING / ACCESS CONSIDERATION

The wood structure main building with second level has several life safety issues of concern which will be primarily addressed by adding a fire sprinkler system. Additionally as renovations to the building are made to accommodate new MEP systems and relocation of the administration areas existing walls which are significantly modified will receive required fire blocking and new construction will comply with applicable building codes. The existing access to the second level is very steep and lacks adequate tread width, head clearance, and adequate handrails. The science and art room will be relocated to the first floor to reduce the required trips by students and staff upstairs. Additionally the existing wood framed stair will be removed and replaced with a safe and code compliant stair for access to the Home Economics classroom. Lastly, a lift will be installed to allow for ADA access and accommodate equipment and classroom supplies to move from floor to floor.

## 4) FIRE PROTECTION

Due to the age, availability of parts, and condition of the 1965 fire alarm system, the entire system will be replaced. To improve life safety conditions an automatic fire sprinkler system will be installed to conform with the requirements of the existing building code level 2 renovations. Replacing the fire alarm system and adding a fire sprinkler system will address the life safety issues associated with both systems and the wood framed building. Speaking with Baca County and the Mayor of Vilas the municipal system will provide adequate water for operation of the fire sprinkler system with a new connection to the municipal system and installation of the required back up generator and a fire pump to deliver the appropriate water pressure.

## 5) COMMUNICATION SYSTEMS

The existing intercom system in the main school building is from the 1965 renovation and is well past its useful life. With the upgrades to the MEP systems it will be most cost effective to address the deficient and non-operational intercom system. The new system will serve the main school building, with future expansion capability. The system will also connect to the other five buildings on campus to improve communication and have the ability to share messages across all campus buildings. The phone system is in similar condition and will be replaced in a similar manner to the public address system.

## 6) ADA ACCESSIBILITY

With the replacement of MEP systems throughout the main building and upgrades other related safety and security issues in the main building other ADA issues can be addressed as modifications are made to the building. Even though this is not a primary concern of the BEST program the modifications to other systems and interior spaces in the building will provide the opportunity to address ADA issues in areas of renovation and improve the environment for all occupants.

## III. BUILDING ENVELOPE, SITE AND INFRASTRUCTURE SOLUTIONS

### 1) MORTAR JOINTS & WINDOW LINTELS

All elevations for the 1929, 1936 and 1965 additions need repointing of the eroding mortar joints. This includes grinding out the existing joints and installing new pointing mortar. The entire entry elevation shall be repointed, with spot repointing of approximately 40-60% of each of the building's respective elevations. Simultaneously, resolution of the corroded lintels is essential to properly and effectively replacing the windows and addressing exterior facade issues. This typically includes exposing, cleaning, painting, and installing new flashing and/or replacing corroding lintels with new galvanized steel angles after windows are removed. An estimated 30% of the lintels will most likely require replacement with all others at a minimum requiring repair.

### 2) DRAINAGE

A civil engineer will redesign the slope around the foundation of the main building and cafeteria to eliminate any water pooling around each building's respective foundations. Downspouts will be enhanced and extended the required distances away from each building. Additionally Earthwork will be conducted as needed.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## 3) SIDEWALKS & ENTRYWAYS

The main school building entry sidewalks and surrounding sidewalks to the cafeteria are deteriorating, hold water adjacent to the building, and create trip and fall conditions. The sidewalk and ramp to the entry will be removed and replaced with a code compliant entry along with sidewalks around the building accessing the cafeteria and playgrounds. This is a limited scope of work but will address deteriorating conditions. In addition, limited 4' chain link fencing will be installed to address student and staff circulation and clearly define playgrounds areas.

## 4) ELECTRICAL

The entire electrical infrastructure will be replaced in the main building. New main distribution panel, feeders, sub-panels, branch circuits and outlets will all be upgraded as part of the holistic redesign of the system to accommodate current and future electrical needs.

## 5) CAMPUS SAFETY LIGHTING

Exterior building and site lighting will be updated campus-wide. LED fixtures will now be located at every entrance to each of the buildings, along with directional light to outdoor seating areas, the playground, and other common spaces. Site poles will be located in areas of need. Photometric lighting design of the entire campus will determine the final location of all necessary fixtures to vastly improve the nighttime safety of the campus.

### **Due diligence undertaken in defining the stated solution:**

The District, Owner's Rep, and consultant team first engaged in a thorough evaluation of the existing facilities that was then evaluated against the state assessment data. The findings were discussed with the planning advisory team (PAT) consisting of the superintendent, school leadership, school board, and consultant team. The evaluation of the facilities illuminated the challenges with existing MEP systems, and further reinforced how these deficiencies were impacting students and staff by making due with systems which were well beyond their useful life. After validating the existing conditions findings of the consulting team, an open discussion occurred with the planning advisory team based on the priorities and approach the PAT would like to explore. The PAT group first and foremost wanted to be financially responsible with any solution considered, including a phased approach to addressing issues if necessary. The PAT prioritized addressing the life safety, and system deficiencies impacting the educational needs of students and staff first to ensure high quality education was provided for all students.

Any solution considered must incorporate the existing school. The community and PAT value the existing school as a "solid school" that should be utilized as a part of the final master plan. The primary focus of the master plan solutions focused on first addressing the issues of the main building. With the extent of MEP system replacement in the building and removal of most ceilings and in the building it became very apparent the current location of the administration area did not address safety and security goals and it also occupied a significant amount of educational space on the north side of the building. Multiple locations were evaluated for the administration space with the final location being near the primary parking area with oversight of the entry and playgrounds.

After addressing the main school building and the most pressing deficiencies, the PAT began to consider a phased longer term master plan solution to consolidate and replace aging campus facilities to address lost educational time traveling across campus, and improving safety. The scope of work below is not included in this BEST grant application but will require further evaluation by the PAT and community to garner the support necessary to move forward with phase II and III of the master plan. The PAT preferred a phased master plan approach with the next highest priority of moving the cafeteria out of the detached metal building and connecting a cafeteria and kitchen to the school. The future cafeteria addition would further consolidate the campus and provide a more appropriately located and type of space for breakfast, lunch, and community events. Moving the cafeteria and kitchen creates the opportunity to provide a more flexible and appropriate vocational education space near the main building. Phase III of the master plan (not included in this grant application) would be consideration of replacing the gymnasium, lockers, and weight room in the future to create a single unified campus.

### **How urgent is this project?**

\*\*\*\*\*

**Does this project conform with the Public School Facility Construction Guidelines?** Yes



# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

It is the goal of Vilas Schools to develop and implement a capital improvements plan to ensure our new systems and infrastructure are maintained for the life expectancy period and beyond. The award of funding for this project will precipitate a continued investment in the maintenance budget as well as increasing our capital construction budget to increase according to the life expectancy of the systems. This account will be reevaluated and adjusted twice annually to meet our capital construction and maintenance needs.

The District will update the facilities major maintenance plan every five years so that students and staff perform better in an environment that is appropriate for a high-quality educational experience – comfortable, healthy, productive, and safe. The updated plan will focus on HVAC systems, electrical & lighting systems, plumbing systems, on-going energy management, preventative maintenance plan, and other components not related to this proposed project, but still integral to being preemptive in taking care of the District's buildings, systems, infrastructure, and campus.

This project will help implement a major paradigm shift from reactive, piecemeal and band-aid fixes to catching up, having reliable systems, and being in a proactive position to be able to effectively budget and maintain building systems and infrastructure. This will undoubtedly allow the District to reallocate funds in its budget to properly support the maintenance of the restored facilities, no longer needing to allocate funds to be spent on system and equipment repair costs as well as high utility costs.

Proactive preventative maintenance will become a major component of our facility operations and will include routine inspections both by District staff and partner contractors to identify and correct necessary items before they become larger issues and put the District back into a reactive position. Expectations for routine and predictive maintenance will also become a part of our maintenance operation department. Additionally, the District will look to contract with local contractors to develop a Preventative Maintenance & Service Plan on major equipment and systems including agreed upon PM services, negotiated labor rates, annual timeline, etc.

For the last five years, the District has set aside a minimum of \$22,500 per year (approximately \$300 per student) for capital renewal and/or capital reserve for eventual replacement of the major equipment, systems and other components relative to their respective life expectancy and will continue to do so. ASHRAE and manufacturer data is available that states, "equipment life of condensing boilers is 25-30 years, air-conditioning condensing units is estimated between 15-20 years, and classroom unit ventilators are 25 years." These funds will be set aside to address one of the biggest expenses in the future, which will be replacing the condensing units for air-conditioning in approximately 17 years and the condensing boilers in approximately 27 years.

Vilas Schools realizes the sizable investment in the BEST proposed projects and ensures that it will do its best to not only maintain, but be proactive, in addressing its facilities needs well into the future.

**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 first school in Vilas was constructed in 1898 and was replaced by the presently occupied school in 1929. This main school building has served the Vilas community well for the past 92 years and is the center of our community. Additions were made to the school building in ensuing years, and during each of these projects some minor remodeling took place. There was an addition on the west end of the building in 1936 completed by the Work Program of America (WPA) and another small cinder block addition on the west end of the building in 1965. In addition, the original gymnasium was reconfigured into a library on the first floor and classrooms on a new second floor providing much more learning space within the original building footprint. Ongoing minor reconfiguration of interior spaces have been made in an effort to address the continued growing educational needs of the community over time. Campus-wide, the gymnasium was built in 1949 with major renovation in 1979, Vo-Ag shop was constructed in 1965, the cafeteria/weight room built in 1998, and Innovation Center in 2005.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The District has expanded over time accommodating its growth for an increase in students, activities/curriculum offered, and need for additional buildings and programs. Here is a recap of the history of buildings, additions, major capital improvements: 1929 - Current Main School Building constructed. 1936 - WPA Additions on the west side of the building to accommodate additional classrooms. 1949 - Existing gymnasium built. Renovation of old interior gym/cafeteria in main school building for use as library and addition of upstairs science lab, home economics room, classroom, and workrooms.

1965 - Fill in addition between two 1936 additions on the west side to accommodate kindergarten. Second floor was renovated at this time. 1965 - Vo-Ag shop and classroom constructed. 1979 - Addition to eastside of gymnasium to accommodate locker rooms, public restrooms, multi-purpose room and concession stand. 1998 - Cafeteria constructed. 2005 - Innovation Center constructed. 2009 - Cafeteria renovated to add Weight Room space. 2014 - The Home Economics classroom in the main school building was renovated. Capital Projects undertaken in the last three years include: The District had new carpeting installed in the hallways of the main school building, library, and preschool classroom with the help from a grant from the Neill foundation in the summer of 2020 after the roofing project was completed. The District had the gymnasium floor and stage resurfaced and brought up to health and safety codes in the summer of 2019 thanks to a Health and Safety Grant (WISH) through the Colorado Health foundation. In 2018, Vilas School District was fortunate to be awarded a BEST Grant to replace the roof on the main school building originally built in 1929. The EPDM roofing project was completed in January of 2020 for a total project cost of \$272,235.70 with a District match of \$19,056.51.

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Vilas Schools has explored all available, and impactful options for funding regarding these necessary capital improvements and renovations including discussions around a general obligation bond issue, lease-purchase financing through an energy performance contract, regional and state foundations and grants, and other local donations. Additionally, the District in recent years has been as fiscally aggressive as possible given our assessed valuation to build up Capital Reserves as a match for the BEST grant specific to academic areas related to health & safety. Moreover, as an integral part of our strategic planning over the past two years, the administration and Board of Education have explored (and will continue to strongly consider) reducing the district's annual operating costs through facility consolidation in order to more accurately reflect our space needs. With the help of the professionals in our development team, a space utilization study was created and revised to help us in our near-term decision making.

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. District administration will continue to be resourceful in seeking grants to maximize the use of capital reserve/matching dollars to address student and facility needs. These replacements, and others, are paramount for the health, safety, and security of students and teachers within Vilas Schools.

For needs not related to Health and Safety, space adequacy, or career and technical education, the District will pursue the aforementioned grants and foundations. Examples include GOCO Grant for playground equipment and athletic areas, a local grant - the Neill Foundation for various curriculum needs, The Gates Foundation for advanced technical and vocational goals, and DOLA for community use upgrades for facilities.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

Vilas School District is housed in one building that incorporates grades preschool through 12th grade as well as twenty+ employees. Due to the size and structure of the district and the lack of funds/resources available, capital outlay in the District budget is combined into one all encompassing line item for approximately \$20,000. Over the last 3 years, Vilas School District has invested and saved carryover dollars to fund strategic plans to address much-needed repairs and replacement as outlined in this application. The District is committed to budgeting \$300/student per year as the funds are available in addition to the existing capital funds to extend the life of the building and proposed projects.

### **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

The District currently spends a total of approximately \$29,000 on electricity, natural gas, and water for our K-12 campus. The utility savings after all proposed upgrades are implemented is currently projected to be \$8,550 annually which represents

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

over 29% annual savings. Our District is excited to add air-conditioning, properly provide fresh air and ventilation to spaces in need, and still be able to net utility savings that can be leveraged through the energy performance contract to assist our capital dollars as a match for the BEST grant.

Energy savings is a means to delivering greater goals for Vilas Schools related to this project. The main priorities are improved health and safety for the main building, with additional goals for consistency, standardization and equity across the main school building and other campus facilities related to life-safety and security.

In total, Vilas Schools also anticipates approximately \$9,900 annually in maintenance/repair cost savings as well, significantly benefitting the District's maintenance budget.

### If a facility is to be vacated as a result of this project, what is the plan for the affected facility?

N/A

<b>Current Grant Request:</b>	\$635,517.69	<b>CDE Minimum Match %:</b>	55.00
<b>Current Applicant Match:</b>	\$33,448.30	<b>Actual Match % Provided:</b>	5.00
<b>Current Project Request:</b>	\$668,966.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$6,075,652.80	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$319,771.20	<b>Source of Match:</b>	The District's match will come from two areas. First being the District's Capital Reserve fund in the amount of \$100,000. Second, the District will utilize lease-purchase financing that will be guaranteed by an energy performance contracting (EPC) project with the principal amount for the remaining balance of the original match and additional as part of this Supplemental Grant request.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$7,064,390.00	<b>Escalation %:</b>	1
<b>Affected Sq Ft:</b>	41,300	<b>Construction Contingency %:</b>	0
<b>Affected Pupils:</b>	73	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$171.05	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$16.20	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$9,164	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	566	<b>Who owns the Facility?</b>	District

### If owned by a third party, explanation of ownership:

N/A

### If match is financed, explanation of financing terms:

With the facility improvement needs and urgency continuing to increase year over year, Vilas Schools researched and discussed with other peer districts on ways to supplement Capital Reserve dollars to maximize a match and apply for BEST grant funding. Given our District's small assessed valuation (\$7,832,374) and bonding limit (\$1,566,474) this leads to a very tight budget for the district. That coupled with a conservative community relying heavily on agriculture and ranching, we strive to be as fiscally responsible as possible and absolutely want to exhaust all options to maximize our budget dollars in an effort to achieve District and community goals.

We were introduced to the concept of energy performance contracting (EPC) and how EPC enables the District to combine

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

multiple funding sources (grants, rebates, annual utility savings and operational savings) to leverage lease-purchase financing for the up-front costs (the match), and then lease payments are offset by annual savings and capital dollars over time. Thus, reducing the amount needed for upfront capital dollars and maximizing current District capital funds towards projects; all while being more efficient with our infrastructure and operations. Our Board has spent a significant amount of time understanding how other Districts have used EPC and lease-purchase financing, to be able to ensure it was a good supplemental match source to stretch our Capital Reserve dollars further.

It is still challenging to design a performance contract to provide the annual cash flow required by state legislation, therefore we must still request a waiver of our assigned match percentage in order for us to be able to fit the overall project into our existing, and future budgets.

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	0	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$7,629,205	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$116,019,842		
<b>PPAV:</b>	\$36,332	<b>Bonded Debt Failed:</b>	
Statewide PPAV:	\$167,001		
<b>Unreserved Fund Bal 19-20:</b>	\$498,885	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$3,102,240		
<b>Median Household Income:</b>	\$62,750	<b>Outstanding Bonded Debt:</b>	\$0
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	38.20%	<b>Total Bond Capacity:</b>	\$1,525,925
Statewide Avg:	46.98%	Statewide Median:	\$23,203,968
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$1,525,925
Statewide Avg:	6.71	Statewide Median:	\$11,500,738
<b>3yr Avg OMFAC/Pupil:</b>	\$1,487.65		
Applicants Median:	\$2,381		

## BEST School District and BOCES Grant Waiver Application

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.

Receiving a waiver will allow the district to reserve the necessary capital funds to provide for the maintenance and replacement of systems without cutting our investment to student facing priorities. Educating our students requires delivering both quality programming and a safe environment. Over the last three years we have focused on expanding class offerings, improving the quality of curriculum, providing a school nurse more than one day a week, and other student facing commitments.

Providing students a safe and secure school environment is and must be a priority, as the quality of their student experience is certainly impacted on a daily basis by potential disruptions due to campus visitors having direct access to classrooms without passing through a secure office area, poor air quality, or failing climate systems. However, if the funds we use to accomplish these urgent needs are diverted from curriculum, staffing, transportation, and other programming then we will be once again providing only one side of our duty - and doing so at the expense of the other. Vilas School District meets each student where they are and helps provide a pathway to growth, and achievement in a tight-knit relational atmosphere. It is our commitment to "educate all students in a caring, safe, and challenging environment, and to provide the opportunity for every student to reach their full academic potential and be productive members of society". We take this commitment seriously and it is embedded in our mission statement. The District provides students with programs such as full-day Preschool, full-day Kindergarten, Music, Art, Entrepreneur classes, a wide range of concurrent options, and many other extracurricular classes. We are currently working to build out six career pathway options that students can utilize to jumpstart their post-secondary education or launch careers.

If a match waiver is granted, the District will be able to continue to provide and strengthen these educational programs for students. The district must make these capital expenditures, but would like to do so while maintaining our commitment to our students and community to provide a modern and high-quality education.

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

Even with a reduced match requirement, the match requirement of 46% represents approximately the same amount that the district's original match for the entire project was, thus resulting in a doubling of our match and representing around 30% of our total FY budget. As is apparent by the factors, which reduce the statutory limit of our district, there is a substantial absence of property wealth in the community. After a period in which the district had to face several challenges, and make a number of budget cuts and adjustments that included deferring maintenance and cutting programs our district began a steady climb back. Over the last five years our district has made substantial strides to rebuild depleted reserves, address capital deficiencies, expand educational offerings, and to do these things in a way which builds stability and complements not just one another but the long-range vision of our district. Even if we paused all investment in these complimenting areas it would take several years to put the full amount of matching funds into capital while continuing to maintain a healthy reserve and have the needed maintenance budget to maintain the completed project. Bringing our primary building into safety compliance for our students is an important part of our efforts to build momentum around our school's journey and this match waiver would accelerate the process, in addition to ensuring its quality and success.

*\*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.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant's PPAV: \$36,331.54

Weighted Rank: 6.38% of 8% max

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$31,000.00

Weighted Rank: .51% of 18% max

C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: %

Weighted Rank: 4.39% of 23% max

D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections: 0

Adjustment: 0% (-1% per attempt)

E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant's Bond Mill Levy:

Weighted Rank: 23% of 23% max

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

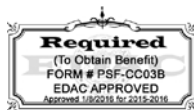
Applicant's Remaining Bond Capacity: \$1,525,925.00  
max

Weighted Rank: 4.91% of 23%

G. The school district's unreserved fund balance as a percentage of annual budget.

District's unreserved fund balance as a percent of annual budget: %

Weighted Rank: 1.88% of 5% max



H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

The remoteness of the geographical location of the district and the poverty level of the community and county, poses many challenges. We, on one hand, enjoy incredible support from our community, while on the other hand, there simply aren't sources to provide our district with large financial support for capital projects or for program development. This reality is compounded by the fact that although there are funding mechanisms designed to address district size and at-risk populations in the funding formula, it is also well known that they are inadequate even when fully implemented. Our district, like many others like us, are disproportionately affected by the Budget Stabilization Factor when it is applied. This is an annual risk that many districts must address when allocating budget, it has an outsized impact on a budget as small as ours, that is heavily reliant on state equalization. Though we are proud of our South Baca Sports Co-op, it requires a commitment to bus athletes to practice each day. This transportation commitment requires bussing both HS and JH students over 50 miles on a daily basis. This comes with a substantial cost in staffing, vehicles, and ancillary costs. Despite these challenges we have maintained quality services for our students and have committed to self-funding the educational programming shift we have embarked on.

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 school district has enjoyed strong support from our community. We have received a series of small grants from a local foundation to help with small capital needs on an every two-year basis. Receiving funds from them in 2016,2018, and 2020. We have also been invited to apply for grants from two additional state foundations. Unfortunately, we will not know the outcome of these grants prior to our BEST application submission and can not count on them for this project. These foundation grants, if received, will be utilized to continue work on following the phases of our master plan, items that are outside the scope of this project but necessary to realize the needs and plans of the district. Our district has forged many community partnerships that have helped with small projects on campus, and supported our academic improvements, some providing small in-kind contributions others providing funds for specific student-facing projects. These community partnerships are very important to our school and our student's academic success as well as their development as citizens in our community. It is critical that we leverage these commitments (no matter how small they are) to get as many capital improvements completed as possible. Our ability to continue receiving support from these community partners is vital. This waiver will help demonstrate our district's commitment to our community to raise money from outside our community to complete the projects which can't be carried by our local community.

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

CDE Minimum Match Percentage:



**BEST School District and BOCES  
FY2022-23 Unreserved Fund Balance Alternate Waiver Request**

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

**Instructions**

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

Under previous CCAB weights, the match requirement would have been 46%. Under revised CCAB weights, the match requirement is 55%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:



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

**WALSH RE-1 - Supplemental FY22 Walsh PK12 School Replacement - Walsh ES - 1931**

District:	Walsh RE-1
School Name:	Walsh ES
Address:	301 North Poplar Street
City:	Walsh
Gross Area (SF):	35,728
Number of Buildings:	2
Replacement Value:	\$9,260,510
Condition Budget:	\$4,315,346
Total FCI:	0.47
Adequacy Index:	0.12



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,290,763	\$841,168	0.65
Equipment and Furnishings	\$265,448	\$227,869	0.86
Exterior Enclosure	\$1,613,762	\$150,919	0.09
Fire Protection	\$2,107	\$402,179	190.92
Furnishings	\$75,388	\$0	0.00
HVAC System	\$694,799	\$469,903	0.68
Interior Construction and Conveyance	\$2,721,845	\$1,605,192	0.59
Plumbing System	\$573,042	\$522,110	0.91
Site	\$688,992	\$478,452	0.69
Structure	\$1,334,364	\$19,730	0.01
<b>Overall - Total</b>	<b>\$9,260,510</b>	<b>\$4,717,522</b>	<b>0.51</b>

**WALSH RE-1 - Supplemental FY22 Walsh PK12 School Replacement - Walsh Jr/Sr HS - 1960**

District:	Walsh RE-1
School Name:	Walsh Jr/Sr HS
Address:	300 CALIFORNIA STREET
City:	WALSH
Gross Area (SF):	54,785
Number of Buildings:	2
Replacement Value:	\$13,994,522
Condition Budget:	\$6,098,182
Total FCI:	0.44
Adequacy Index:	0.22



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,290,669	\$2,064,360	0.90
Equipment and Furnishings	\$750,940	\$220,398	0.29
Exterior Enclosure	\$3,036,047	\$222,200	0.07
Fire Protection	\$3,230	\$619,653	191.84
Furnishings	\$659,261	\$429,548	0.65
HVAC System	\$842,653	\$968,532	1.15
Interior Construction and Conveyance	\$2,178,818	\$835,034	0.38
Plumbing System	\$923,429	\$784,868	0.85
Site	\$1,458,720	\$850,390	0.58
Structure	\$1,850,756	\$0	0.00
<b>Overall - Total</b>	<b>\$13,994,522</b>	<b>\$6,994,983</b>	<b>0.50</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** WALSH RE-1

**County:** BACA

**Project Title:** Supplemental FY22 Walsh PK12 School Replacement

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

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

**If Yes, please explain why:** 2022 supplemental narrative:

Walsh School District was fortunate to be awarded a BEST Grant in the spring of 2021 and is now requesting assistance through the Supplemental Grant Program.

Yes, Walsh School District submitted grants for a new PreK-12 school in 2019 and 2020. In both cycles, it seems that the CCAB recognized the facility needs but stated the needs of other projects may have been slightly greater. In all years the scoring has been close and a few points determined being listed as funded or not. In 2021, Under the direction of the Colorado Department of Education, a complete inspection of all HVAC systems was completed by a licensed mechanical engineer.

Our understanding is that in years past our FCI numbers were slightly lower than other competing districts, however, with the revised dates of our HVAC units and the aging out of equipment and systems, the Walsh School FCI number increased by 11 points from last year. As you will see from the descriptions in the deficiencies section, we feel our health and safety issues still go beyond what is captured in the FCI scores and the most appropriate solution for resolving the deficiencies is the construction of a new PK-12 school at the high school site. The FCI number will continue to increase as numerous systems are a year or two from extending beyond their useful life.

## Project Type:

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

## General background information about the district / school:

Walsh School District is a high-achieving, rural district in Southeast Colorado that serves 157 students in grades Pre-K through 12. We operate and maintain two separate school campuses with a third building for food service encompassing approximately 89,000 sf of facilities and an average building age of 59 years.

Our current sf/student is 593 and we have spent roughly \$2,495/ per student/ year over the last five years keeping our buildings running. This represents nearly 16% of our per pupil funding. In 2019-20 we spent over \$120 per student just to keep the fire alarms active after numerous false trouble calls. Demographically, 58% of Walsh's students are eligible for a free or reduced price lunch, 11% are students with a disability, and 25% are minority. The student population of Walsh has remained fairly stable over the past 10 years.

The staff and community place high value on the diverse opportunities for students in the Walsh School District. Everything from dual college credit to leathercraft are offered to high school students, as well as extracurricular opportunities including athletics teams, FFA and Student Council. We are proud of the "Performance" rating for the district and each school.

We have worked extremely hard in supporting our students' success by keeping the buildings and grounds well maintained. The community has demonstrated support for investing in this district by approving a 10 mill levy devoted to staffing and facility needs for Walsh School District.

We received a smaller BEST grant in 2018. This addressed corroded and leaking buried gas lines at the high school. The grant

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

also included a few limited security upgrades at both schools, and added a new electrical circuit in the HS concession area. Walsh is a town with strong traditions backed by a strong sense of community. Since early 2018, the Board of Education has appointed and supported a 15 member community planning team to make recommendations about facilities.

### Deficiencies associated with this project:

2022 supplemental narrative:

The deficiencies listed below still exist in all of the facilities.

Cost escalation has made addressing these challenges difficult. Pricing from our building partner is even more problematic than what we see across the industry. As you have learned, the market has risen by roughly 20% since our budget was put together in December of 2020. We had factored in a typical 5% escalation into our budget. This was clearly not enough.

Our most recent pricing has come back 25% over budget. The scope defined and priced, in that budget, already contains attempts to reduce cost. We knew the market was challenging from the start. Our 2021 BEST budget was based on a steel frame building with brick cladding, and brick and block gyms. It also included a new bus facility as our site constraints require us to build where the existing bus barn sits. Our current 26% over budget pricing assumed cmu cladding instead of brick, precast gyms in lieu of brick and block, and has completely eliminated the proposed bus facility. The district will simply need to figure out a place for our buses. We started cutting the project scope before we even started design. If the bus barn and initial scope assumptions were still included, our overage would be closer to 30%. The path to being on budget is still way out of reach unless we further reduce the program.

On top of industry challenges, the remote location of Walsh is exacerbating the issue. Walsh is 5 hours from the Denver metro area. In talks with the team, the General Contractor stated that the distance was causing a "Labor Premium" of anywhere between 25-50% for different subs. This is on top of the industry wide escalations all districts are facing. Additionally, the GC said that because of the distance, he was unable to obtain any sub pricing for masonry.

We have had to let this sink in over time, as we have reflected on this with our community. We will not get the school building we envisioned as we toured through facilities funded by previous BEST cycles. COVID has definitely changed the landscape in an unpredictable way. No one could have ever anticipated this problem.

(Text of the original grant is below, edited for length)

While conducting studies on our facilities, we have concluded that deficiencies described below are more significant than first thought, and our FCI scores don't fully encompass the health and safety concerns of our facilities. An example of this is the condemned 1928 structure that is the only path of emergency egress in a dead end hallway. This emergency exit is blocked off, because we feel it is more dangerous for the students to have access to the building than to fix the code violation of a blocked egress. In this situation, both choices are hazardous to our student population. It is not an exaggeration to say we fear each day for the safety of our students because of the location of this condemned building, which is not included in the FCI score.

The greatest life, health and safety concerns in our district are site and building safety, outdated building systems throughout, and hazardous materials.

### SITE SAFETY

Students travelling between campuses are exposed to natural elements and potential bad actors as Walsh facilities are spread across three city blocks. Students move between buildings all day which creates a health, safety and supervision challenge. In addition, students lose valuable academic instruction time while traveling between buildings.

All students must travel outside their school to the cafeteria, no matter the weather. Some elementary students travel each day over three blocks to the WJSH for academic programming. A portion of this trip consists of two city streets without sidewalks, exposing children to traffic risks. There are no security cameras, the office does not have a view of the students, and there aren't outside notification systems to warn children of danger.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

These issues are combined with serious pick up and drop off challenges. There are no bus lanes for the schools. The parent drop off is located in the public street near the front door and students must walk through both visitor and staff parking in order to go to their classes or leave at the end of the day. Because of poor grading, a large pool of water consistently gathers and freezes at the north facing front door of the elementary, causing a falling hazard. The bus loop is in back of the building and shares a service access road with trash service and food delivery. We try to avoid mixing these large trucks with small children, however, this separation is not always possible.

Site lighting near the main entry and in parking lots is inadequate around all buildings. Dark parking lots and door areas make monitoring by police challenging. Critical utilities are located in unsecured and unprotected areas. In several places, gas mains are located directly in front of parking areas with no bollards or protective fencing.

### BUILDING SAFETY

In both schools, there are no secure vestibules, minimal control over access, and no line of sight from the office to parking areas. Security for our buildings is a challenge as some doors don't close completely, and perhaps even more alarming, at times some of our emergency exits don't open. Because the building has shifted and moved over time, door frames are racked and can no longer be securely closed. Occasionally, exterior doors have been left ajar throughout the night. Unsecured doors provide free access to the school, posing a serious risk for staff and to everyone throughout the school day, especially since the buildings themselves are not consolidated into one campus. This is of immediate concern as a known meth house is within 50 yards of the WE campus (per Baca County Sheriff). Residents of this house have been caught checking doors of houses and vehicles in the area and one has even been taken into custody on the ES playground. Once the doors are opened, a person with nefarious intent could go anywhere in the school. Entry is very possible, considering the settling of the aging building and the lack of a consistent security system ensuring control over entry. The 11 exterior doors WE and 8 exterior doors at WJSH make this an even more critical issue.

Both schools have dangerous dead-end hallways. Emergency egress through the standing 1928 building is extremely hazardous. The building has collapsed ceilings and holes in the floor so we have chosen to lock the doors, believing the building is too unsafe for students to enter in any circumstance. However, since the building is still standing, in proximity to the school, and the door frames and locks are deficient, it is still possible for students to enter. In the high school, there is simply no egress from the dead end hallway.

### HVAC SYSTEMS

The buildings have outdated heating & cooling systems that not only fail to properly heat and cool but also provide inadequate fresh air. At the WJSH, classrooms are heated and cooled with "through wall" residential units that aren't recommended for use in schools, and aren't designed to bring fresh air into the classrooms. In both schools, multiple classrooms have NO outside air flow unless windows are opened, which is a safety concern and is not practical during winter months. At the request of CDE, a complete inspection of all HVAC systems was completed by a licensed mechanical engineer, who also measured CO2 levels at each school. It was discovered that CO2 levels are as high as 1740ppm in WEI. According to the Kane study, levels over 1000ppm begin to cause drowsiness and fatigue in students.

Engineers' inspection determined that the majority of the HVAC units had exceeded their life cycle. The current systems provide little outside air and subpar filtration of dangerous particulates. Additionally, these units cannot evenly distribute heat or cooling, which means the learning environment will be affected in the classroom, without even taking into consideration the building's temperature as a whole. The current systems are difficult to improve due to low ceilings and a high level of asbestos. Also, there is no ventilation in any corridor, so the hallways of both buildings have no fresh air.

The lack of fresh air creates air quality that is already poor and harmful to students and staff. In addition to all of these problems, the issue of COVID-19 has added one more danger to this environment. The CDC recommends installing filtration levels of MERV 13, but that is out of the question because of the age of the units (many installed in 1997). The units cannot be modified to allow for more air flow, and they will further fail to heat or cool the space.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

Fire Suppression systems don't exist. The facilities have unreliable fire alarms which fail often. We have spent over \$18,000 over just two fiscal years to maintain these systems.

## PLUMBING

The hallways, classrooms and cafeteria flood with sewage and sewer gas smells due to clogs in the sanitary system. Sanitary and Direct Water Lines issues rank high on the CDE Facility Assessment for WE. Custodians and maintenance personnel deal with regularly clogged and flooding toilets in this building.

Plumbing issues are also a major concern in WJSH, and certain toilets and sinks are perpetually out of order. The principal has found three inches of raw sewage in the locker rooms on more than one occasion. The smell of sewer gases is always present in the locker room area, signifying an extensive problem with sewer gas ventilation.

Sewage often collects in the food prep area, as the sewer line going away from the cafeteria has failed. Most notably, the line in front of the oven is not open, so there is a constant sewer gas smell in the cafeteria. Multiple attempts have been made by local plumbers to open the line but the problem returns, signifying a deeper issue.

Direct service water lines have also deteriorated and are coated with calcium from hard water. These lines will need to be replaced within five years if the BEST Grant is not successful. The district has no RO system for water even though the Town of Walsh recommends not drinking the water due to high levels of nitrates. However, since the school district is on the town's dwindling water supply, the community does not have a choice. Additionally, in the event of a fire, the lack of support of water availability will make an already disastrous situation even worse.

## ELECTRICAL SAFETY

Both the State Facility Assessment and an investigation by mechanical engineers as part of the Facility Master Plan cite alarming issues with the electrical system at both schools. The systems are original to the buildings, undersized, and overdue for replacement. The high school principal notes sparking light switches in the small gym and continual blowing of the breakers throughout the school. Local electricians blame limited capability of the outdated system to support modern necessities.

## HAZARDOUS MATERIALS

Landmark Consulting completed an investigation of hazardous materials, and two materials of concern were identified: asbestos and mercury. They found friable asbestos in both schools, in a joint compound, duct wrapping, insulation, white felt associated with linoleum, tinfoil heat shielding on lighting, white and gray surfacing, electrical wire insulation, drywall, and plaster throughout the building. The report went on to say due to the age of the building, we should assume that it is also in the buried ductwork and crawl spaces throughout the school. In addition to these friable ACMS, nearly all flooring and mastic contains non-friable ACMS.

### **Diligence undertaken to determine the deficiencies stated above:**

We have worked diligently for over three years 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 & that our problems are only accelerating as our buildings age. Actions taken to date to gather deficiencies information include:

- CDE assessment reports, reviewed & updated by planning team
- Third party engineering assessments during master planning - DCS (owner's representative) Wold Architects and Maxson Engineers
- Sewer scoping - Home-Town Solutions
- Radon testing - Radon Measurement Labs LLC
- CO2 monitoring - Wold Mechanical Engineering Team
- Asbestos testing - Landmark Consulting

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

- Second third party engineer hired to evaluate systems through the lens of ventilation and COVID19-Wold Mechanical Team
- Mercury-Colorado School District Self-Insurance Pool
- Safety Plans-Baca County Sheriff & Baca County Emergency Management

Using the Colorado Department of Education's Facility Assessment as our guide, we hired these consultants to help further understand the extents & 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.

### **Proposed solution to address the deficiencies stated above:**

2022 supplemental narrative:

In the face of our budget shortfall, our team diligently studied and priced multiple options for reducing cost. In addition to the reductions that got us from 30% to 26% (eliminating bus barn, no brick etc), at the Schematic Design pricing stage, the following concessions were also agreed to:

Switch to a 100% precast building - providing an exterior that is not of the quality of the BEST Schools that were toured throughout the design process

Reduced square footage in the classrooms

Reduced square footage in the Vo-Ag shop

Severely reduced paved parking - majority now being gravel

Significantly scaled back landscaping materials - majority now being native seed

Through the concessions listed above, we were able to further reduce the shortfall from 25% to 12%. We have worked diligently to preserve the original scope of the project and to keep all cuts from impacting students and staff as much as possible.

To make up the remaining 12% shortfall, we will have to make significant programmatic cuts as described in the urgency section below. With your help, a supplemental grant will enable us to avoid these painful programmatic cuts.

(Text of the original grant is below)

Walsh School District is requesting assistance to build a new PreK-12th grade school on the site of Walsh Junior/Senior High School. The plan is to build the new school on the practice field south of the Junior/Senior High School, demo both existing schools and the cafeteria, and reseed the area where the current Junior/Senior High School sets. What follows is how the district and community came to this crucial decision:

Consolidation is the right option because having all students under a single roof instead of walking across town is important and student safety was ultimately the most important factor in the community's decision.

Consolidation will only work at the high school site. The ES site is only 3.6 acres, far too small.

After agreeing that consolidating was desired, the District considered two options: a remodel and addition to the current WJSH, or a new stand-alone PK-12 building.

The Walsh BoE and planning team carefully evaluated the options. The magnitude of deficiencies at WJSH including the age and condition of the sewer lines, HVAC systems, and electrical service made a new build more cost effective than an extensive remodel of the existing high school. The extent of ACMs throughout the building make renovations costly and challenging.

Additionally, the layout and configuration of the WJSH contain many inadequacies, including dead end corridors, the location of the administration area, accessibility challenges, outdated learning environments, lack of clinic and student support spaces for special ed and BOCES support programs, and more. A cost analysis by our consultants determined the difference between a new build and renovation and addition was approximately \$2,000,000.

After considering all this information, it was determined by the Walsh Facility Team and Board of Education that this solution will most effectively address ALL the primary deficiencies: building safety, outdated building systems throughout, and hazardous materials.

The community support for this project has grown over time, as, once again, the Walsh Community shows its support for their schools and students.

### **Due diligence undertaken in defining the stated solution:**

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

2022 supplemental narrative - no revision  
(Text of the original 2021 grant is below)

2019-20 grant cycle - The District went through a facilities master planning process in alignment with CDE published master planning guidelines. Our team conducted robust assessments of our buildings and facilitated an inclusive planning process with significant stakeholder and community input. Site analysis was done to consider potential locations for projects. All programming analysis was done using CDE published Guidelines for Public School Construction. Potential project pricing was developed based on those same guidelines and on current codes and sustainability requirements.

2020-21 grant cycle - The District reflected on input and scores from CCAB and CDE representatives and reconvened the planning group to reconsider addition/ remodel vs new build.

2021-22 grant cycle - After gathering additional data around ventilation, sanitary lines, and radon, as described in the deficiencies due diligence section, the Walsh BoE once again decided to resubmit for a BEST grant to support a new PK-12 school building.

### MASTER PLANNING PROCESS:

The need for a thorough master planning process became urgently apparent in 2017 when a local plumber discovered a leak in a gas line at Walsh Junior/Senior High School. The line went directly into a stand-alone, residential heating unit in a classroom in the Junior/Senior High School. From this point, the situation became the “Proverbial Onion” as layer upon layer of facility challenges were discovered. Thankfully, the gas leak and these corroding gas lines were corrected through a BEST Grant and District match in 2018. An extensive process was immediately initiated to uncover issues and to consider a comprehensive solution to more of the facility challenges.

The Walsh Board of Education convened a Facility Planning Team, hired an owner’s representative and an architect/engineering firm. Together using the State’s Facility Assessment as a guide, the collective team did a complete analysis of all buildings and each site and started the community on a Master Planning process.

The Facility Planning Team met a total of six times with architects and the owner's representative. A complete list of major deficiencies and corresponding cost estimates was presented, the team then developed a list of criteria (see below) by which to guide the team’s decision-making process.

The Community’s support and input is critical.

The Plan should consider the community’s and state’s long term effectiveness and not short term fixes while finding opportunities to reduce operating costs in a 21st Century Learning Environment.

The plan should assume that the district will continue to exist with no significant change in enrollment .

With these criteria as a starting point, the team investigated eight possible solutions to address the needs of the district. Each of the options was scored by team members on a 10-point scale. The tallies appear below:

Wait and Repair as things breakdown (3 points)

Repair a couple of deficiencies (5 points)

Repair primary deficiencies (5.5 points)

Repair all Deficiencies (6.5 points)

Consolidate using a lower end addition (metal building) (6 points)

Consolidate using a high end design (10 points)

New Pre-K-12th Grade building (10 points)

Consolidate with no additions (6.5 points)

The Board then hosted two community meetings—both attended by well over 60 people—to ascertain whether the community would support the building of a new PreK-12 school. Almost unanimously, the community was in favor of moving forward with the plan of building a new PreK-12 facility on the site of the current Walsh High Walsh School District is not able to fund this project without the assistance of the BEST Grant.

School

The Board continues to reference the work of the planning team as they moved forward with the submission of the 2021 BEST Grant.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## How urgent is this project?

2022 supplemental narrative:

As you can see from the deficiency and solution section, the challenge is and has been immense. Our team and our school board realize that in these times, it would be inappropriate to ask for an additional 30%. Therefore, we truly have done our due diligence to consider every efficiency and reduction that we feel our community can accept. The real urgency will begin to take place should the design team have to implement the further programmatic cuts required to fully overcome our initial 30% budget shortfall. These cuts will also certainly impact our students and staff greatly. In order to get to the targeted number the following value engineering will be needed should a supplemental grant not be awarded.

Removal of a Pre-K Classroom

Removal of a locker room

Further reduction of classroom size

Reduction in the width of hallways which removes much of the space needed for pull out and flex grouping

Removal of Vo-Ag space - District to potentially build later outside of BEST

We are moving forward, and the building is being designed so these programmatic spaces can just be omitted if money is not available. We know times are tough for everyone, but hope you understand that our remote location is even further exacerbating our problem. This is a legacy project for our community that we will live with for generations. Please help us make this work.

(Text of the original grant is below)

If this grant is not awarded, we will continue to apply “band aids” on these issues as best we can, and continue to fall further and further behind as systems continue to age. Every building in the district has outlived its useful life, and the assistance of the BEST Grant will help to maintain a safe and suitable school for Walsh’s students.

If not awarded, our students will continue to be exposed to the elements and safety concerns as they move from building to building and between our two campuses. Ensuring the safety of students moving across town from building to building is critical as our town is seeing more and more nefarious individuals that have become bolder in their communities due to lack of law enforcement and isolation. As mentioned earlier in the application, not long ago, a student who had dropped out fired a rifle at the house of the former principal. Fortunately, no students were in the line of fire, but it is hard to feel confident that this will not continue to be a danger in the future. Having students move between buildings is not always a safety issue, but paired with the close proximity of dangerous environments, such as the stray dogs and the neighborhood issues, it is clear that a secure PK12 school is the only viable solution.

Without the help of the state, the resources to address these challenges are out of reach, as all reports indicate problems with direct water and sewer lines, mechanical, and the electrical systems will begin to worsen within the next five years. The rate of system failures is beginning to accelerate. The threat of COVID has only heightened awareness of our outdated HVAC units. Our plumbing is becoming more and more unreliable as sewage overflows are appearing in new locations and sinks and toilets are taken off-line. The need for a larger more reliable electrical service becomes apparent with lights that don’t function and breakers that continually trip. Additionally, a more reliable electrical system is necessary as technology continues to play a major role in student learning and the pull on electricity will only increase.

THE FUNDING OF OUR BEST GRANT PROJECT IS SO URGENT AND SO IMPORTANT THAT THE WALSH BOARD OF EDUCATION HAS TAKEN THE BOLD STEP OF COMMITTING AN ADDITIONAL \$400,000 OF OUR APPROPRIATED RESERVES TO THIS PROJECT.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

2022 supplemental narrative - no revision

(Text of the original 2021 grant is below)

THE FUNDING OF OUR BEST GRANT PROJECT IS SO URGENT AND SO IMPORTANT THAT THE WALSH BOARD OF EDUCATION



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

HAS TAKEN THE BOLD STEP OF COMMITTING AN ADDITIONAL \$400,000 OF OUR APPROPRIATED RESERVES TO THIS PROJECT. WE BELIEVE THIS COMMITMENT IS GOOD FOR OUR COMMUNITY AND GOOD FOR THE BEST PROGRAM.

The District has a permanent, flexible 10 mill levy override to provide additional funding for any district needs. In the past three years the levy override has ranged from 6-8 of the available 10 mills, and generates approximately \$225,000 of additional revenue for the District annually, depending on need. We have committed a minimum of \$100,000 per year for capital construction/renewal projects for the last 5 budget cycles and plan to continue to have this \$100,000 minimum set aside into the future.

In 2019-2020, \$100,000 was budgeted for capital construction/renewal in addition to the \$228,343 budgeted in the building fund for our BEST Grant project. In the 2019-2020 budget cycle, \$92,388 has been committed to the building fund, as well as having \$100,000 budgeted for capital construction/renewal. The district will continue to support the capital improvement funds at the current levels after the building of our new school building.

Walsh Schools has demonstrated their commitment to the long term care of buildings and facilities. As noted previously, while the buildings have outlived their lives and the majority of issues require significant capital investment, the significant issues noted are not a result of lack of maintenance but rather shifting and/or settling grounds resulting in significant impacts to sewer, water, tiling and drainage and natural end of usable life for cast iron sewer pipes and 1960's electrical wiring. Additionally, if these issues are left without being addressed, money will need to be invested no matter what, and it would be ideal to give students a new educational environment that is worth maintaining, rather than expecting students and teachers alike to continue to endure a subpar learning structure.

**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:**

Walsh School District RE-1, located in the extreme southeast corner of the state, was originally a single-building school constructed in 1928. This original building was originally deemed unsafe and condemned, then decommissioned by the Baca County Department of Health in 1970. However, the unused, decommissioned 1928 building is still standing and attached to Walsh Elementary School at the north end of a dead-end hallway. A gymnasium was added in 1931 and is the current location of the elementary physical education classes. Locker rooms in the old gym are unsafe and no longer in use and because of out-of-date design the gym has unsafe beams very close to the gym floor. The 1931 gym is structurally in poor condition with missing mortar and water penetrations. The only accessible entrance into the old gym is by travelling outside and around the building to a makeshift ramp.

In 1959, the districts of Buffalo, Bartlett, Stonington, Konantz, Mitchell and Walsh were forced to consolidate into the larger Walsh School District RE-1. As a result, the student population ballooned, and the resources and strain placed on the facilities grew exponentially. The current high school was built on a separate site in 1960, and an elementary addition was added in 1969. At that time, the district served 585 students. Over time, both campuses have had numerous additions and upgrades to provide for the changing educational needs of students.

Because of this abrupt student population increase, Walsh constructed all necessary buildings quickly. At the time of original construction, all buildings were in compliance with the building codes of the period. However, they were all built rapidly on a limited budget to accommodate a sudden increase in student enrollment after a forced consolidation in the 1960s, which meant the need for additional programming space also grew exponentially.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Walsh Junior/ Senior High School Campus (WJSH) : Junior/Senior High School is a 42,784 SF building. The main building was constructed in 1960, with an auxiliary gym added in 1972. New storefront frames were installed in 2004. New storefront and new locks were placed on all existing doors and access control was added at two locations in 2019. Sprinkler system currently being installed on high school football field. The VOAG is a metal building that is 5,755 SF and was built in 1969. No significant re-investments have been made since its construction. The Bus Barn is a 4,000 SF metal building erected at an unknown date. No significant re-investments have been made since its construction. 2017-2018 new roof installed at the high school and

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

new coating to roofs of VOAG and Bus Barn; new screens on exterior windows at high school; new LED lights installed at high school football field  
2018 new VoIP phone and intercom system installed at both main campuses and all exterior buildings  
2019 sprinkler system installed on football field  
2019 exterior gas lines replaced-lines were leaking causing a serious safety concern.  
2019-2020 AI phone/card system, and new front entrance storefront installed. All exterior doors rekeyed.  
2020-2021 four bottle fill water fountains were added to the elementary school and one to the cafeteria. Three walk behind floor moppers were purchased to more effectively and efficiently mop and sanitize tile and gym floors  
Walsh Elementary School Campus (WE) : Walsh Elementary (WE) is a 40,824 sf building. The original building was constructed in 1928 is still standing but was decommissioned in 1970 after being deemed unsafe by the Baca County health department. The building is currently being used as a storage space and does provide egress for other parts of the school. The gym was built in 1931 and connected to the original building with an addition in 1956. Additional classrooms were added in 1977. New locks were placed on all existing doors and access control was added at two locations in 2019  
New storefront and new locks were placed on all existing doors and access control was added at two locations in 2019; The cafeteria building is a metal building built in 1968. No significant reinvestment has been made in the cafeteria.  
2017-2018 New roof installed on the new portion of the elementary building; new roof coatings on original 1928 building and gym area; seven new AC units installed; 11 new windows installed; new carpet in one classroom  
2018 new VoIP phone and intercom system installed at both main campuses and all exterior buildings  
2019-2020 AI phone/card system, and new front entrance storefront installed. All exterior doors rekeyed.  
2020-Present Few modifications to buildings as resources went to Covid-19 prevention

### What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?

2022 supplemental narrative - no revision  
(Text of the original 2021 grant is below)

2016 State Library Grant \$3,500 (library books)  
Monsanto Innovation Grant \$10,000 (math and technology education)  
2017 State Library Grant \$3,500 (library books)  
Monsanto Innovation Grant \$10,000 (math and technology education)  
State Cafeteria Equipment Grant \$6,386 (new hot line)  
AIM-XL \$77,040 (over the course of 2 years to develop a comprehensive health and wellness policy)  
Bernard C. and Hazel Neill Foundation \$8,000 (vocational agriculture greenhouse)  
2018 State Library Grant \$3,500  
BEST Grant \$279,428 (gas line, electrical, security upgrades)  
Bernard C. and Hazel Neill Foundation \$228,343 (did NOT receive - BEST Matching)  
2019 Library Grant \$4,500  
Cooper-Clark Foundation \$5,221 (graphing calculators)  
Emma Belle Tolbert Charitable Trust \$32,834 (plasma cutter for VoAg class)  
Konkel Foundation \$10,559 (sprinkler system on football field)  
Make It Happen Grant \$114,588 (over the course of 2 years to implement comprehensive health and wellness plan)  
2020 Library Grant \$4,500  
Lane Turner Memorial Scholarship (Scoreboard replacement- \$8,000)  
Make It Happen Grant \$114,588 (Year 2)  
2020 Library Grant \$4,500  
Bernard C. and Hazel Neill Foundation \$46,831 (Wood CNC machine)  
Konkel Foundation \$3,863 (Technology for teachers)

### How do you budget annually to address capital outlay needs in your district/charter?:

The District has a permanent, flexible 10 mill levy override to provide additional funding for any purpose including capital needs of the district. The district has utilized some of these MLO funds to support capital projects and deferred maintenance needs. In the past three years the levy override has ranged from 6-8 of the available 10 mills, and generates approximately \$225,000 of additional revenue for the District annually. We have committed a minimum of \$100,000 per year for capital construction/renewal projects for the last 5 budget cycles. This is a districtwide figure.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The dollars per student for 2019-2020 is \$704, excluding the BEST Grant expenditures (FTE=142).  
 The dollars per FTE for 2018-2019 was \$671 (FTE=149), excluding the BEST Grant expenditures. The capital construction/renewal expenditures by year:  
 2016-2017 - \$59,414 - bus barn garage doors, high school carpet, suburban  
 2017-2018 - \$152,413 - VoIP phone system, carpet in elementary, LED lights at football field  
 2018-2019 - \$210,415 - facilities master planning services, finish VoIP phone installation, tree removal, sprinkler system on high school football field  
 \$103,102 - BEST Grant expenses (district match)  
 2019-2020 - \$27,000 (ytd) - elementary AC unit replacement/repair, fire alarm repairs (both campuses), Interior lock rekeying (all buildings/campuses)  
 \$88,718 - BEST Grant expenses (district match)  
 2020-2021- \$7,000 Water station/drinking fountain install  
 \$45,000 for capital cleaning upgrades ( vacuums, air purifiers, floor scrubbers)

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

2022 supplemental narrative - no revision  
 (Text of the original 2021 grant is below)  
 The District plans to demolish all buildings on the ES site and reseed the lot and has budgeted \$2,005,163 to get it done. After the decision to vacate the elementary school was finalized, potential buyers and uses were investigated. Representatives of the BoE met with the Town of Walsh to investigate if the town would like to purchase any of the facilities. Given the cost of improvements that would need to be invested in the current facilities in order to use them, the Town decided not to pursue purchasing the buildings. No other potential buyers or uses have been identified, and because of this the BoE decided that demolition of the buildings was the best option.

<b>Current Grant Request:</b>	\$2,715,509.00	<b>CDE Minimum Match %:</b>	40.00
<b>Current Applicant Match:</b>	\$282,216.00	<b>Actual Match % Provided:</b>	9.41433921
<b>Current Project Request:</b>	\$2,997,725.00	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$27,215,129.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$6,077,076.00	<b>Source of Match:</b>	Cash Reserves
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$36,289,930.00	<b>Escalation %:</b>	12
<b>Affected Sq Ft:</b>	61,614	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	161	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$588.99	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$48.65	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$18,619	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	383	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**  
 N/A

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

If match is financed, explanation of financing terms:

N/A

## Financial Data (School District Applicants)

<p><b>District FTE Count:</b> 1</p> <p><b>Assessed Valuation:</b> \$29,809,326 Statewide Median: \$116,019,842</p> <p><b>PPAV:</b> \$208,457 Statewide PPAV: \$167,001</p> <p><b>Unreserved Fund Bal 19-20:</b> \$2,543,915 Statewide Median: \$3,102,240</p> <p><b>Median Household Income:</b> \$40,511 Statewide Avg: \$59,201</p> <p><b>Free Reduced Lunch %:</b> 57.90% Statewide Avg: 46.98%</p> <p><b>Existing Bond Mill Levy:</b> 0 Statewide Avg: 6.71</p> <p><b>3yr Avg OMFAC/Pupil:</b> \$2,887.37 Applicants Median: \$2,381</p>	<p><b>Bonded Debt Approved:</b> \$6,077,000</p> <p><b>Year(s) Bond Approved:</b> 21</p> <p><b>Bonded Debt Failed:</b></p> <p><b>Year(s) Bond Failed:</b></p> <p><b>Outstanding Bonded Debt:</b> \$6,077,000</p> <p><b>Total Bond Capacity:</b> \$5,961,865 Statewide Median: \$23,203,968</p> <p><b>Bond Capacity Remaining:</b> (\$115,135) Statewide Median: \$11,500,738</p>
--	---

## 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>\$1,199,090.</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$29,811,080.</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	<u>\$5,962,216.</u>
D. Current outstanding bonded indebtedness:	<u>\$5,680,000.</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$282,216.</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> ( <i>This should equal line E</i> )	<u>\$282,216</u>

**School District: Walsh School District RE-1**  
**Project: Walsh PreK-12 School Replacement Supplemental**  
**Date: Feb 2, 2022**

Signed by Superintendent: 

Printed Name: **Kirk Henwood**

Signed by School Board Officer:

Printed Name: **Tim Hume**   
Title: **School Board President**

CDE – Capital Construction Assistance

Updated 12/15/2021

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

**HUERFANO RE-1 - Supplemental FY22 John Mall HS Replacement - John Mall HS - 1976**

<b>District:</b>	Huerfano RE-1
<b>School Name:</b>	John Mall HS
<b>Address:</b>	335 PINE STREET
<b>City:</b>	WALSENBURG
<b>Gross Area (SF):</b>	72,852
<b>Number of Buildings:</b>	6
<b>Replacement Value:</b>	\$22,382,120
<b>Condition Budget:</b>	\$10,954,968
<b>Total FCI:</b>	0.49
<b>Adequacy Index:</b>	0.31



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,829,374	\$3,159,848	1.12
Equipment and Furnishings	\$492,177	\$615,221	1.25
Exterior Enclosure	\$3,213,924	\$1,600,486	0.50
Fire Protection	\$14,944	\$836,844	56.00
Furnishings	\$674,331	\$42,218	0.06
HVAC System	\$3,018,363	\$1,204,723	0.40
Interior Construction and Conveyance	\$3,165,597	\$2,269,139	0.72
Plumbing System	\$985,807	\$844,445	0.86
Site	\$4,539,953	\$1,165,583	0.26
Structure	\$3,447,650	\$36,520	0.01
<b>Overall - Total</b>	<b>\$22,382,120</b>	<b>\$11,775,027</b>	<b>0.53</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** HUERFANO RE-1

**County:** HUERFANO

**Project Title:** Supplemental FY22 John Mall HS Replacement

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

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

**If Yes, please explain why:** HSD applied for a BEST Grant in 2020 and was third below the funding line. Reduced funding in 2020 has been cited as a reason for non-award. Also, a waiver was requested and the overall project costs were deemed high as compared to other applications.

In 2021, HSD reapplied and offered to contribute 5% more than the minimum required match from a bond passed in November of 2020.

HSD was awarded a BEST Grant in 2021.

## Project Type:

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> New School   | <input type="checkbox"/> Roof               | <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Water Systems     |
| <input checked="" type="checkbox"/> School Replacement  | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting           | <input type="checkbox"/> Facility Sitework |
| <input type="checkbox"/> Renovation   | <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> Land Purchase     |
| <input type="checkbox"/> Addition   | <input type="checkbox"/> HVAC               | <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Technology        |
| <input type="checkbox"/> Security   | <input type="checkbox"/> ADA                | <input type="checkbox"/> Window Replacement |  |
| <input type="checkbox"/> CTE: Auto, Welding, Construction Agriculture, Culinary and Cosmetology |   | <input type="checkbox"/> Other:             |  |

## General background information about the district / school:

Huerfano School District Re-1 is located in Walsenburg, CO. It provides services to most of Huerfano County with the exception of the south-west corner where La Veta School District is located.

Peakview School has 309 students in grades PK-8. The mission of Peakview is to provide a challenging academic program in a safe environment with a commitment to all content areas, and a specific emphasis on literacy and math.

John Mall High School has 157 students in grades 9-12. The mission of JMHS is to provide a safe learning environment and exceptional educational opportunities for all students to succeed in an ever-changing world.

John Mall was closed in November of 2020 due to structural safety concerns and was re-opened in late spring 2021. CSDSIP assisted the district with repair of structural damage sustained during a snow storm in late October 2020. The district noticed a significant drop in academic focus and achievement when the school was closed.

With the BEST Grant award in 2021, a new John Mall facility is currently being designed. The new John Mall facility will house grades 7-12 and eliminate the need for students to travel back and forth between Peakview and John Mall buildings.

Bond dollars are to be used to provide the match amount for the 2021 BEST Grant, as well as significant capital projects at Peakview, and some dollars being spent to upgrade Gardner Charter School. The school district is ready to show the community how their dollars, along with the BEST grant, can transform the manner in which education is being delivered.

## Deficiencies associated with this project:

In 2021, Huerfano School District was awarded a BEST Grant for extensive building deficiencies that are summarized below. The reason for this 2022 BEST Grant Application is because the construction budget included in the 2021 application and subsequent award, is not adequate to cover the volatile market escalation that has caused the cost of commodities to rise at an unprecedented rate.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Below is a truncated list of facility deficiencies that led to the award of the 2021 BEST Grant.

- The current John Mall school was closed by DFPC (State of Colorado) inspector in October 2020 due to unsafe structural conditions after a snow storm. After a structural assessment, it was concluded that while the primary steel structure is not yet considered to be at risk of imminent failure, the exterior brick (shear) walls will continue to move and crack. While the district has been vigilant to swiftly attend every sign of structural movement, there is a generalized concern in the community regarding student safety. This is why in November of 2020 the Huerfano community said YES to replacing John Mall High School.
- The roofing system shows concave depressions on its surface and there is associated ponding in multiple locations. The originally designed 1/8" per foot slope is compromised and steel joists have sustained damage over the years. The roof leaks constantly and it is impossible for district staff to locate the source of water infiltration.
- The main electrical switchboard was replaced in 2004 but has a limited capacity. Power distribution is from 1975 and is insufficient for instructional use in classrooms and increased use of electronic devices.
- Heating, Ventilation, and Air Conditioning (HVAC) are not code compliant for school occupancy. Proper ventilation, air distribution and student comfort are system deficiencies that greatly impact the learning environment, especially during a pandemic. Insulation is non-existent on the exterior walls (zero insulation!) and wall movement causes cracks. This continues to breach the building envelope, making it very difficult to maintain adequate temperature levels during both the cooling and heating seasons.
- All of the domestic water distribution is original and due for replacement. There are no sprinkler systems in the buildings and the corridors are not fire rated.
- Classroom size is not equitable and this is problematic for operations. Career and Technical Education space is outdated and not adequate for the business-focused curriculum that the school wants to provide.
- Asbestos containing materials are present throughout. Non-friable asbestos is mostly located on walls, floors and ceiling materials. Existing block walls contain asbestos that will need removal prior to the eventual demolition of the building. Friable asbestos is present in piping insulation in the boiler room and above ceilings throughout the school. As the ceiling tiles often fail from chronic roof-leaks, it is common to have the classroom environment exposed to above-ceiling materials.
- Building security is one of the main concerns for the Huerfano community. There are multiple entry points into both buildings and amplification of cellular or public safety radios is not existent.

The Huerfano School District community passed a bond election in 2020 and, with the help of CDE and the BEST program, is now underway with the design of a new facility to replace John Mall High School. Extraordinary escalation rates between 2021 through today are the reason for the current application for supplemental funding.

At the time of this application, the project has gone through two extensive pricing exercises and has completed Design Development. Final Construction Documents (CDs) are anticipated to be issued to the State to begin permit review in mid-April.

The allocated construction cost per square foot in the 2021 BEST Grant application is \$410/square foot (inclusive of construction escalation and construction contingency); and with a reduction of \$3.15M of re-design and value engineering already in place (\$2.9M VE at Schematic Design and \$250,000 additional VE target at Design Development), we remain at \$505/square foot with few options to reduce the construction costs further. This reflects a 22% cost increase in construction costs between 2021 BEST Grant budget and the 2022 costs from Nunn Construction, which is due to the market escalations. While it is standard to include value engineering as part of most - if not all - school design processes, Huerfano School District has gone beyond what we may experience as "normal" value engineering and has made concessions to have some "bare bones" design. This is what is needed to focus all efforts and cost to get a safe and secure 21st-Century learning facility to house the 7-12th grade students of Huerfano County.



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

As a point of reference for the value engineering efforts, there has been a reduction of \$56/square foot or a 10% reduction in construction costs. Nunn has run two separate pricing exercises (at schematic design and design development phases) and has received multiple bids from their trade partners. As noted above, value engineering is certainly part of all projects and the process usually follows an iterative process that begins by reducing scope or adjusting design that does not affect the overall program or intent of the building. Some of these value engineering considerations, totaling approximately \$1.4 million, include:

- Eliminating smoke evacuation system - this was done by re-designing the interior of the building to avoid an "atrium". Additional walls and roll-down doors were required but overall the cost savings were favorable.
- Revision of the floor-to-skin ratio.
- Modification to exterior materials - using CMU in lieu of pre-cast panels at gym; reducing brick; modification to roofing materials.
- Removing emergency generator - not required by code.

Further rounds of value engineering did cut into some scopes that affect the intent of the original BEST Grant application. Some of these reductions, totaling approximately \$1.5 million, include:

- Delete student lockers.
- Reduction of culinary equipment in CTE kitchen lab.
- Reduction of culinary equipment for main kitchen - re-use any equipment with useful life that is in the current kitchen.
- Revisions to site design.
- Use gravel in lieu of asphalt in parking lots and fire lane.
- Large cut in landscaping (~\$500,000). This eliminates the proposed playfield and additional plantings around the site.
- Delete chemical treating of sub-grade at sidewalks. Not preferable to do this with the soils conditions but this is easy to add back if contingencies allow.
- Removal of horizontal sun shades and motorized shades.
- Eliminating site monument sign.
- Eliminating outdoor furnishings.

A final round of target reduction from the Design Development estimate anticipates a target reduction of \$250,000. This will likely come from further site adjustments and a removal of any audio-visual equipment at the stage.

We originally considered a reduction of furniture, fixtures & equipment (FF&E) scope but in early March 2022, we received information from a local FF&E vendor that reports a 20-25% cost escalation for furniture in 2021 and an additional 10% assumed escalation for 2022 and beyond. Our understanding is that the majority of escalation of FF&E is due to plastics (commodities) price increase and a huge increase in freight costs. With this hurdle on FF&E cost increases, we have kept our original FF&E budget the same and will work within that amount to get as much of the original FF&E scope as possible.

Additionally, we have seen a considerable increase in the State Permit Fees to receive a building permit through DFPC. Our original BEST Grant in 2021 anticipated a permit cost of \$25,000 and recent state calculations show the cost will be \$148,000.

The cost escalation included in the 2021 BEST Grant budget was 3%, or \$607,748. The construction cost numbers quoted above (\$410/sf vs. \$505/sf) are inclusive of the escalation in the BEST Grant budget, therefore the calculation to determine the escalation overage is the full 22%. Cost escalation is based on construction hard cost, therefore, the escalation based on a project cost of \$505/sf, is \$5.3 million. This is in line with the escalation on the national averages we are seeing between the 2021 BEST Grant budget and 2022 construction cost escalation.

Nunn Construction has put together recent trends in cost escalations they have received from local trade partners. The subcontractor information that Nunn received has come from multiple construction projects they have been working on in 2021 in the Pueblo market - just 45 minutes north of Huerfano County. These cost escalations are trending higher than the national average for the specific commodities shown in a report by Cummings Management Group showing various

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

percentage increases of material between 3rd quarter 2020 and 3rd quarter 2021. While numbers across industry reports are not exactly the same, the AGC has reported an overall escalation of 27.8% from April 2020 to August 2021; in a quarterly report by Mortenson Construction, they indicate between 3rd quarter 2020 to 3rd quarter 2021, the construction cost index has a national average increase of over 19%. A Construction Cost Outlook report by JLL in August 2021 noted an average of 23% increase over the previous year.

While some articles about escalation in early 2022 note that there is an expected “plateau” or slowing of escalation cost anticipated this year, our Design Development estimate in mid-March showed costs still continuing to increase. In order to mitigate and protect risk of increasing costs, our construction cost estimate at Design Development includes contingencies specifically for: a) known escalation - some subcontractors are aware of cost increases that will be hitting in the next few months; b) unknown/anticipated escalation; and c) normal construction contingency that is part of the standard GMP. The total of these contingencies in the construction cost estimate is 10%. We feel this will help protect against future escalations. In a “normal” process, once a project has sub-contractors locked into a contract, costs do not fluctuate much, or at all; over the past two years, even with subcontractors locked into contracts, we see requests for changes for material increases. This is why the normal contingencies are at a higher percentage. We are hopeful that there will be costs remaining in these contingencies and we would be able to “buy back” some of the cut scope, like paving of parking lots and adding back in the play field and landscaping. However, our main priority remains completing the educational program scope within the new junior high/high school building and we feel we’d be able to do that with the costs and approach in this supplemental grant request.

### **Diligence undertaken to determine the deficiencies stated above:**

Due diligence for the 2021 BEST Grant application included several building assessments, heavily focused on structural concerns, but also included additional architectural and engineering assessments. An extensive community-based master plan process was led by Wold Architects between 2019 - 2020 that supported two BEST Grant applications in 2020 and 2021, with award of the BEST Grant in 2021.

As part of interviews in September 2021 for the general contractor, all four firms that were interviewed stated concern for the market volatility and informed the selection committee of on-going rising costs; additionally stating that the budgeted cost per square foot amount may not be adequate based on what the general contractors were actively seeing in the industry for other new school projects. Since then, due diligence for this project has included thoughtful design that meets the district and community intent and works within the footprint of the site; extensive value engineering and re-design exercises to work on bringing cost into alignment, which includes some very “bare bones” site design that are uncommon on new school projects; and working to secure additional funding from the district and through various grants.

Due diligence for the current BEST Grant application request has included a thoughtful design process that included the District and Huerfano community; two thorough cost estimating efforts by the general contractor; subsequent value engineering and redesign; and research of construction cost escalation trends in both Colorado and at the national level in order to carry appropriate contingencies to mitigate any risk of continued escalations we may see between now and the completion of construction.

Wold Architects led a schematic design process that included multiple Design Advisory Group meetings that included district administration, board members, staff, students and parents. Following this process, schematic design (SD) drawings were issued to the general contractor for the first pricing exercise in November 2021. In mid-December Nunn Construction compiled pricing for the SD drawings where costs initially came in at \$518/square foot. The entire team took eight weeks, solely focused on re-design and value engineering, to work on reducing costs. While this initial reduction was able to get to \$480/square foot. After Design Development (DD) drawings were further detailed and estimated, Nunn re-priced the documents in mid-March with costs upwards of \$510/square foot. We have a target to continue additional value engineering to reduce cost to \$505/square foot. Nunn received several bids for each trade and feels they have solid coverage of costs from the subcontractor market. Many subcontractors expressed concern for continued material price increases. Nunn prefers to carry the escalation contingencies in their numbers/scope instead of their subcontractors, which allows Nunn to control that cost. As noted in the deficiency scope, Nunn is carrying a total of 10% contingencies: 3% construction contingency (normally part of the Guaranteed Maximum Price), 3% standard escalation, and 4% known escalation their subcontractors have made them aware of that is likely going to occur prior to material shipments by their subcontractors.

The project team understands they have been tasked with providing a program and scope that meets the criteria that was

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

included in the 2021 BEST Grant application and subsequent award. The allocated cost per square foot in the 2021 BEST Grant application is \$410/square foot and with a reduction of \$3.1M of re-design and value engineering already in place, we remain at \$505/square foot with few options to reduce the costs further.

### **Proposed solution to address the deficiencies stated above:**

After reviewing the structural building deficiencies and the educational inadequacies of their outdated school, the Master Planning Committee unanimously approved recommending a 2020 bond election to the Huerfano BOE to include the following BEST Grant Project, which was approved as part of the 2021 BEST Grant award and successful passing of the 2020 bond election. The bullet points below are taken from the 2021 BEST Grant Application and the 2020 Bond language.

- Replace John Mall High School east of the existing building with enhanced vocational (CTE) opportunities.
- Demolish failing structure and re-establish with outdoor learning and play areas.
- Demolish old shop/wrestling buildings.

Additional 2020 bond scope (separate from BEST Grant):

- Address most pressing facility deficiencies at Peakview School
- Remodel Peakview to align program with new John Mall Secondary School.
- Provide funding to Gardner Charter School for upgrades to their outdated school building.

The design for a new John Mall secondary school is currently underway and will address all of the building deficiencies listed in the previous section, including the educational adequacy problems mentioned. The new facility will be built following the CCAB Construction Guidelines and best practices for schools and will be located east of the existing John Mall High School and West Wing. It will include modern classroom technology and will help enhance the Career and Technical Education offerings for grades 7-12. The master planning committee and school district educators had strong feelings about enhancing the educational experience for 7th and 8th graders through increased exposure to electives, especially CTE offerings. While a PK-8 and a traditional High School have provided a good educational model for many years, the Huerfano school community is planning to include 7th and 8th grade students in the new proposed Secondary School. This won't only enhance the educational experience for 7-8 th graders but will also increase the number of students that will benefit directly from this project. This is also advantageous for staff due to the current sharing of teachers (HS and Middle School) thus no running from building to building.

The proposed school is designed to be 55,998 square feet. It is approximately 8,000 square feet smaller than the existing 9-12 John Mall High School footprint (including the west wing) and will have the capacity to accommodate 7-8th grades. In addition to the core curriculum, the new school will provide the appropriate space to enhance CTE instruction. The new building will include a gymnasium but all other outdoor sports fields will remain as is.

In addition to this comprehensive school replacement project, the district is planning to address the most pressing facility deficiencies at Peakview School. The 4 classrooms currently occupied by 7-8th grades will allow the district to align Peakview with secondary school vocational instruction by providing project maker-labs in order to create spaces for hands-on learning for PK-6 students. These additional much needed improvements will be funded separately from this BEST grant through the district's successful 2020 bond.

The above solution, proposed in the successful 2021 BEST Grant application, remains the main focus of Wold Architects, Nunn Construction, Artaic Group, and Huerfano School District and community. The highest priority is to provide a new, safe and secure school building that the 7-12th grades can move into. The current design and construction schedule will allow for that to occur in winter 2023. Additionally, some bond money needs to remain available to address Peakview and Gardner schools as allocated in the 2020 bond language.

The solution to the budget deficit is being tackled in multiple ways, but Huerfano School District is falling short of a full solution that would result in providing all scopes included in the 2021 BEST Grant application. Part of the solution to the current escalation issue has included value engineering and re-design in excess of \$3.1 million dollars from the initial design, thus reducing the cost of the new building significantly. As noted above, the current school costs have been reduced to \$505/square foot, and with the 2021 budget of \$410/square foot, the cost delta between the 2021 BEST Grant budget and

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

the 2022 costs is \$95/square foot on a 56,000 square foot building, equaling \$5.32 million. To add to the solution, Huerfano School District has agreed to increase funding to the project budget from the bond dollars available from the passing of their 2020 bond. This approach to offering additional funding means taking money allocated for Peakview and Gardner projects, however, the main focus of the bond was to replace John Mall School. Therefore, Huerfano School District has agreed to increase the John Mall project budget by \$2.5 million. Of the \$2.5 million increase from the District, approximately \$100,000 is being used for non-construction cost items, allowing \$2.4 million to be applied to the \$5.32 million construction hard cost over-run. The remaining hard cost budget deficit is \$2.9 million.

Receiving supplemental funding via this BEST Grant application would allow the full scope included in the 2021 BEST Grant application to be fulfilled. While it does not include items such as paving of parking lots and a limited site scope, we do believe we could purchase these scopes back into the project with available contingencies.

### **Due diligence undertaken in defining the stated solution:**

The solution to the successful 2021 BEST Grant application included a community-led Master Planning Committee; and a facilities conditions assessment, both led by Wold Architects and Engineers. The group met six times for two hour meetings in order to develop guiding principles, discuss assessment findings and to define a path moving forward. Following the directive from the BoE to replace John Mall High School, the Master Planning team, together with district and school administration, developed an architectural program for the school replacement. This occurred over the course of three meetings at the end of 2019. A narrative describing desired architectural specifications (following CDE Construction Guidelines) was also developed and shared with construction partners that developed cost estimates. With an unsuccessful grant application in 2020, Wold Architects assisted with revisions to the 2021 BEST Grant application. This included some adjustments to the original design solution and revisions to the budget, again going through the process of cost review by two general contractors.

Following the successful award of a 2021 BEST Grant, Huerfano School District assembled a project team following a competitive procurement process. The design process, led by Wold Architects, has included a series of design meetings with a Design Advisory Group - made up of Huerfano School District administration, staff, board members, students and community members. The design solution was arrived at from a combination of Design Advisory Group input and constraints of the site. As part of early design diligence, the soils report indicated an expensive drilled pier solution would be required for the foundation system. Additionally, the site footprint is compressed by the adjacent water ditch. This resulted in a 3-story solution to the new building. A two-story solution was considered but could not fit the constraints of the site - and likely would have resulted in additional cost due to a larger foundation being needed. The proposed design solution was completed as part of schematic design drawings in November 2021.

As part of due diligence on the cost review, Nunn Construction, our selected general contractor, has managed two thorough bid processes of the schematic and design drawing packages. This has included getting costs from subcontractors and having discussions on continued trends in cost escalation. Nunn has also prepared a document showing the escalation their subcontractors are reporting on various construction materials. As part of continued design after schematic drawings were completed and priced, Wold and their team of engineers hold a weekly meeting to continue design efforts. Both Nunn Construction and Artaic Group attend those meetings in efforts to provide constructability input and to ensure the final design aligns with the anticipated project costs.

Additional due diligence has included research of the market escalation. Numerous reports and articles have been written to document the extraordinary escalation issues in construction. The Association of General Contractors (AGC) has documented a 27.8% increase in bid prices from April 2020 to August 2021. Much of this information was not available in "real time" and could not be anticipated at the time of the 2021 BEST Grant. Nunn Construction is including escalation in their bid number (7% escalation) in anticipation of continued increases between the time of this application and the time of construction is completed, anticipated in winter 2023. Additionally, Nunn has a 3% construction contingency included as part of their standard estimate. In total, there is 10% escalation/contingency in the construction estimate to protect against escalation and construction unknowns.

### **How urgent is this project?**

The design for the new John Mall Replacement School is well underway and anticipates completing design in March 2022; followed by an anticipated construction start date in summer 2022. The new building will continue on schedule as this is the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

most urgent reason the 2021 BEST Grant was awarded. The new building is anticipated to be complete in winter 2023.

The original plan was to abate and demolish the current John Mall High School and West Wing following the Huerfano School District move into the new replacement building. After demolition, the site was to be re-established with outdoor learning and play areas. This is the scope that Huerfano School District will cut from the project. While not ideal in any scenario, the main priority remains getting students into a new, safe and secure school building.

The urgency to abate and demolish the current, failing structures is high. Certainly there are programmatic concerns - students being able to utilize the outdoor areas for learning and play; and aesthetic concerns - building a new beautiful school and having two abandoned buildings between the active schools of Peakview and John Mall. However, the main concern is safety. Abandoning structurally unsafe buildings, located between the Huerfano School elementary and Jr/Sr. High School buildings, is disconcerting.

Construction cost escalation over the course of the pandemic has been volatile and unprecedented. At the time of the 2021 BEST Grant application, the full impact was unknown. Huerfano School District has gone above their required match amount by adding in another \$2.5 million (on top of the additional 5% they increased their match last year); the team has value engineered the project by \$3.1 million. The commitment of the team to this project is high, but the 20%+ escalation is too much to overcome.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

Huerfano 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 upkeep has been costly but necessary.

Once the new school is built, the district expects the maintenance demands and expenses to decrease but is well 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 district does not expect any changes in how it currently approaches maintenance. The capital renewal budget commitment will be 1.5% of per pupil funding. During the last several fiscal years, funding per pupil has been roughly \$9,500 - The capital renewal commitment the coming year is estimated to be roughly \$75,000.

**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 building was built quickly on an insurance claim budget. Given the current condition of the building, we know that the required soil amendments and adequate site grading needed for this project were minimal or excluded from the effort. Additionally, the building was constructed in an unusual way, which sacrificed a continuous exterior wall system for the sake of the necessary speed at which the construction needed to take place. Together, these issues have caused recurring cracks, leaks and leaning walls that continue to threaten the learning environment.

The construction of John Mall High School was a rushed endeavor during the fall of 1975. It was built directly after the former High School, built during the 1920s, burned down over the summer. That school year, the Huerfano School District managed to place students and teachers in temporary classrooms throughout Walsenburg, while the new High School was planned and built in less than 12 months, funded with the proceeds of the district's insurance claim.

The new school was adequate as a school facility at the time, and provided, in record time, the much needed space for students to attend school. One year later, another building, now called the West Wing, was constructed to provide additional classroom space. Some years after the construction of the main building and the West Wing, the buildings started to show signs of stress caused by structural movement. Steel plates and rods were installed in strategic places to avoid the collapse of

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

the brick walls.

Following a comprehensive structural and architectural assessment of the building's condition in 2019, it was discovered that chronic structural movement due to poor drainage and expansive soil combined with the atypical way in which the building was constructed have both been the source of recurring health and safety issues for the students and teachers who attend and work in this structure. As the building moves, the roof and walls crack and the exterior walls lean in. This causes water infiltration and structural safety concerns that the district addresses as they manifest, one at a time.

## **Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

John Mall High School presents many health and safety issues and system deficiencies. Structural movement is the main source of water intrusion and safety concerns through roofs and walls. Many roof leaks are chronic because of the difficulty to track down the source and wall cracks are simply sealed as they appear. Leaning walls have been traditionally dealt with by installing large washers with threaded rods welded back to metal studs. CDSIP repaired damaged roof joists from a snow storm in October 26, 2020. Complete lack of insulation and non-compliant HVAC systems have triggered many projects over the years to attempt to achieve student comfort. In 2004, the Rooftop Units were renewed and retrofitted to accommodate residential compressors and add cooling. In 2008 the school installed new boilers and Alerton controls. The district is aware of the lack of ventilation in classrooms but it is unable to address the issue due to cost and a maximized structure that would be incapable to hold heavier units and ductwork. Besides dealing with recurring roof leaks and wall cracks, in the last three years, capital investments have been focused on building safety and security. In 2016 the school security system and cameras were upgraded to a Honeywell system. The system now monitors all 19 doors and includes 26 cameras. In 2018 the district made targeted hardware investments to main doors for proper functionality and to reinforce security. In 2019, a large area on the Gym floor started to buckle. It was repaired through an insurance claim at the cost of \$118,900 and it was found that there was an underground source of humidity. Without invasive exploratory work, it was impossible to determine where the water was coming from. The assessment team believes that due to the prevalent grading issues throughout the site there are indications of water infiltration that will continue to affect the building's perimeter and contribute to the chronic structural movement and damages. The district spent \$51,693 on John Mall for additional maintenance in 2019.

## **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Huerfano School District has value engineered the design of the project, which reduced cost by \$3.1 million; HSD has also put in \$2.5 million of additional funding into the project. Huerfano School District will be pursuing additional grants. Artaic Group has been successful in assisting other school districts pursue grants and will assist Huerfano School District in these pursuits. Some grants being considered are Community Development Block Grant, Perkins Grant, E-rate, Go-Co, among others.

## **How do you budget annually to address capital outlay needs in your district/charter?:**

The district does not expect any changes in how it currently approaches maintenance. The capital renewal budget commitment will be 1.5% of per pupil funding. During the last several fiscal years, funding per pupil has been roughly \$9,500 - The capital renewal commitment the coming year is estimated to be roughly \$75,000.

## **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

In recent fiscal years, the annualized utility costs have been between \$95,000 and \$110,000. This high figure is in part due to the energy inefficiencies that currently prevail at John Mall. While it is difficult to accurately project future electrical, water and natural gas expenses in the new building, it is estimated that these expenses could be reduced once the new school is built.

## **If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The 2021 BEST Grant application included abatement and demolition of the existing John Mall High School and West Wing. The project continues to carry funding to abate and demolish the current buildings that will be un-occupied.

<b>Current Grant Request:</b>	\$2,177,935.44	<b>CDE Minimum Match %:</b>	28.00
<b>Current Applicant Match:</b>	\$765,220.56	<b>Actual Match % Provided:</b>	26.00

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Current Project Request:</b>	\$2,943,156.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$20,837,068.50	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$9,361,581.50	<b>Source of Match:</b>	District bond obligation passed in Nov, 2020. The bond from November 2020 included the match required for the 2021 BEST Grant, but also included funding for additional school projects, namely at Peakview Elementary and Gardner but does allow for usage for the 2022 BEST Grant match.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$33,141,806.00	<b>Escalation %:</b>	2
<b>Affected Sq Ft:</b>	55,998	<b>Construction Contingency %:</b>	9
<b>Affected Pupils:</b>	179	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$591.84	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$103.65	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$488.19	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$16,442	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	313	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$16,400,000
<b>Assessed Valuation:</b>	\$109,813,718	<b>Year(s) Bond Approved:</b>	20
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$231,603	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$1,889,434	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$37,388	<b>Outstanding Bonded Debt:</b>	\$17,555,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	81.00%	<b>Total Bond Capacity:</b>	\$21,955,970
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	4.18	<b>Bond Capacity Remaining:</b>	\$4,400,970
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,265.05		
Applicants Median: \$2,381			

Division of Capital Construction

## BEST School District and BOCES FY2022-23 Unreserved Fund Balance Alternate Waiver Request

*\*Note: This Waiver request form is ONLY for use in the FY2022-23 grant round in requesting a specific reduction in match to offset the potential sudden increase in match for some applicants due to a change in the Unreserved Fund Balance match factor. This form may be submitted on its own or in addition to a standard Waiver Application form; if submitting in addition to a standard Waiver Application form, please include the reduction shown here on both forms (i.e., this form should include the reduction shown here, while the standard Waiver Application form should include the reduction shown here in addition to the reduction requested on that form).*

For the FY2022-23 Grant Round, the Capital Construction Assistance Board is offering an optional waiver for districts whose match has significantly increased unexpectedly due to a change in the matching weights and the revised calculation of Unreserved Fund Balance as a percentage of annual budget. Affected applicants will be provided with match figures with and without the weight/calculation change for their consideration in submitting this optional waiver request. This request for reduction will be limited to the difference between the match percentage as calculated using FY21-22 methodology and weights and the current FY2022-23 methodology and weights.

The BEST grant is a matching grant and each applicant is assigned a unique minimum matching requirement, pursuant to 22-43.7-109(9) C.R.S., to identify their financial capacity. An applicant may apply to the Capital Construction Assistance Board for a waiver or reduction of the matching moneys requirement for their project if the applicant determines their minimum match is not reflective of their current financial capacity, pursuant to 22-43.7-109(10) C.R.S. Waiver applications are reviewed independent of the grant application. Upon review of the waiver application, the Capital Construction Assistance Board will make a motion to approve or deny the applicant’s waiver request. The Capital Construction Assistance Board shall seek to be as equitable as possible by considering the total financial capacity of each applicant pursuant to 22-43.7-109(11) C.R.S.

### Instructions

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

Under previous CCAB weights, the match requirement for HUERFANO RE-1 would have been 26%. Under revised CCAB weights, the match requirement is 28%. The revision significantly increases our expected match, impacting our ability to plan for capital needs.

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

CDE Minimum Match Percentage:



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

**Animas High School - Supplemental FY21 Animas HS Replacement - Animas HS - 2013**

<b>District:</b>	Charter School Institute
<b>School Name:</b>	Animas HS
<b>Address:</b>	271 Twin Buttes Avenue
<b>City:</b>	Durango
<b>Gross Area (SF):</b>	24,600
<b>Number of Buildings:</b>	2
<b>Replacement Value:</b>	\$5,930,923
<b>Condition Budget:</b>	\$1,086,716
<b>Total FCI:</b>	0.18
<b>Adequacy Index:</b>	0.50



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$970,590	\$439,416	0.45
Equipment and Furnishings	\$98,562	\$0	0.00
Exterior Enclosure	\$753,297	\$0	0.00
Fire Protection	\$219,991	\$0	0.00
HVAC System	\$298,051	\$267,608	0.90
Interior Construction and Conveyance	\$914,945	\$342,506	0.37
Plumbing System	\$310,408	\$29,560	0.10
Site	\$694,577	\$7,629	0.01
Special Construction	\$1,373,505	\$0	0.00
Structure	\$296,996	\$0	0.00
<b>Overall - Total</b>	<b>\$5,930,923</b>	<b>\$1,086,719</b>	<b>0.18</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** Animas High School

**County:** La Plata

**Project Title:** Supplemental FY21 Animas HS Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Animas High School opened in 2009 to offer rigorous, individualized college preparation. Animas is a public charter school serving grades 9-12, chartered through CSI. The vision 13 years ago was to create a small school that embodies educational leadership through innovative programs that raise the bar for public education. This is accomplished through preparing all students for college and postsecondary success by creating critical thinkers and engaged citizens through an innovative, student-centered, project-based curriculum. When the school opened, options for a school location were limited, and leasing space in a strip mall was the best option. In 2013, the City of Durango, Durango Fire Department and CDOT requested the school relocate to a more suitable site. The school secured land and settled into a second temporary home. In spite of the temporary location and less than ideal facilities, AHS is successfully fulfilling its mission. Over the last decade, AHS has become a well-established, respected educational choice in SW Colorado. Though chartered through CSI, Animas has developed a collaborative relationship with Durango 9-R, joining forces in a successful MLO and bond measure. As a community, we are now comfortable with talking about “fit” in schools, rather than seeing charters as a threat to traditional public schools. This was the dream of the school’s founders and it has taken a tremendous amount of collaboration, humility and hard work to get here. Animas has been rated by CDE as a performance school every year of its existence. 100% of Animas students are accepted into a college and the college persistence rate is 88%. Animas is one of 8 schools across Colorado recognized with an ICAP award for our college and career program; in addition, our senior capstone project is held up as an exemplar by CDE. Animas’ demographics mirror Durango High School’s in most areas and serves a higher percentage of students with 504s and ALPs.

## Deficiencies associated with this project:

The basis for award of the 2020 BEST Grant was:

- Lack of secure access and safety factors of AHS’s current location, including severely limited access for emergency vehicles. Including Durango Fire stating there is not adequate site space for staff & students to vacate buildings safely in case of an emergency.
- Due to the obvious limitations of this location, AHS was originally authorized to use this site as a school for 7 years by the local authorities and the developer; AHS has received a 3 year extension but will not have approval to begin the 2023-2024 school year in fall of 2023 at this location.
- Rodent control with the modulars & due to the location is persistent and problematic.
- Mechanical systems at the current modular buildings have reached their end of life and would require a large amount of funding to replace. The mechanical systems in place are inefficient – something that became a glaring issue to deal with as we’ve navigated the pandemic. Animas applied for and was awarded grants to purchase air purification devices (in excess of \$100,000) as well as purchased fans to help increase circulation through the one window. Even during the winter, this one window in each classroom was left open; so as to increase air circulation, but also increase the utility expenses. The current facility does not meet state high-performance standards for daylighting, acoustics or HVAC efficiency.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

- Electrical system does not have enough capacity to operate all equipment and systems, and breakers are constantly tripping; which leaves breaker boxes opened and students assist in resetting them consistently.
- Extensive ADA issues, including no access to ADA compliant restrooms.
- There are numerous site and safety concerns due to location; winter weather exacerbates the safety and access concerns; and CDOT has expressed written concern over the proximity of the school to State Highway 160.
- The location, size and layout of the modulars limits the curriculum provided by staff. The current buildings do not offer appropriate space for many programs. The existing science classrooms do not meet minimum standards as per the determination of the DFPD. There is a lack of water, gas and electrical supply. Equally importantly, there is a lack of safety equipment including fume hoods and safety showers and our current buildings cannot be modified to include these features. Thus, students are transported several miles away to Fort Lewis College for some science labs or small scale labs are done on campus with the knowledge that we are not equipped to handle such labs safely. Bussing of students presents a myriad of logistical, safety, security, and other issues. The lack of dedicated and properly ventilated shop and art room spaces limits the number of students who can safely work on projects at a given time. These facility limitations compel students to work outside, which there is limited space for.

The items above, among MANY others, were the basis for award of the 2020 BEST Grant to Animas High School. Following the award of the BEST Grant, our AHS community eagerly began the process of designing our new, permanent school home at Fort Lewis Campus. The ability to utilize BEST Grant funding to ultimately build what the AHS Osprey school community affectionately calls our “new nest” is both something we are tremendously grateful for, and something we know will impact generations of students.

About one month after submission of the 2020 BEST Grant Application, the national covid pandemic began. Even through the course of the next year, no one could predict the impacts the pandemic would have on material costs or supply chain. But certainly in the first quarter of 2020, as AHS worked with multiple contractors to put together pricing estimates for the new AHS facility, the impacts were complete unknowns. Animas High School’s BEST Grant budget was updated just prior to the application submission and was dated February 24, 2020. After award notification in May 2020, AHS focused on finalizing the land lease at Fort Lewis and securing AHS’s required BEST Grant match. The process for both of those items was far lengthier than anticipated. CDE willingly, and helpfully, worked with AHS on allowing the time needed to secure both of those critical items. The process to work through a development and ground lease agreement with a State entity (Fort Lewis College) took AHS until January 2021; with the ground lease exhibits not being complete until April 2021. The final contract between CDE and CSI, whom AHS worked through as the awardee, occurred in June 2021.

During the time it took to work through the ground lease, grant match and final signatures on the CDE contract, AHS began the process of hiring the appropriate consultants, design team and contractor for the new facility. AHS did not want to delay the process for the new facility. With the nature of the cash grant awarded to AHS, they were able to begin the process utilizing the grant match funding they had available. This allowed AHS to begin the process about 9 months in advance of the final CDE contract being signed and being able to access the grant funding.

In late March 2021, the Associated General Contractors of America (AGC) began publishing a report called “Construction Inflation Alert” and has issued several reports since then. It has been during this time frame that AHS has been pricing and bidding the new facility documents. Schematic Design pricing occurred in March 2021, followed by Design Development pricing in August 2021, and the final Guaranteed Maximum Price (GMP) being set in late October 2021. Our original target construction budget from the 2020 BEST Grant Application budget was \$14.5M. Due to unknowns with utility designs and costs, some dollars from the construction budget were removed and set aside as a “utility allowance” – which will be moved back to the general contractor’s budget when utility work is approved – therefore the revised target construction budget was \$14.2M. The \$14.2M includes the 3% escalation (\$382,625) that was included in the BEST Grant Application Budget.

The AGC’s March 2021 Construction Inflation Alert noted “input costs for general contractors have soared nearly 13% from April 2020 to February 2021. When AHS received the first schematic design estimate, cost was at \$18.5M, or a 22% overage from the original target budget and 30% from the revised target budget. Through a process of diligent value engineering and exploring nearly 100 options, the team was able to reach a schematic design cost of \$15.2M (which did not include scope for utility infrastructure outside of the building as noted above). With the detailed work by the architect and their sub-consultants, along with the general contractor and extended team, the project was about 7% over revised construction budget. At this time, Animas High School knew the extent of value engineering was depleted without severely impacting program. Animas High School Building Corporation board of directors agreed to extend a bank loan of \$1,000,000 to offset the cost impact of the market. At this time, both the general contractor and architect agreed that the sooner they could order some long-lead materials which would help with the project schedule and try to offset the on-going market volatility. The

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

architect shifted their design approach and phased their design to provide an early permit set that would allow the general contractor the ability to order roofing material and steel earlier than anticipated.

The AGC provided two more Construction Inflation Alerts, in May and September 2021. The May report indicated “input costs for general contractors have soared by 12.4% between March 2020 and March 2021.” Subsequent report noted “input costs for general contractors have soared by 27.8% between April 2020 and August 2021.” Design Development (DD) pricing was provided to AHS in July 2021. Initial DD pricing came in at \$15.59M. This was an approximate 10% increase from the revised target budget of \$14.2M but with the additional \$1,000,000 that AHS was working to secure for the project, there were no additional funds available and the team went through another value engineering process that got the budget to the target of \$15.2M. Fast forward to Construction Documents (CDs) that were issued a couple of months later, and the pricing for CDs had jumped slightly to \$15.7M. Through the process of a final value engineering effort, combined with several subcontractors providing a “in-kind donation” to AHS, the general contractor was able to get slightly below the \$15.2M construction budget. The efforts of the team through the process of design and pricing cannot be under-stated.

Unfortunately, although we are under a Guaranteed Maximum Price contract with our general contractor, we do continue to see material cost increase change orders requested. Some of these we are able to request our general contractor absorb in their construction contingency, but some of them are unforeseen – and truly unanticipated – costs due to the current market volatility (As I write this grant, the general contractor has notified AHS of \$151,000 in change orders from three subcontractors for material price increases). There is concern that the project contingency will not be able to fully absorb the cost increases we are seeing, even though the project is fully bid and contracted. While slightly more difficult to quantify, we are also seeing our construction schedule extend due to the anticipation of delayed materials. We were fortunate enough to have the design team accelerate their design schedule – which we paid additional fees for – in order to place early orders for roofing materials and steel. Steel arrived on site as anticipated, therefore reducing that particular risk. However, our contractor is still carrying a 15-day contingency in their schedule for potential and anticipated material delays. The cost impacts from this approach includes paying for the accelerated design schedule, plus costs for the general contractor and consultants to be on the project for additional weeks.

### **Diligence undertaken to determine the deficiencies stated above:**

The stated deficiencies noted are a matter of cost. Investigation, diligence and information around the cost increases – and material delays – have been provided by industry personnel in the manner of publicized reports and by subcontractors providing dozens of letters denoting the cost increases they are experiencing and passing along to general contractors. In addition to the AGC reports noted in the deficiency section, a Construction Market Analysis report from Cumming Management Group issued in October 2021 states “The uptick in pricing that began early in the year shows no signs of slowing down. All commodities that we examined are more expensive than at this point last year.” And it goes on to explain that “key factor[s] in commodities prices will be the logistics industry – particularly its ability to move goods...” and goes on to state “Delivery schedules remain longer than normal, as the pandemic has thrown the logistics industry into disarray.” The Cumming report shows material increases over the course of Q3 2020 to Q3 2021; the cost increases range from 2.7% to 49% depending on the material (this excludes lumber increase at 56.8% as there is very little lumber in the AHS project). The AHS project is heavy in metal bar joists & rebar, which saw a 38.2% increase; fabricated structural steel, which saw a 32.5% increase; gypsum products, which saw a 21.6% increase; insulation materials, which saw an 11.8% increase; flat glass, which saw a 7.3% increase; and ready-mix concrete, which saw a 2.8% increase. A Cost Index report by Mortensen issued in Q3 2021 states that “over the last twelve months, costs increased 19.2% nationally...”. Additionally, the team members, ranging from Owner’s Rep, Architect and General Contractor on our team are seeing this trend across all the projects they are currently involved in. If anything, the AHS costs have been more effectively managed than the national levels are reporting. Much of this is because AHS has been willing to sacrifice important scopes of work and was able to pre-order materials that were known to have imminent schedule or cost impacts.

### **Proposed solution to address the deficiencies stated above:**

The solution to the original 2020 BEST Grant is a new 40,000 square foot high school facility located at Fort Lewis College. The site will allow for the code required parking count at 100 spaces, as well as emergency access around the building. Because of the central location of the campus, students will be able to walk, bike, or take public transportation to school, all of which are not currently possible. The Fort Lewis College site has numerous amenities and services that will be easily accessible and available for use to Animas High School including: park and open space, trails, community garden, recreation center, transportation department, public transportation access, theater, library, state-of-the-art laboratories, concurrent enrollment access, food services, and much more. These features make it possible for AHS not to need to include a gym, large green

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

space, and other amenities, which have saved money and space. The new building is targeting CHPS Verified Leader certification and is trending toward achieving this sustainability goal. The proposed new site will help foster our mission of preparing all students for college and postsecondary success by literally being on a college campus. The school site is located on a flat point at the edge of the college, allowing for ample sunlight thus reducing the difficulty of addressing winter conditions. Thoughtful design of the building and parking lot will further reduce challenges dealing with winter weather. Finally, the new location allows the school to meet much of its electricity needs through a future, potential installation of solar photovoltaic. Currently, AHS is planning to install solar panels to offset a smaller percentage of electricity but hopes to offset 100% in the future, which will reduce the monthly utility costs dramatically. The new AHS building will be a 21st-century building that eliminates the extensive mechanical, plumbing, electrical, access and ADA limitations and issues; as well as allows AHS to meet program and curriculum needs with spaces dedicated to project based learning styles. Our staff and students will no longer be placed in dangerous situations due to lacking building systems and the small property, or site locations directly off a major state highway.

The solution to the current deficiency of funding the elevated escalation costs for the above building include a long list of value engineering. While some of the value engineering was a necessary part of the process to get a building that is the right fit for AHS, some of the value engineering truly lessens the function and operation we offer to our staff, students and community. The value engineering we approved can fall into three buckets: 1. Smart re-design and minimal-to-no impact on programming; 2. Removal of some “nice-to-have” items that somewhat impact programming but not at a core level; 3. Removal of items that impact programming but are not code issues that would pose problems with the Authorities Having Jurisdiction. Additional notes are added for items in bucket 3 as these are items that BEST Grant funding would help bring back into the project.

Smart design value engineering decisions included: Adjust structural fill depth under slab; reduction of overhangs/outriggers at exterior of buildings; replace siding material with stucco; remove wood beams and replace with steel; adjustments to insulation and roof material (still within industry standard); reduce metal wall panel material; change glass thickness; reduced tile in bathrooms; lowered quality/finish of floor grinding and polishing; removed need for fire suppression pump; adjusted pipe material; adjusted lighting package; removed back up generator.

Removal of items that have some impact on programming: Topsoil to remain on site and to be spread among the site (this may not be possible and may have to be an eventual change order); reduce amount of sidewalk; reduce deciduous trees (Fort Lewis has indicated we may need to add more trees after the project landscaping is installed); remove boulders from landscaping; removal of outdoor terrace; remove some parking lot curb and gutter where not absolutely necessary; remove fireplace; remove stone veneer at exterior façade and replace with stucco; change motorized shades to manual; change operable windows to fixed; reduction in dropped wood ceilings; reduced fabric wrapped panels in classrooms for acoustics; remove all painted dry-erase walls in classrooms; reduced folding wall partitions from 4 down to 2; removed climbing wall from commons area; reduce amount of paint by subcontractor and shift that responsibility to AHS staff, including no paint on exposed ductwork.

Removal of scope that impacts programming:

· Remove site furnishings – Adequate site furnishings would allow for outdoor learning. This is something that AHS currently does a lot of and we feel would enhance the current curriculum. A budget of \$25,000 would be adequate to assist in setting up some outdoor classrooms. (Please note in VE Log that \$35,000 was removed from budget for this scope. AHS is requesting \$25,000 to be added back.)

· Remove concrete from (3) patios and install with crusher fines – similar to outdoor furnishings, having concrete patios in lieu of crusher fines will allow a clean and safe area for students to learn outside. Cost identified for this scope is \$20,000.

· Remove exterior stairs at patio – might be necessary if concrete at patio comes back into the project and allows for enhanced outdoor classroom space; Cost identified for this scope is \$16,000.

· Remove 50% of casework – casework in classrooms was minimized due to cost and additional FF&E may be needed. Anticipated cost for additional storage is \$35,000.

· Remove bullet resistant coating from entry vestibule – this is something Durango 9R is making a standard in their buildings. With the \$2.5M contribution from Durango 9R, this is a scope we would like to bring back into the project and feel there is a safety factor. Anticipated cost for bullet resistant coating at entry vestibule is \$11,300.

· Removed telecom/low voltage from classrooms – this cost was removed from the general contractor and is being carried as an allowance in the owner budget. As a comparison, the cost for the full package (\$338,000) – which is standard in classrooms and not excessive – is \$130,000 more than what is in the owner allowance.

· Remove projectors and screens throughout – AHS is willing to reuse a couple of the projectors they currently have. However,

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

the commons area in the new building would need a large-venue projector with high resolution, which cost approximately \$40,000. This is currently not in the project as money set aside for projectors was moved to construction.

- Remove computers/laptops. This was budgeted as \$84,000 in the original BEST Grant budget but those funds have been moved to construction. AHS would like to be able to purchase this technology for their students.

The funding would help bring back scopes of work that were cut from the project during the value engineering process that AHS believes will have an impact on day-to-day learning. In addition, AHS has had to borrow \$1,000,000 to get the project currently designed. AHS has also worked diligently to access additional funding where possible, increasing the funding by \$50,000 from a CSI grant, \$93,000 from a CDE grant for broadband, and is pursuing funding through the E-rate grant program. With a division-by-division comparison, the original BEST Grant Budget shows to be approximately \$1.4M deficient due to an approximate 11% cost escalation. That said, AHS has been able to offset the cost deficit by securing additional funding and significantly reducing the level of design and finishes. AHS is only requesting assistance only for the items that have been cut from the project that impact student safety and learning. The items above, with minimal mark-ups, escalation and contingency (because the scopes of work would be complete in approximately 6 months) total approximately \$372,000. The construction schedule has been taken into consideration with timing of the BEST Supplemental Grant request. With an award in late May/early June, we will still have approximately four months of construction remaining. This allows adequate time to get the above scopes completed and into the final project.

### **Due diligence undertaken in defining the stated solution:**

The proposed solution has evolved as part of the process through design and construction. The “solution” to value engineer scope out of the project was necessary to meet the available construction budget. The architect, general contractor, owner’s representative and AHS held numerous meetings throughout design specifically for value engineering discussions. Deciding to cut scope that would have been part of the base project two years ago when the original BEST grant budget was established, was difficult; but it was necessary to get to a position where AHS could enter into a contract with the general contractor to build the school. The solution to secure additional funding through a bank loan was equally difficult as AHS will feel the on-going financial impact of that for years as they pay it back.

The proposed solution to add back in the scopes that were cut is pretty straight forward as those scopes were originally designed as part of the project. We have actual pricing from our general contractor - and other vendors for items not in the general contractor’s scope. The design for these scopes has been previously established and getting these scopes back into the project as an “add alternate” would be a normal process for a construction project. The timing of award notification for the BEST Supplemental Grant would allow adequate time for the general contractor to complete the work prior to substantial completion of the project.

### **How urgent is this project?**

The timeline that must be met for the proposed solution is summer/fall of 2022. With the construction project targeting substantial completion in mid-October, AHS must give approval of the scopes of work no later than August 2022. There may be some lag in the site furnishings and FF&E/storage solutions, but that is not critical to the timeline of moving into the building. An award of supplemental funding in late May/early June 2022 will allow enough time to add back in the critical scopes identified in the solutions section.

The urgency in the funds request is that for many of the items on the list, if we do not include them in the current construction then they either will not be able to be added later or they will cost more to add later. Which in either case, would mean that they are not added to the project.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

Currently Animas High School maintains our buildings through external contractors. We utilize a custodial service and contract with local services for any plumbing, electrical, or carpentry repairs. With the permanent site being located on Fort Lewis College’s campus, we will utilize the college’s personnel for services or at minimum consultation before contracting for services. This arrangement will decrease our current, everyday maintenance costs. We will be able to devote additional funds to maintenance as we will have a decreased debt load due to the use of a renegotiated loan agreement. In terms of hard numbers this would equate to setting aside roughly 2% of our annual budget for a capital renewal fund. We currently spend 11.6% of our budget on our mortgage and upkeep. With this cost eliminated or decreased because of new construction, we

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

will be able to devote 9% to upkeep and the remaining 2.5% to our capital renewal fund.

**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:**

Animas High School (AHS) was founded 13 years ago and began operating in a strip mall located on the north end of Main Avenue in Durango, Colorado. Each year the school grew by a grade level and progressively expanded into the entire strip mall. As the student population grew, the facility became too small and the school was asked to vacate the location by the City of Durango and the Durango Fire Protection District. Nine years ago, Animas High School moved into modular buildings, which is the current location of the school. Animas High School is in the ninth year of an eleven year lease agreement for its current location.

The current campus is roughly 24,000 square feet in two buildings that are each made up of 7 modulares. The modulares were new at the time of purchase. Within these two buildings are 20 classrooms, a commons area which is approximately the size of three classrooms, special education space, and administration spaces. There are 2 sets of bathrooms, 54 parking spaces on site, a remote soft-surface parking lot with an additional 80 spaces and a soft-surface 0.25 mile long trail connecting the remote parking lot and bus drop-off location within the campus. Currently the school does not have science lab space, properly designed and equipped art, shop and music spaces, flexible breakout educational spaces, or many other amenities typically found in a high school. The building is surrounded by steep hills and a highway/creek on another side. The site is a boxed-in valley that rarely gets sunlight during the winter. The school had to fund infrastructure improvements such as an intersection to a widely used highway. The lease on the modulares, along with the highway improvements, has saddled the school with debt. Nearly 15% of the school's budget is facility expenses, leaving very little for items that directly serve students.

With the assistance of a BEST Grant awarded in 2020, AHS is currently constructing a new building located on the campus of Fort Lewis College with anticipation of moving to the new building in fall 2022.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The initial significant capital improvements took place 9 years ago when the school moved to the current location, amounting to \$3,010,020. Over the last 9 years the school has maintained the modulares, addressing typical repairs and repairs unique to modular construction. In addition to annual maintenance, the school spent approximately \$20,000 in the 2018-2019 school year for upgrades to create a controlled access system and install additional cameras throughout the two buildings. Despite these significant safety improvements, the nature of a split campus still seriously inhibits the school's ability to control access and ensure student safety. Focus of capital improvements has shifted to the construction of the new facility at Fort Lewis Campus.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

Animas High School has partnered with Durango 9R, CSI, and Southwest Community Foundation to obtain funding for the original project cost. We have negotiated a refinance and included \$1,000,000 in contingency funds through Alpine bank for a new loan. The first 12 months will be interest only before converting to a conventional 25 year loan.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Animas currently spends 11.65% of our budget on our building mortgage, utilities, and maintenance. With Animas moving into a new building, either without debt or with a drastically reduced debt load, we would be able to utilize most if not all of these funds. Through a more energy efficient as well as properly constructed building, our utility and maintenance cost will be lower. We are also hoping to install PV solar panels that will contribute 100% of our electrical needs. Through these cost savings, Animas will be able to devote roughly 9% of our annual budget towards maintenance and upkeep, setting aside the remaining 2.5% for a capital renewal fund.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

NA

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

As part of the overall plan for moving into a new facility, our owner's representative is in charge of selling the current modular

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

facilities. Once this is completed, our agreement with Twin Buttes is to scrape the existing site to a dirt surface and tie off utilities so that the land developer can then reintegrate the property into their master plan.

<b>Current Grant Request:</b>	\$282,962.44	<b>CDE Minimum Match %:</b>	24.00
<b>Current Applicant Match:</b>	\$89,356.56	<b>Actual Match % Provided:</b>	24.00
<b>Current Project Request:</b>	\$372,319.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$13,739,223.50	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$4,338,702.16	<b>Source of Match:</b>	Animas High School has secured a bank loan that would be used for the match.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$18,450,244.66	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	40,000	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	199	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$461.26	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$76.51	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$384.75	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$1,871	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	201	<b>Who owns the Facility?</b>	Charter School

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

The finance from Alpine bank is partially a refinance and partially contingency funds for increased construction costs. The combination of these funds is \$3,500,000 with a 25 year loan. Through the longer amortization and lower interest rate, the monthly debt obligation will be less than our current obligation. We are currently conducting a capital campaign that will decrease or completely eliminate the overall debt.

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	25	<b>CECFA or financing attempts:</b>	0
<b>&lt; 10% district bond capacity?</b>	N/A	<b>Enrollment as % of district:</b>	N/A
<b>Authorizer Bond Attempts:</b>	N/A	<b>Free Reduced Lunch %</b>	22
		Statewide Avg: 46.98%	
<b>Authorizer MLO Attempts:</b>	N/A	<b>% of PPR on Facilities:</b>	15
<b>Non-BEST Capital Grants:</b>	0	<b>FY21-22 CSCC Allocation:</b>	\$59,150.89
<b>3yr Avg OMFAC/Pupil:</b>	\$1,774.37	<b>Unreserved Fund Bal % Budget:</b>	7.96
Applicants Median: \$2,381		Applicants Median: 11%	
<b>Who will facility revert to if school ceases to exist?</b>	The current facility will be sold and the land returned to the master planned community developer.		



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

**FOWLER R-4J - Supplemental FY22 Fowler MS HS Addition/Renovation - Fowler ES - 2003**

District:	Fowler R-4J
School Name:	Fowler ES
Address:	601 West Grant Avenue
City:	Fowler
Gross Area (SF):	33,900
Number of Buildings:	1
Replacement Value:	\$9,318,179
Condition Budget:	\$3,490,688
Total FCI:	0.37
Adequacy Index:	0.12



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,152,210	\$846,150	0.73
Equipment and Furnishings	\$194,793	\$0	0.00
Exterior Enclosure	\$1,118,912	\$354,803	0.32
Fire Protection	\$1,999	\$381,599	190.93
Furnishings	\$60,310	\$0	0.00
HVAC System	\$1,117,005	\$765,462	0.69
Interior Construction and Conveyance	\$2,100,622	\$984,158	0.47
Plumbing System	\$615,743	\$211,935	0.34
Site	\$1,726,793	\$328,181	0.19
Structure	\$1,229,793	\$0	0.00
<b>Overall - Total</b>	<b>\$9,318,179</b>	<b>\$3,872,288</b>	<b>0.42</b>

**FOWLER R-4J - Supplemental FY22 Fowler MS HS Addition/Renovation - Fowler Jr/Sr HS - 1954**

District:	Fowler R-4J
School Name:	Fowler Jr/Sr HS
Address:	600 WEST GRANT AVENUE
City:	FOWLER
Gross Area (SF):	86,091
Number of Buildings:	4
Replacement Value:	\$20,762,378
Condition Budget:	\$13,609,351
Total FCI:	0.66
Adequacy Index:	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,861,270	\$3,388,870	1.18
Equipment and Furnishings	\$270,678	\$326,340	1.21
Exterior Enclosure	\$3,346,777	\$1,679,412	0.50
Fire Protection	\$14,746	\$995,508	67.51
Furnishings	\$584,165	\$234,285	0.40
HVAC System	\$3,119,300	\$3,799,183	1.22
Interior Construction and Conveyance	\$3,586,765	\$2,036,417	0.57
Plumbing System	\$1,596,959	\$1,606,284	1.01
Site	\$1,400,270	\$911,812	0.65
Structure	\$3,981,448	\$0	0.00
<b>Overall - Total</b>	<b>\$20,762,378</b>	<b>\$14,978,111</b>	<b>0.72</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** FOWLER R-4J

**County:** OTERO

**Project Title:** Supplemental FY22 Fowler MS HS Addition/Renovation

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

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

**If Yes, please explain why:**

## Project Type:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> New School   | <input type="checkbox"/> Roof               | <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Water Systems     |
| <input type="checkbox"/> School Replacement   | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting  | <input type="checkbox"/> Facility Sitework |
| <input type="checkbox"/> Renovation   | <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> Land Purchase     |
| <input type="checkbox"/> Addition   | <input type="checkbox"/> HVAC               | <input type="checkbox"/> Energy Savings  | <input type="checkbox"/> Technology        |
| <input type="checkbox"/> Security   | <input type="checkbox"/> ADA                | <input type="checkbox"/> Window Replacement  |  |
| <input type="checkbox"/> <b>CTE:</b> This supplemental grant will support the VoAg programs identified in the previous grants. VoAg, Welding, wood working. |   | <input checked="" type="checkbox"/> <b>Other:</b> Supplemental Grant Request to address continued market escalations in construction cost. |  |

## General background information about the district / school:

Fowler School District serves the town of Fowler and rural portions of Otero, Crowley, and Pueblo Counties. The first school was held in a small building one mile southeast of the center of town, with seven pupils in 1887. This smaller building was eventually replaced by the first multi-story school in 1918. The current district includes two school sites and serves nearly 380 students.

The Fowler history and culture is proud, with deep roots in farming, ranching, and hard work. The expectation is when things don't work, you repair, and if that doesn't work you work harder.

Most of us are here for the long haul and/or have been here for many years (or generations). I am a life-long resident of Fowler. Actually, my great-great-grandparents homesteaded on land about 5 miles west of town. I am just the 3rd Superintendent of Fowler Schools since 1964. Our current High School Principal is just the 4th individual in that position and I am just the 3rd Elementary Principal since the mid-1980's. We live here and are part of the community, so we are very cognizant of our behavior and messaging to our community.

We are thankful for the 2021 BEST grant. Our entire team continues to make "frugal" decisions on the project but we are faced with construction costs that won't allow us to deliver on the promises we made to get our Bond passed.

## Deficiencies associated with this project:

As mentioned in the previous section, the Fowler community is very thankful for the 2021 BEST grant to replace the existing junior high and high school and as I indicated last year, I am a lifelong member of Fowler and we want to do this "right". Our team of DCS, RTA, and Nunn construction has worked exceptionally hard to design a building that will serve our community. We continue to make "frugal" decisions on the project but are faced with construction costs that won't allow us to deliver on the promises we made to get our Bond passed.

## Diligence undertaken to determine the deficiencies stated above:

Our team of DCS, RTA, and Nunn Construction has worked exceptionally hard to evaluate the design of the building, consider value engineering options early in the design process to minimize the impacts of the unpredictable construction market. We continue to evaluate options to reduce cost and deliver on the Bond and criteria established in the 2021 Grant application.

We have evaluated construction techniques, material selection, reduction in square footage, different mechanical systems, and value engineering of lighting, roofing systems, building insulation, earthwork, site work, and numerous other items during the last couple months.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The reality of not being able to predict how construction costs will change over the next 4 months and the uncertainty of construction cost changing in the next 18 months requires us to consider a supplemental grant. Our contractor has indicated some construction material pricing continues to change until the material is loaded on the truck for the job site (roofing and insulation). We will continue to make decisions to manage the cost of the project but we do not have the ability to change the uncertain market conditions we are faced moving forward. Our Board has been focused on decision-making that ensures student health and safety and the facility features/characteristics that will help to drive student performance.

### **Proposed solution to address the deficiencies stated above:**

The initial Grant Application included a Program and strategy to organize the building components that was successful. But since the award of the Grant, our team has spent dozens of hours evaluating how to make it better. We expanded our thinking and perceptions that resulted in a more efficient arrangement and better siting of the building addition. These changes added significant value and less building area.

Our team will continue to consider value engineering options as we move through the completion of the design process and move into final pricing for the project. In addition, we will include additional design alternates through the completion of bidding to modify the project scope if additional changes in construction cost occur. We also anticipate creating a list of items that could be purchased later in the construction process if funds are available. This could include replacement of existing asphalt parking lots, additional playground equipment, size and number of gymnasium bleachers, and amount of new furniture and other elements that can be "bolted on" as we near completion.

### **Due diligence undertaken in defining the stated solution:**

See item F above.

### **How urgent is this project?**

We will continue to move ahead with the design and final construction pricing of the project at this time. The timing of the supplemental grant is important to allow us to make decisions on which items can be included in the final pricing for the project. If we are unable to secure the additional funding the scope eliminated to get into budget could be subject to additional cost increases as a change order or as construction prices continue to rise and we have the ability to add the scope back to the project. Understanding supplemental grant dollars will be available will allow us to deliver on the original approved Grant and to deliver the final project approved through the Bond passed by the community.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

Fowler School District R4J has developed a capital replacement plan that sets aside and earmarks funds for the purpose of replacement of each of the systems in the new facility as they reach the end of their service life. Fowler School District R4J acknowledges that replacement costs may take an unexpected path over the coming years and decades, as the economy and school funding priorities vary from year to year. We also understand that constant analysis of the components and systems through the facilitation of the maintenance plan will help keep capital replacement costs lower than normal, perhaps over a longer period of time. In preparation for this replacement plan, Fowler School District R4J determined for each of the categories an estimated replacement cost and an annual amount based on a straight-line method to be earmarked in capital reserves in order to cover the expenses of replacement.

Fowler School District R4J maintenance plan for the proposed new addition will be based on best practice of "predictive" maintenance with the goal of avoiding the practice of "breakdown and emergency" maintenance. The predictive maintenance plan will include:

- A maintenance schedule: The plan should extract timelines from manufacturers' maintenance manuals and create schedules for the frequency of preventive maintenance, including dates of occurrence and projected cost.
- Operations manuals: Maintenance and operations manuals containing maintenance procedures for scheduled tasks and descriptions of properly operating systems will be created for each system, component, or product scheduled to be

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

maintained. The manuals will contain repair standards and work order procedures should they be necessary.

- Commissioning: After installation, it is important to have professionals verify that building systems/components, as well as their functionality and operations, meet the intent of owners and designers. Final adjustments should be carefully documented and consulted if changes need to be made.

- Records: Over time, actual maintenance on the various systems should be accurately tracked including both the date of occurrence and cost. These records will be used to predict the accuracy of future projections and costs.

The key building systems and their integral components that will part of the plan include, but are not limited to:

- Heating system: All mechanical systems/HVAC should be inspected and maintained regularly; performance is to be maximized through proper maintenance.

- Air handling equipment: Fans, ductwork, dampers, and louvers should be inspected and maintained regularly; performance is to be maximized through proper balancing.

- Roof system: Surfaces should be inspected regularly, with proper removal of snow and water; leaks should be repaired upon discovery.

- Plumbing system: Sprinkler systems, water fountains, pumps, expansion joints, and drains should be regularly inspected.

**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 facilities on the Fowler School District campus were constructed with the express purpose of public education.

Construction dates of all campus facilities are as follows:

\*Fowler Elementary School: 2003 (19 years old)

\*Fowler Junior/Senior High School: various years between 1954 and 1975

-Main Educational Building: 1954 (68 years old) the east wing of the Jr/Sr High School building

-Additional Educational Building: 1964 (58 years old) the west wing of the Jr/Sr High School building

-'C-Building': 1964 (58 years old) Industrial Arts, Visual Arts, Music/Band, Wrestling

-Ag Shop/Bus Shop Building: 1971 (21 years old) Ag Education, Bus Shop, Maintenance

-Gymnasium: 1975 (47 years old) Includes a stage, PE, Athletics, Assemblies, Music Concerts, HS Graduation, Drama Presentations

The request in this application is for a supplemental grant to address escalations in construction cost for our current BEST project to replace the existing junior high/high school.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The Fowler School District serves the town of Fowler and rural portions of Otero, Crowley, and Pueblo Counties. The first school was held in a small building approximately one mile southeast of the center of town and had seven pupils in 1887. This smaller building was eventually replaced by the first multi-story school building in 1918. The district has grown to include three schools and nearly 380 students. Over the years, FSD has had a limited budget based on a PPR that is significantly lower than the state average. The limited funding impedes the district's ability to make significant changes. Based on the list below, it is obvious that a significant portion of the FSD budget is used on facility repairs. The following is a list of capital improvements made to the facility since 2009, with the year improvements were made, and approximate dollar amounts spent on the repairs/upgrades, not counting wages and benefits of district employees. Summer 2021\* Awarded BEST COP Grant for Addition of Junior/Senior High School onto the existing Elementary building. COP transaction closed in December 2021. The design process is ongoing.\* Painted classrooms, hallways, exteriors; Gyms floor cleaning/waxing; 40- gallon paint grant from local True Value Hardware store Fall 2020:\* LED Lighting upgrades at all buildings and the football and baseball fields; \$110,515 / \$72,717 grant/incentive & credits from Black Hills Energy and ROI Energy (This "incentive" does not have a limitation or payback requirement if a BEST Grant is awarded) & \$37,798 from local funds\* Chromebooks for K-12 students

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

and technology infrastructure upgrades; Combination of CDE grants and local funds, \$115,000.\*Dishwasher, Faucet, Sink, Garbage Disposal, & Oven for District Kitchen; \$20,000 local funds Summer 2020:\*Painted classrooms, hallways, exteriors; Gyms floor cleaning/waxing; Playground maintenance and painting; Installed new wheelchair ramp at the HS Gym; refurbished lab stations, desktops, and student work areas in science lab; \$7,000 materials cost from local funds\*40- gallon paint grant from local True Value Hardware store Fall 2019:\*Repair/replace parts of the HVAC system at Fowler Elementary (FES) \$14,913\*Replace roof and gutters at FES \$171,777\*Electrical replacement of motor for well \$1,200\*Install drinking fountains at FJHS/FHS \$1,180 Summer 2019:\*Expand surveillance systems FJHS/FHS \$4,275\*Install new surveillance systems at FES, FHS Gym, FHS Ag Shop \$19,397\*Move FHS Secretary's office near the main entrance to FHS \$6,289\*Install 2 sets of glass double doors at the main entrance to FHS \$20,000\*Painted classrooms, hallways, exteriors, FJHS/FHS gyms floor cleaning/waxing \$6,550\*Replaced signage at FHS \$2,000 Fall 2018:\*Cafeteria freezer repair \$1,605\*Electrical Panel replaced in C Building \$1,158 Summer 2018:\*Plumbing drain project at FJHS \$6,217\*Painted classrooms, hallways, exteriors, parking lots, FJHS/FHS gyms floor cleaning/waxing \$6,550\*Upgraded hardware for HVAC at FHS/FJHS \$8,133\*Replaced Signage at FHS \$2,500 Spring 2018:\*Plumbing drain project at FHS \$1,938 Winter 2017:\*Roof repair at FES/FJH/FHS \$1,908\*FHS Gym Boys' locker room plumbing drain repair \$2,806 pre-Fall 2017:\*Replaced tartan floor at FHS (Original 1975) \$125,941\*FHS Gym remodel/floor coverings, misc. equipment \$91,182\*Ag Shop/Bus Barn roof & downspouts replacement \$207,500\*FHS Gym Boys' locker room lockers replaced \$13,063\*FHS/FJHS Fire Alarm installation \$62,941\*Ag Shop/Bus Barn roof repair \$23,779\*Vibber Field (football/track) upgrade to including drainage \$558,954 Annually since Summer 2016: Fire alarm inspection and repair \$12,799, Boiler inspections and water treatment \$5,792 The total of the above expenditures exceeds \$1,500,000. Many of these projects are for items that will carry beyond the immediate future and can be used by the district in the future.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The district does not have any other funding options to address this specific issue.

**How do you budget annually to address capital outlay needs in your district/charter?:**

The Fowler School District R4J uses a separate Capital Reserve Fund that is used for capital outlay items. The budgeting process for this fund begins in the spring prior to the start of the fiscal year. The administrative team of the district discusses the upcoming needs for the fiscal year. These needs are for the upkeep/maintenance of current assets and/or obtaining new assets to replace obsolete ones. The capital needs of the district are revisited on an as-needed basis.

In the Operations/Maintenance section of the FSD 21/22 Revised budget, \$282,190 is budgeted for Purchased Services and Supplies. This translates into \$779.53 per pupil. The FSD 21/22 Revised budget has \$232,775 allocated for Salaries and Benefits. This translates to \$643.02 per pupil.

As of December 31, 2021, the Capital Reserve Fund has a balance of \$196,511. Additional funds are transferred from the General Fund on an as-needed basis according to the priorities as determined by the administrative team.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

N/A

<b>Current Grant Request:</b>	\$2,339,022.72	<b>CDE Minimum Match %:</b>	37.00
<b>Current Applicant Match:</b>	\$97,459.28	<b>Actual Match % Provided:</b>	4.00
<b>Current Project Request:</b>	\$2,436,482.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	\$31,958,947.38	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$4,902,583.62	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	\$0.00	The match will come from the district's Capital Reserve and/or General Funds	

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Total of All Phases:</b>	\$39,298,013.00	<b>Escalation %:</b>	12
<b>Affected Sq Ft:</b>	67,000	<b>Construction Contingency %:</b>	3
<b>Affected Pupils:</b>	366	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$586.54	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$36.92	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$6,657	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	183	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$4,900,000
<b>Assessed Valuation:</b>	\$27,693,299	<b>Year(s) Bond Approved:</b>	19
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$30,263	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$1,593,649	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$43,924	<b>Outstanding Bonded Debt:</b>	\$280,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	60.10%	<b>Total Bond Capacity:</b>	\$2,215,216
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$1,935,216
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,663.45		
Applicants Median: \$2,381			

**BEST School District and BOCES Grant Waiver Application**

***Fowler School District R4J – Elementary Addition Supplemental 2022***

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.

In November 2019, Fowler School District R4J successfully passed a \$4.9 Million bond (our legal maximum at the time) for matching funds for a potential BEST Grant. Our 2020 BEST application was not funded, but in May 2021, we were awarded a COP Best Grant and, in December 2021, we made the final principal payment on our 2003 Bond for our Elementary School. During this time, our property values have slowly increased and this has created a gap (\$638,660) between our current bonded indebtedness (\$4,900,000) and our statutory limit (\$5,538,660). We currently have just under \$200,000 in our Capital Reserve Fund. Together, these figures demonstrate the lack of local financial opportunity – we MAXED our bonding capacity in 2019 and still only generated \$4,900,000!

This waiver will allow us to avoid asking our the voters, who are already paying some of the highest overall Mill Levies in Colorado, for another bond or reducing our General Fund by approximately 25%. Over the past 12 months, we have recognized changes in the market costs of construction materials and labor, and have worked to increase the efficiencies of our organization and current BEST project. We are still in a position to provide our community, students, and BEST a high-quality project but need some financial assistance to make it a reality. We would love to complete our capital projects without assistance but are unable to accomplish this in the current state of funding in our district.

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

Under previous CCAB weights, the match requirement for FOWLER R-4J would have been 33%. Under revised CCAB weights, the match requirement is 37%. The revision significantly increases our expected match, impacting our ability to plan for capital needs. (as per info provided by CDE)

The unprecedented cost escalation for both construction materials (approximately 30%) and construction labor (approximately 15%) as provided by AGC at the January CCAB Meeting has created an environment that makes project completion more challenging than ever. These increases coupled with the restrictions on increasing school funding under TABOR make it extremely difficult for school districts to absorb these unexpected costs and still produce high-quality, safe, and healthy schools for our students.

*\*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.*

A. Per Pupil Assessed Valuation relative to the statewide average – The higher the Per Pupil Assessed Value the higher the match.

Applicant’s PPAV: \$75,664.75\*

Weighted Rank: .31% of 8% max

2022 Current Assessed Valuation of \$27,693,299 / 366 Students = \$75,664.75 (District Provided Figures)

Student count as per <https://www.cde.state.co.us/cdereval/pupilcurrent>; 2021-22 K-12 Free and Reduced Lunch Eligibility by District (XLSX); row 126

B. The district's median household income relative to the statewide average – The higher the median household income, the higher the match.

Applicant's Median Household Income: \$43,924

Weighted Rank: 3.54% of 18% max


C. Percentage of pupils eligible for free or reduced cost lunch relative to the statewide average – The lower the percentage for free and reduced cost lunch, the higher the match.

Applicant's FRED Percent: 53%\*

Weighted Rank: 5.43% of 23% max

<https://www.cde.state.co.us/cdereval/pupilcurrent>; 2021-22 K-12 Free and Reduced Lunch Eligibility by District (XLSX); row 126

D. Bond Election failures and successes in the last 10 years – The more attempts the school district has made, the lower the match.

Applicant's Bond Elections: 1\*

Adjustment: 0% (-1% per attempt)

We successfully passed our bond election in November 2019 for a maximum amount of \$4.9 Million on our First Attempt!

E. Bond mill levy relative to the statewide average – The higher the bond mill levy, the lower the match.

Applicant's Bond Mill Levy: 13.325\*

Weighted Rank: 23% of 23% max

On December 6, 2021, the Fowler R4J Board of Education approved the District's 2022 General Fund Mill Levy at 27.005 Mills (the current maximum allowed) and the 2022 Bond Fund Mill Levy at 13.325 Mills for 2022 (Total Mills 40.33). The Bond Fund Levy is approximately 1 Mill below the maximum allowable (14.263 Mills) and will generate the funds necessary to make the 2022 principal and interest payments of \$313,625 while still being able to save our taxpayers over \$80,000 in 2022!

F. The school district's current available bond capacity remaining. - The higher the bond capacity, the higher the match.

Applicant's Remaining Bond Capacity: \$638,659\*

Weighted Rank: 3.62% of 23% max

Our SUCCESSFUL November 2019 bond was based on our available bonding capacity and property values at the time. In the years since then, our property values have increased slightly and our current bonded indebtedness of \$4,900,000 is comprised completely of this bond passed in November 2019 and issued in December 2021. We made our final payment for our Elementary School construction from 2003 in December 2021.

2022 Assessed Valuation \$ 27,693,299 \* 20% = \$ 5,538,660 Legal Bonding Capacity Limit - \$4,900,000 Outstanding Bond = \$638,659 in Remaining Bonding Capacity (District Provided Figures)

G. The school district's unreserved fund balance as a percentage of annual budget.





District's unreserved fund balance as a percent of annual budget: 22.18%\*  
max

Weighted Rank: 2.08% of 5%

\$ 1,579,819 / \$7,123,185 (Contingency Reserve / Total Revenues & Beginning Balance) – figures as per district's Revised Budget, approved Jan 31, 2022

H. Other unusual financial burdens not reflected in the match calculation (ie. underfunded mandates, unexpected expenses, self-funded programs).

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.

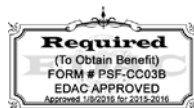
Our local community is very supportive of our school district. Unfortunately, we do not have 'deep pockets' locally to assist with the large scale projects. The passing of our November 2019 Bond, for the maximum at the time, shows the commitment of our taxpayers to do as much as possible for our school. We have not had any commitments from any granting organizations, citing their own financial difficulties as a result of the pandemic. We find ourselves in the unenviable spot of not being able to fully provide for ourselves and asking for help.

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

4%

CDE Minimum Match Percentage:

37%



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>\$901,499</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$ 27,693,299</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$ 5,538,660</u>
D. Current outstanding bonded indebtedness:	<u>\$ 4,900,000</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$ 638,660</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E)	<u>\$ 638,660</u>

School District: Fowler School District R4J  
Project: Elementary Addition Supplemental Request  
Date: February 4, 2022

Signed by Superintendent: 

Printed Name: Alfred B. Lotrich

Signed by School Board Officer: 

Printed Name: Justin D. Osborne

Title: Vice President

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

**ROCKY FORD R-2 - Supplemental FY22 Rocky Ford HS Addition/PK8 Renovation - Washington Primary - 1950**

District:	Rocky Ford R-2
School Name:	Washington Primary
Address:	709 South 11th Street
City:	Rocky Ford
Gross Area (SF):	30,350
Number of Buildings:	3
Replacement Value:	\$8,653,554
Condition Budget:	\$6,271,183
Total FCI:	0.72
Adequacy Index:	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,001,798	\$1,177,110	1.17
Equipment and Furnishings	\$146,667	\$183,333	1.25
Exterior Enclosure	\$1,404,681	\$851,540	0.61
Fire Protection	\$12,489	\$320,974	25.70
HVAC System	\$1,479,378	\$991,285	0.67
Interior Construction and Conveyance	\$1,703,081	\$1,443,194	0.85
Plumbing System	\$415,993	\$335,833	0.81
Site	\$1,460,939	\$1,114,339	0.76
Special Construction	\$106,113	\$106,112	1.00
Structure	\$922,416	\$54,764	0.06
Overall - Total	\$8,653,554	\$6,578,484	0.76

**ROCKY FORD R-2 - Supplemental FY22 Rocky Ford HS Addition/PK8 Renovation - Jefferson Intermediate - 1954**

District:	Rocky Ford R-2
School Name:	Jefferson Intermediate
Address:	901 South 11th Street
City:	Rocky Ford
Gross Area (SF):	48,354
Number of Buildings:	1
Replacement Value:	\$13,613,017
Condition Budget:	\$9,338,718
Total FCI:	0.69
Adequacy Index:	0.27



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,645,730	\$1,603,912	0.97
Equipment and Furnishings	\$96,488	\$120,611	1.25
Exterior Enclosure	\$1,553,736	\$777,234	0.50
Fire Protection	\$13,786	\$557,972	40.47
Furnishings	\$378,452	\$40,961	0.11
HVAC System	\$2,245,643	\$2,213,398	0.99
Interior Construction and Conveyance	\$2,852,185	\$2,678,157	0.94
Plumbing System	\$813,557	\$982,859	1.21
Site	\$1,801,034	\$890,830	0.49
Structure	\$2,212,405	\$17,087	0.01
Overall - Total	\$13,613,017	\$9,883,021	0.73

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

**ROCKY FORD R-2 - Supplemental FY22 Rocky Ford HS Addition/PK8 Renovation - Rocky Ford Jr/Sr HS – 1963**

<b>District:</b>	Rocky Ford R-2
<b>School Name:</b>	Rocky Ford Jr/Sr HS
<b>Address:</b>	100 West Washington
<b>City:</b>	Rocky Ford
<b>Gross Area (SF):</b>	105,700
<b>Number of Buildings:</b>	3
<b>Replacement Value:</b>	\$29,165,593
<b>Condition Budget:</b>	\$20,704,493
<b>Total FCI:</b>	0.71
<b>Adequacy Index:</b>	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,566,263	\$3,158,652	0.89
Equipment and Furnishings	\$745,141	\$614,731	0.82
Exterior Enclosure	\$3,433,238	\$2,812,168	0.82
Fire Protection	\$16,902	\$1,203,492	71.21
Furnishings	\$1,392,058	\$42,845	0.03
HVAC System	\$4,946,883	\$5,474,637	1.11
Interior Construction and Conveyance	\$4,555,598	\$4,313,662	0.95
Plumbing System	\$1,798,863	\$1,595,527	0.89
Site	\$5,489,056	\$2,674,672	0.49
Structure	\$3,221,591	\$3,926	0.00
<b>Overall - Total</b>	<b>\$29,165,593</b>	<b>\$21,894,312</b>	<b>0.75</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** ROCKY FORD R-2

**County:** OTERO

**Project Title:** Supplemental FY22 Rocky Ford HS Addition/PK8 Renovation

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

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

**If Yes, please explain why:** Rocky Ford was an alternate for an award in the 2020/2021 grant cycle.

The district was fortunate to be awarded a BEST Grant in the 2021/2022 cycle and is now requesting assistance through the Supplemental Grant Program.

## Project Type:

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

## General background information about the district / school:

The Rocky Ford School District is a small rural district in the southeastern plains of Colorado along the Arkansas River Valley. The school district is in the north central part of Otero County and covers approximately 160 square miles.

The center of the Rocky Ford School District is the town of Rocky Ford, which was founded in 1887 and built their first school in 1889. As of the 2010 Census, the town of Rocky Ford's population was 3,957. Nestled along Highway 50, which is the only coast-to-coast highway in the US, Rocky Ford has dramatic temperature swings from day to night. Thanks to this climate, melons grown in the area are particularly sweet. Today, Rocky Ford cantaloupes and watermelons have fans worldwide. The district's mascot, the Meloneer, is one of the most unique in the country and is a reflection of the community's pride in the agriculture of the area.

The School District's published enrollment is 737 PK-12 students in 2021. Enrollment numbers for the district peaked in the mid 1960s at over 2300 students. Enrollment declined in the 70's, 80's, and 90's, held steady for 20 years at around 800 students, and then slightly declined again over the last three years.

This Grant application will positively impact all 737 of Rocky Fords students.

A list of capital improvements implemented by the District over the past three years can be found in the "Facility Profile" section under "Facility Condition"

## Deficiencies associated with this project:

As the CCAB learned in a recent presentation, escalation costs in the construction market since December of 2020 are around 20%. Rocky Ford is experiencing these increases and then some. Our project has preliminary estimates at just over 24%. Builders have told us that our number is higher because we are further away, and there is little interest in sub contractors to travel in this market. One could assume that the escalations presented to CCAB were calculated using construction projects near large population centers. Therefore, one would expect that those escalation percentages would be higher as you move away from those centers.

We have followed a traditional grant schedule. Due to a highly contested bond election, we chose to wait to assemble our project team until the election had been decided. This was our second attempt at passing the bond, and we did not want to hurt our chances or negatively impact voter perceptions by setting things in motion prematurely.

However, prior to the election and since, we have done everything we can to prepare and educate ourselves. We have been

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

hearing from other districts and industry partners that the economy is challenging. Even though our team had not yet been assembled, we went back to all three contractors who helped us build our project budget in December 2020 and asked them to revise their budgets with the same project scope assumptions. The average of those updated estimates came in at just over 24%. Our BEST funded budget assumed only 5%. This budget shortfall will make it extremely challenging to resolve all of the deficiencies while providing the project scope articulated in our awarded and funded 2021 BEST project.

We have had to let this challenge sink in over time, as we have reflected on this with our community. We have had our first few Design Advisory Group meetings, and all are onboard with doing everything we can to overcome this challenge. However, given the economy, we will not get the school building we envisioned as we toured through facilities funded by previous BEST cycles, as COVID has definitely changed the landscape in an unpredictable way. No one could have ever anticipated this problem.

### **Diligence undertaken to determine the deficiencies stated above:**

As part of the District's master planning process in 2019, mechanical engineers, electrical engineers, technology specialists, and architects walked all of our buildings and sites, interviewed our facilities staff, and reviewed the CDE assessments. Reports were published identifying prioritized lists of building deficiencies along with preliminary budgeting pricing for each. These reports were utilized during the master planning process as options were considered for future capital improvements.

Since our previous grant application in 2020, we have undertaken several steps to gather additional data to understand our building deficiencies. The district hired The Radon Measurements Lab, LLC to conduct radon testing. Results of this effort indicate that there is not a Radon Concern at Jefferson or Washington.

We brought back our mechanical engineering team to help analyze our buildings through the lens of ventilation, COVID-19, and CO2 levels. A report was published outlining recommendations and documenting concerns. We also hired FlowRight plumbing to scope our sanitary lines at Washington to better understand the issues we have been facing there.

### **Proposed solution to address the deficiencies stated above:**

In the face of our 24% budget shortfall, our design team has diligently studied and priced multiple options for reducing cost. To this point, the following concessions have been agreed to:

- Reduce overall project size by 7,534 sf by eliminating our proposed maker space, two flex labs and by reducing our program net to gross multiplier.
- Keep our existing Jr. High wing and remodel in lieu of demolishing it and building new
- Target \$800K of reductions in site development and landscaping costs
- Target \$500K of reductions in building superstructure and systems reductions

Through the concessions listed above, we are able to reduce the shortfall from 24% to 10%. We have worked diligently to preserve the original scope of the project and to keep all cuts from impacting students and staff as much as possible.

To make up the remaining 10% shortfall, we will have to make significant programmatic cuts as described in the urgency section below. With your help, a supplemental grant will enable us to avoid more painful program cuts.

### **Due diligence undertaken in defining the stated solution:**

We went through a rigorous master planning process (described below) to develop this plan and submitted an application to BEST in 2020. As mentioned above, the bond election in November of 2020 did not pass.

After the failed bond election, we conducted a survey of our community and met with various prominent voters to try and understand why it did not pass. We heard loud and clear that the proposed plan was the right one. It was understood that the forces impacting the bond election included:

- A powerful minority of strong anti-tax voters
- A sentiment of "let's wait it out and get the waiver", as a neighboring district recently did
- Being an alternate made the prospect seem less urgent or real

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

After investigating why the election failed, the District remained committed to the plan, found ways to assist tax payers financially through contributions from district reserves and securing a substantial commitment from the local Foundation for Rocky Ford Schools, and ultimately we were successful with the bond election in November of 2021.

## MASTER PLANNING PROCESS

Our planning committee met multiple times over the course of five months and included parents, community members, staff, and BOE members. The committee reviewed information as described in the Public School Facilities Master Plan Guidelines.

Two contractors with recent BEST project experience reviewed our deficiencies and it was estimated that resolving all of the items identified across the District would cost upwards of \$80 million. Obviously, the group felt daunted by our needs and challenges, especially given that our budget currently allows for under \$200,000 annually for capital improvements.

The committee held several community meetings to gather input. The meetings were attended by over 60 parents and interested community members. Participants shared priorities and concerns to inform planning conversations.

To help inform decision making, the planning committee defined a list of criteria:

- Focus on security and safety: resolve life safety, P.A. system, secure entries, drop-off/ pick-up
- Support up to date technology and learning environments throughout the District
- Community input & buy-in is essential
- Solve building deficiencies and reduce ongoing maintenance costs
- Optimize viable current resources as possible – preserve HS athletic fields and Melon Dome
- Invest in Ag, CTE, and trades training programs and provide appropriate spaces to support them.
- Consider financial reasonability/viability
- Plan should not create any abandoned buildings

The planning committee compared nine options ranging from life safety and security improvements to various building deficiency investment options to several options for school replacements. After lengthy discussion and consideration the committee and District decided to move forward with this plan, to replace Washington and Jefferson and make urgent health and safety improvements to the HS.

A site analysis was done to evaluate the feasibility. Conversations were held with the City and three different contractors were also included to walk the site with the team, give recommendations and opinions of cost.

## How urgent is this project?

As you can see from the deficiency and solution section, the challenge is immense. Our team and our school board realize that in these times, it would be inappropriate to ask for an additional 24%. Therefore, we truly have done our due diligence to consider every efficiency and reduction that we feel our community can accept. The real urgency will begin to take place should the design team have to implement the programmatic cuts required to fully overcome our 24% budget shortfall. These cuts will certainly impact our students and staff greatly. The project team has thought through the realities of moving forward without a supplemental grant. In order to get to the targeted reductions, the following program cuts will be needed.

- Removal of (4) preschool classrooms
- Removal or significant reduction to the Media Center

Both of these cuts will dramatically impact our school and community. It is hard to envision a school without a media center, and just as hard to leave our PK children in their current facilities. Children enrolled in PK programs will need to continue attending school in the modular buildings on our elementary school site, while all other district resources are consolidated at the high school. As painful as these are, we have looked at every option for program cuts, and this is the best solution available.

We are moving forward, and the building is being designed so these programmatic spaces can be omitted if money is not

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

available. We know times are tough for everyone, but hope you understand that this is a legacy project for our community, one that will impact us for generations.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

Rocky Ford School District uses planning processes at multiple levels to ensure that regular maintenance is carried out faithfully and that capital projects are identified and planned for appropriately. At the building level, administration teams will continue to work with the custodians to identify priorities. Current practices that will be carried into the future include: weekly building walkthroughs with the aid of checklists to identify problems early, annual planning for more significant projects, and identifying training or professional development that will be provided to the custodians. At the district level, both the parent accountability committee and the Board of Education engage in processes to identify facility priorities and to plan for the future. The Board of Education maintains a multi-tiered list of facility needs that are organized by time: within the next year, within the next three years, within the next five years, and beyond. The parent accountability committee provides data to inform the board of education's decisions.

In addition to the continuation of these practices, Rocky Ford School District will hire a director of maintenance if the grant is received. Currently, each building has its own set of custodians with one head custodian at each location. These custodians report to the superintendent and the business manager. If the grant is received, the district will reorganize the custodians and hire one person to be the director of maintenance which will provide more expertise and supervision over facility needs than what can currently be provided by the superintendent and the business manager. The newly appointed director of maintenance will assist the district by managing warranty issues, custodian training, as well as taking a major role in the planning processes for facility maintenance and improvement.

The school district also realizes that there will continue to be a need for facility maintenance even with new facilities. Over the past six years, the Rocky Ford School District has spent an average of approximately \$220,000 between capital projects and repairs. The district will continue to budget at least this same amount if the grant is received. Also, the amount of \$220,000 does not include all of the grant support nor the financial support from the Foundation for Rocky Ford Schools. The school district will continue to seek financial assistance in this way particularly when dealing with playgrounds, athletic facilities, and improvements to our agricultural education facilities.

One additional source of funding for facility improvements has come in the form of federal stimulus money that can be spent on HVAC and other similar projects that would improve the air quality in schools. ESSER 2 is the latest round of stimulus funding provided to schools. Rocky Ford's allocation will be approximately \$1.1 million. The district has entered into discussions with HVAC experts to determine the feasibility of upgrades to the HVAC system at the Junior Senior High School. By replacing Washington Primary School and Jefferson Intermediate School, ESSER 2 and other similar funding can be applied directly to improvements at the Junior Senior High School.

**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 of the buildings impacted by this project were built by Rocky Ford School District, and were up to codes and standards of school construction at the time.

Rocky Ford High School was built in 1963.

Jefferson Intermediate school was built in 1954, with an addition constructed in 1962.

Washington Primary School was built in 1950.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

Rocky Ford High School was built in 1963. No major additions or renovations have taken place since that time. - A pre-engineered metal building was added to support the VoAg program in 1965 - A pre-engineered metal building was added to support the wrestling program in 2011- The track and field were renovated in 2019 with the help of a GoCo grant. Jefferson Intermediate School was built in 1954, with an addition constructed in 1962. Washington Primary School



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

was built in 1950.- Modular 1, early childhood, built in 1994- Modular 2, ESL & Music, built in 1976 The following is a list of capital projects, minus the bus purchases, that were approved by the board of education in the last several years. This list does not include all of the repairs that were undertaken in addition to the approved capital projects. The repairs were a multitude of projects that addressed needs with the electric, mechanical, and roofing systems that cost less than \$5,000 each and therefore were not considered capital projects.2014-2015:Replaced all of the air conditioning units at Jefferson IntermediateUpgraded technology in the student computer labs across the districtTotal amount spent on capital projects and repairs: \$212,772.952015-2016:Replaced the bleachers in the HS gymReplaced the flooring and purchased new tables for the HS cafeteriaRenovated select bathrooms at the HSRenovated select bathrooms at Jefferson Intermediate

Renovated select bathrooms at Washington Primary Total amount spent on capital projects and repairs:\$274,967.912016-2017:Replaced the flooring in select classrooms at the HS Renovated select bathrooms at the HSReplaced the flooring in select classrooms at Jefferson Intermediate Renovated select bathrooms at Jefferson Intermediate Replaced the flooring in select classrooms at Washington Primary IRenovated select bathrooms at Washington Primary Repaired a cement walkway outside of Washington Primary Total amount spent on capital projects and repairs: \$201,984.292017-2018: Replaced cement walkways outside of Washington PrimaryReplaced the lighting in the Jefferson gym with LEDTotal amount spent on capital projects and repairs: \$141,871.542018-2019:Replaced the lighting in the HS gym with LEDInstalled new exterior lights for the outdoor athletic facility at the HSTotal amount spent on capital projects and repairs: \$179,390.242019-2020:Made an additional payment on the new exterior lights for the outdoor athletic facility at the HSMade ADA improvements to the Ag Shop and the locker rooms at the HSReplaced select exterior doors across the districtReplaced the reserve tank for the boiler at Jefferson IntermediateImproved the outdoor grass play area at Jefferson IntermediateReplaced the gym lights at Washington Primary with LEDReplaced the carpet at the district officeTotal amount spent so far on capital projects and repairs: \$258,683.872020-2021:The district's budget was cut \$750,000 by the state due to the fiscal emergency that accompanied the pandemic. Therefore, the district has not been able to complete many facility improvement projects this year.Replaced the mechanical components in a faulty air conditioning unit at the HS: \$24,610Upgraded many areas to LED lighting: \$24,907Purchased three air purifiers for music rooms at Washington, Jefferson, and the HS: \$4,500Replaced the air conditioning unit in the music room at Jefferson: \$8,126The district has also entered discussions to upgrade the HVAC system at the HS. The ESSER 2 allocation to the district can be used for HVAC so district officials have met with HVAC experts to explore options. Rocky Ford's ESSER 2 allocation will be approximately \$1.1 million.

### **What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The Rocky Ford School District has solicited and received financial assistance from many sources in the past several years to address facility needs.

- The Melon Field Project, which resulted in a new all-weather track and synthetic football field facility, was funded largely through a GOCO grant. Other large funders for this project included: El Pomar, Daniels Fund, and Gates. Local fundraisers were also used.
- Improvements were made to other outdoor athletic facilities through grants from El Pomar and the Southeast Council of Governments.
- A new playground was installed at Jefferson Intermediate School and the funding was provided by a grant through the Colorado Health Foundation.
- A new wrestling practice facility was paid for by the Foundation for Rocky Ford Schools and a variety of local fundraisers.
- A greenhouse and multiple equipment purchases for the Ag shop were funded by the Foundation for Rocky Ford Schools.
- A grant was received from the Colorado Energy Office to assist with an energy audit at Jefferson Intermediate School and to help make a priority list for improvements.
- Although not necessarily facility related, the school district also has received funding support for an after-school youth club from Otero County, El Pomar, and Tri-County Family Care Center

The Foundation for Rocky Ford Schools is an important partner to the school district. When some water rights were sold to the City of Aurora several years ago, a group of concerned citizens realized the impact on local property taxes which would inadvertently hurt the school district. In response to this group of citizens, Aurora gave a one-time payment of \$1.5 million. A foundation was then formed to manage this money and the associated expenditures. The money was invested and the foundation has never spent any of the principal. However, the money earned off of the investments has all gone back into the schools to support programs and facility needs. The Foundation for Rocky Ford Schools will continue to be an important

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

partner for the school district moving into the foreseeable future.

One additional source of funding for facility improvements has come in the form of federal stimulus money that can be spent on HVAC and other similar projects that would improve the air quality in schools. The District purchased two air purifiers with government CARES funding. ESSER 2 is the latest round of stimulus funding provided to schools. Rocky Ford's allocation will be approximately \$1.1 million. The district has entered into discussions with HVAC experts to determine the feasibility of upgrades to the HVAC system at the Junior Senior High School. By replacing Washington Primary School and Jefferson Intermediate School, ESSER 2 and other similar funding can be applied directly to improvements at the Junior Senior High School.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

Rocky Ford School District maintains a list of needs for facility improvements and repairs. The list is reviewed every year for accuracy by the custodian/principal teams at the individual schools and also at the district level by the parent accountability committee and the board of education. Starting in January of each school year, the parent 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. A needs-based budgeting approach is used for capital projects and has resulted in no less than \$140,000 spent on facility needs. As stated previously, an average of \$220,000 has been spent per year on district-wide facility improvements and repairs in the last six years. The specific dollar amounts per FTE were as follows: FY14 - \$263, FY15 - \$334, FY16 - \$241, FY17 - \$178, FY18 - \$234, FY19 - \$348

### **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Our engineering consultants reviewed electricity and gas bills from the district for all three schools during the months of July 2018-June 2019. Positive Energy Solar is partnered with the district to maintain a solar plant next to the junior-senior high and another next to the primary and intermediate schools providing electricity to all three schools. Gas and additional electricity is also provided by Black Hills Energy.

Electricity bills for the year totalled to \$94,693.21 for the junior-senior high, \$40,917.75 for the intermediate school, and \$21,543.02 for the primary school. Gas bills totalled to \$30,335.81, \$19,007.73, and \$16,540.87 respectively as well.

Existing school district has three facilities:

Washington Primary, Jefferson Intermediate, and Rocky Ford Senior HS.

Washington and Jefferson have steam boiler systems that are inherently inefficient; their combustion efficiency is about 85% or less. For both schools, the steam piping and controls are failing and they have minimal control. This results in the overheating of spaces, which is a waste of energy and financial resources. The proposed solution would consolidate all the schools to a single site that would be heated by a high-efficiency hot water boiler plant with combustion efficiency of about 91-93%.

The existing rooftop cooling equipment is standard efficiency and all new cooling equipment would be high-efficiency with energy recovery.

There would be a reduction in base connection charges by consolidating all the sites.

The total energy cost may be approximately the same or go up some because the increases in efficiency described above would be offset due to the fact that the new addition will be cooled, and much of the existing spaces are not. However we would expect to see a reduction in kbtu/sq/yr due to increased performance of the heating and cooling systems, as well as increased performance of the building envelope construction materials.

### **If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The budget accounts for demolishing both Jefferson and Washington, grading level, and reseeding as an open lot. The District intends to maintain ownership of the property for the time being, keeping the potential for a future baseball field as the District does not currently have one.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$3,375,990.00	<b>CDE Minimum Match %:</b>	28.00
<b>Current Applicant Match:</b>	\$288,003.00	<b>Actual Match % Provided:</b>	7.8603589
<b>Current Project Request:</b>	\$3,663,993.00	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$39,867,054.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$7,628,804.00	<b>Source of Match:</b>	General Fund
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$51,159,851.00	<b>Escalation %:</b>	12
<b>Affected Sq Ft:</b>	87,074	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	737	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$587.54	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.00	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$42.08	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$4,971	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	251	<b>Who owns the Facility?</b>	District

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

N/A

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$6,000,000
<b>Assessed Valuation:</b>	\$39,584,034	<b>Year(s) Bond Approved:</b>	21
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$58,556	<b>Bonded Debt Failed:</b>	\$12,000,000
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$3,292,829	<b>Year(s) Bond Failed:</b>	16,20
Statewide Median: \$3,102,240			
<b>Median Household Income:</b>	\$33,000	<b>Outstanding Bonded Debt:</b>	\$6,000,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	79.40%	<b>Total Bond Capacity:</b>	\$7,916,807
Statewide Avg: 46.98%		Statewide Median: \$23,203,968	
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$1,916,807
Statewide Avg: 6.71		Statewide Median: \$11,500,738	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,821.97		
Applicants Median: \$2,381			



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>\$1,025,918</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$39,584,034</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$7,916,807</u>
D. Current outstanding bonded indebtedness:	<u>\$7,628,804*</u>
E. <u>Total available bonded indebtedness (Line C-D).</u>	<u>\$288,003</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E)	<b><u>\$288,003</u></b>

\* The district was granted permission during the 2021/2022 grant cycle to contribute \$1,628,804 in addition to a \$6,000,000 bond order to meet the statutory limit. The request was submitted after a failed bond attempt the prior year. Having met the statutory limit, with the accommodation granted by the BEST Board, we are listing \$7,628,804 (the total sum of the bond and district cash contribution) for line D.

**School District:** Rocky Ford School District  
**Project:** PK-8 School Replacement Supplemental  
**Date:** February 4, 2022

**Signed by Superintendent:** 

**Printed Name:** Kermit Snyder

**Signed by School Board Officer:** 

**Printed Name:** Karen Encinias

**Title:** Board Treasurer

CDE – Capital Construction Assistance

Updated 12/15/2021

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

**PUEBLO CITY 60 - Supplemental FY22 Franklin ES Replacement - Franklin School of Innovation - 1953**

<b>District:</b>	Pueblo City 60
<b>School Name:</b>	Franklin School of Innovation
<b>Address:</b>	1315 Horseshoe Drive
<b>City:</b>	Pueblo
<b>Gross Area (SF):</b>	46,544
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$14,075,431
<b>Condition Budget:</b>	\$8,542,007
<b>Total FCI:</b>	0.61
<b>Adequacy Index:</b>	0.11



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,733,955	\$1,553,319	0.90
Equipment and Furnishings	\$232,119	\$220,000	0.95
Exterior Enclosure	\$2,299,991	\$1,738,845	0.76
Fire Protection	\$2,744	\$523,929	190.94
HVAC System	\$3,119,723	\$1,058,081	0.34
Interior Construction and Conveyance	\$2,814,631	\$2,313,134	0.82
Plumbing System	\$804,532	\$770,601	0.96
Site	\$1,457,198	\$888,026	0.61
Structure	\$1,610,537	\$0	0.00
<b>Overall - Total</b>	<b>\$14,075,431</b>	<b>\$9,065,935</b>	<b>0.64</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** PUEBLO CITY 60

**County:** Pueblo

**Project Title:** Supplemental FY22 Franklin ES Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Benjamin Franklin Elementary School is a 68-year old neighborhood school in the Belmont area of Pueblo. Its name was changed to Franklin School of Innovation at the August 2017 Pueblo City Schools Board Meeting. There are approximately 410 students in grades Pre-K through 5. The students are made up of approximately 79% minority and 81% Free or Reduced Lunch Eligible.

The current staff consists of three, full-day, 4 year-old Preschool teachers, 18 Kindergarten through 5 grade teachers, 2 Instructional Coaches, 1.5 Academic Interventionists, a teacher for PE, a teacher for Music, a teacher for art, a media specialist and counselor, two special education teachers and a .5 ELL teacher.

Franklin School of Innovation implemented AVID (Advancement Via Individual Determination) builds a culture of high expectations that sets students on a rigorous path of learning. Teachers utilize consistent instructional strategies across all grade levels that help students to organize, analyze, and collaborate in their content areas.

The vision of Franklin School of Innovation is to develop and enhance academic, social, and personal skills that prepare students to be ready to enter the next level of their education. We will accomplish these three components by creating a safe, rigorous, and engaging learning environment through blending learning, extended learning opportunities, and Advancement through Individual Determination (AVID). Franklin scholars will be college or workforce ready to meet the demands of the 21st century.

The Franklin School of Innovation embraces the following four initiatives for its educational framework: 1. Every Child/College Ready, 2. Personalized, 21st Century Learning, 3. Help Students to Dream 4. Strengthen Our Community (<http://franklin.pueblocitieschools.us/innovation>). 100% of Franklin teachers are Highly Qualified under the requirements for the No Child Left Behind Act of 2001.

## Deficiencies associated with this project:

In 2020, the school district was awarded a BEST grant to replace the original 68-year old school. Since that grant award, the school district has worked closely with its CDE representative and the design team to develop a plan for the construction of

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

the new replacement school. The school district chose to utilize the Construction Manager/General Contractor delivery method to ensure that the new school would be designed to meet the project budget established by the school district and grant award.

Over the past year, the construction market has experienced an unprecedented escalation in materials costs and availability. At present, there has been an approximate 15% increase in the projects cost due to the materials cost escalation issues. This has severely impacted the design and constructability to complete the original project without additional funding required. The school district has performed extensive value engineering and redesign to creatively reduce design features and also accept substitutions of alternate materials to offset the increase in the construction cost. Despite the school districts attempts to reduce the additional project cost, the school district will experience an approximate \$3.1 million shortfall between the grant award and the actual project cost. As the design cannot be further reduced without severely impacting the square footage, functionality and learning environment of the new school, additional funding is required to complete the construction of the school.

### **Diligence undertaken to determine the deficiencies stated above:**

For the past several months, the school district, its design team and CMGC contractor have progressed through the design and pricing estimates to develop the construction drawings and specifications. Over that time, an unprecedented escalation in construction materials costs and availability has impacted the entire construction industry. As the design team and CMGC developed the project plans, it became apparent that the escalation in materials far exceeded the escalation amounts projected and also any contingency amounts by more than 15% over the original budget. The school district authorized extensive value engineering and redesign of the school to try to reduce the overall project cost. Despite those efforts, the materials escalation costs has driven the total project cost up over the original budgeted amount, creating an approximate \$3.1 million shortfall in the project cost budget.

### **Proposed solution to address the deficiencies stated above:**

The only solution left to address the funding deficiency and complete the project is to add additional supplemental funding to offset the escalation costs. Value engineering and redesign reduced some of the project cost overage, but approximately \$3.1 million still remains that must be addressed in order to complete the project. The school district is applying for this BEST grant as a supplemental request for additional funding to complete the project. The school district would provide 35% in matching funds to address the cost overage deficiency, even though the 2022 matching funds requirement was lowered to 17% in matching funds.

### **Due diligence undertaken in defining the stated solution:**

The school district, design team and CMGC have worked extensively on the redesign and value engineering to reduce the overall project cost. Additionally, the school district worked with our CDE representative during this process to ensure the project would still meet all CDE construction and energy efficiency requirements, and not negatively impact the learning environment while reducing the project cost. Listed below are some of the value engineering and redesign to lower the project costs:

1. Changed VRF HVAC system to incorporate in classroom cartridge units (this is still a VRF system). This eliminated ductwork from FCU's located in the corridors and also eliminated sound attenuation for every classroom.
2. Revised the standard light fixtures to be received flat panel LED linear lights in lieu of pendant lights. We also simplified the zoning of switches.
3. Reduced the number of round decorative light fixtures in common spaces.
4. Revised the base bid floor coverings to be VCT at areas where resilient flooring occurs. This is in lieu of LVT.
5. Simplified the number and layout of ceiling cloud elements.
6. Reduced the ceiling heights by 1' from 10' to 9' high
7. Reduced the overall height of the buildings by about 16"
8. Changed the roofing spec to be a 60 Mil system with fleece-back instead of 85 (we still maintain the same warranty and hail rating).

### **How urgent is this project?**

The school district will enter into a construction contract for the project in January 2022, with groundbreaking starting by mid February 2022. The contract will be for the actual project cost, subsequent to all project price reduction efforts. The school building project completion is scheduled for the spring of 2023, with the remaining demolition of the old school and the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

completion of site improvements scheduled for later in 2023. As the school district must move forward with this project, the funding deficiency will need to be addressed as quickly as possible. As the school district has allocated its entire funding from the districts 2019 bond election towards building repairs, it would be challenged to try to cover the escalation cost increase in the project without impacting other repair projects.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

The school district will perform all preventive and corrective maintenance for the new school building over its estimated 50-year lifespan. The school district funds regular corrective and preventive maintenance through the General Fund and provides Capital Outlay for emergency and larger planned repairs and replacements on an annual basis. The historical funding amount for Capital Outlay is noted in the next question. The new school will have a typical one year warranty on installation and varied manufacturer warranty years on all components and equipment installed.

**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:**

This is a new construction school that has already been awarded a BEST grant for replacement.

The existing Franklin School of Innovation (previously known as Benjamin Franklin Elementary School) was built in 1953. The original K-5 school (now pre K-5) was designed for a total capacity of 495 students with the following features, materials and building systems:

1. Single-width brick exterior wall system with low R-value insulation (mineral wool or Rock Wool)
2. Single-pane, low R-value, metal-frame windows
3. Low R-value hollow-metal exterior doors
4. Gravel/Bitumin Built-Up Roof
5. Boiler/Radiant Heating System with under-floor pipe chases
6. Asbestos-Containing Material (AHERA Report)
7. Basement Cafeteria with no elevator access
8. Steep-sloping west wing and playground

The building envelope for the school does not meet today's energy efficiency requirements for IECC 2015 and beyond (High Performance Certification Program for the CDE).

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

No new capital projects have been undertaken at the existing school within the last three years. A cafeteria & classroom additions were completed in 2004. Terminal & Package Units (RTUs) were placed on the roof of each wing to replace the original boiler system from 1953. In 1999, site improvements were made to the existing playground, which included seeding/sodding the dirt playground in its entirety and providing new playground equipment, a new asphalt walking loop around the site and a new staff parking lot.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The school district does not have other options available for funding assistance to address the cost coverage deficiency.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Capital outlay is funded annually through the school districts general funds. The figures for this amount for FY 2020/21 is \$6,800,000 / 14,137.50 (FTE) = \$480.99 as a base starting figure for the entire school district. Due to emergency repairs across the school district, that figure has been increased over the past two years on as an "increasing and as needed" amount.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

The existing 68 year old school will be abated for ACM and be demolished in its entirety upon the completion of the new school. The new school is projected to have a minimum 50 year life cycle.

<b>Current Grant Request:</b>	\$2,038,541.70	<b>CDE Minimum Match %:</b>	17.00
<b>Current Applicant Match:</b>	\$1,097,676.30	<b>Actual Match % Provided:</b>	35.00
<b>Current Project Request:</b>	\$3,136,218.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$16,142,175.36	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$6,277,512.64	<b>Source of Match:</b>	The school districts existing general debt obligation funds.
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$25,555,906.00	<b>Escalation %:</b>	0
<b>Affected Sq Ft:</b>	55,249	<b>Construction Contingency %:</b>	2.42
<b>Affected Pupils:</b>	323	<b>Owner Contingency %:</b>	1.57
<b>Cost Per Sq Ft:</b>	\$462.56	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.48	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$55.29	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$9,710	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	171	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$218,250,000
<b>Assessed Valuation:</b>	\$1,204,841,694	<b>Year(s) Bond Approved:</b>	19
<small>Statewide Median: \$116,019,842</small>			
<b>PPAV:</b>	\$87,168	<b>Bonded Debt Failed:</b>	
<small>Statewide PPAV: \$167,001</small>			
<b>Unreserved Fund Bal 19-20:</b>	\$20,633,938	<b>Year(s) Bond Failed:</b>	
<small>Statewide Median: \$3,102,240</small>			
<b>Median Household Income:</b>	\$40,489	<b>Outstanding Bonded Debt:</b>	\$229,710,000
<small>Statewide Avg: \$59,201</small>			
<b>Free Reduced Lunch %:</b>	76.90%	<b>Total Bond Capacity:</b>	\$240,968,339
<small>Statewide Avg: 46.98%</small>		<small>Statewide Median: \$23,203,968</small>	
<b>Existing Bond Mill Levy:</b>	18	<b>Bond Capacity Remaining:</b>	\$11,258,339
<small>Statewide Avg: 6.71</small>		<small>Statewide Median: \$11,500,738</small>	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,380.82		
<small>Applicants Median: \$2,381</small>			

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

**PUEBLO CITY 60 - Supplemental FY22 Sunset ES Replacement - Sunset Park ES - 1959**

<b>District:</b>	Pueblo City 60
<b>School Name:</b>	Sunset Park ES
<b>Address:</b>	110 UNIVERSITY CIRCLE
<b>City:</b>	PUEBLO
<b>Gross Area (SF):</b>	49,725
<b>Number of Buildings:</b>	1
<b>Replacement Value:</b>	\$12,876,579
<b>Condition Budget:</b>	\$10,582,556
<b>Total FCI:</b>	0.82
<b>Adequacy Index:</b>	0.12



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,812,123	\$2,044,695	1.13
Equipment and Furnishings	\$270,072	\$261,370	0.97
Exterior Enclosure	\$2,059,288	\$1,509,393	0.73
Fire Protection	\$2,931	\$559,735	190.94
HVAC System	\$1,942,553	\$2,134,505	1.10
Interior Construction and Conveyance	\$2,607,451	\$2,419,443	0.93
Plumbing System	\$815,806	\$857,492	1.05
Site	\$1,781,983	\$1,345,846	0.76
Structure	\$1,584,371	\$9,815	0.01
<b>Overall - Total</b>	<b>\$12,876,579</b>	<b>\$11,142,294</b>	<b>0.87</b>

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** PUEBLO CITY 60

**County:** Pueblo

**Project Title:** Supplemental FY22 Sunset ES Replacement

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

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

**If Yes, please explain why:**

## Project Type:

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

## General background information about the district / school:

Sunset Park Elementary School was built in 1959. The current FCI rating for the facility is 58%. The demographics of the school for 2019 were as follows: 467 Students, 67.5% Minority Students, 68.3% Free/Reduced Lunch. Sunset Park Elementary School has consistently held to the Performance ranking since the inception of the rating system. The school provides a full array of special options, including Art, Music and Physical Education, in its pursuit of supporting the whole child. With its focus on student Leadership and its mission to push educational progress in the Pueblo community, Sunset Park Elementary School has been setting itself apart from the traditional educational programs of the past.

As of 2019, Sunset Park Elementary School is one of 500 Leader in Me Lighthouse Schools in the world and embraces the following five core commitments for its educational framework: 1. A belief that all students are leaders, 2. All students have genius, 3. Education is about the whole child, 4. Education is about empowering a child to lead his/her learning, 5. The four other beliefs do not rest only on the child, but on the teachers, staff and parents.

(<http://sunsetpark.pueblocitieschools.us/principal-message>).

## Deficiencies associated with this project:

In 2020, the school district was awarded a BEST grant to replace the original 63-year old school. Since that grant award, the school district has worked closely with its CDE representative and the design team to develop a plan for the construction of the new replacement school. The school district chose to utilize the Construction Manager/General Contractor delivery method to ensure that the new school would be designed to meet the project budget established by the school district and grant award.

Over the past year, the construction market has experienced an unprecedented escalation in materials costs and availability. At present, there has been an approximate 15% increase in the projects cost due to the materials cost escalation issues. This has severely impacted the design and constructability to complete the original project without additional funding required. The school district has performed extensive value engineering and redesign to creatively reduce design features and also accept substitutions of alternate materials to offset the increase in the construction cost. Despite the school districts attempts to reduce the additional project cost, the school district will experience a \$4.3 million shortfall between the grant award and the actual project cost. As the design cannot be further reduced without severely impacting the square footage, functionality and learning environment of the new school, additional funding is required to complete the construction of the school.

## Diligence undertaken to determine the deficiencies stated above:

For the past several months, the school district, its design team and CMGC contractor have progressed through the design and pricing estimates to develop the construction drawings and specifications. Over that time, an unprecedented escalation in construction materials costs and availability has impacted the entire construction industry. As the design team and CMGC developed the project plans, it became apparent that the escalation in materials far exceeded the escalation amounts projected and also any contingency amounts by more than 15% over the original budget. The school district authorized

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

extensive value engineering and redesign of the school to try to reduce the overall project cost. Despite those efforts, the materials escalation costs has driven the total project cost up over the original budgeted amount, creating an approximate \$4.3 million shortfall in the project cost budget.

### **Proposed solution to address the deficiencies stated above:**

The only solution left to address the funding deficiency and complete the project is to add additional supplemental funding to offset the escalation costs. Value engineering and redesign reduced some of the project cost overage, but approximately \$4.3 million still remains that must be addressed in order to complete the project. The school district is applying for this BEST grant as a supplemental request for additional funding to complete the project. The school district would provide 35% in matching funds to address the cost overage deficiency, even though the 2022 matching funds requirement was lowered to 17% in matching funds.

### **Due diligence undertaken in defining the stated solution:**

The school district, design team and CMGC have worked extensively on the redesign and value engineering to reduce the overall project cost. Additionally, the school district worked with our CDE representative during this process to ensure the project would still meet all CDE construction and energy efficiency requirements, and not negatively impact the learning environment while reducing the project cost. Listed below are some of the value engineering and redesign to lower the project costs:

1. Changed VRF HVAC system to incorporate in classroom cartridge units (this is still a VRF system). This eliminated ductwork from FCU's located in the corridors and also eliminated sound attenuation for every classroom.
2. Revised the standard light fixtures to be received flat panel LED linear lights in lieu of pendant lights. We also simplified the zoning of switches.
3. Reduced the number of round decorative light fixtures in common spaces.
4. Revised the base bid floor coverings to be VCT at areas where resilient flooring occurs. This is in lieu of LVT.
5. Simplified the number and layout of ceiling cloud elements.
6. Reduced the ceiling heights by 1' from 10' to 9' high
7. Reduced the overall height of the buildings by about 16"
8. Changed the roofing spec to be a 60 Mil system with fleece-back instead of 85 (we still maintain the same warranty and hail rating).

### **How urgent is this project?**

The school district will enter into a construction contract for the project in January 2022, with groundbreaking starting by mid February 2022. The contract will be for the actual project cost, subsequent to all project price reduction efforts. The school building project completion is scheduled for the spring of 2023, with the remaining demolition of the old school and the completion of site improvements scheduled for later in 2023. As the school district must move forward with this project, the funding deficiency will need to be addressed as quickly as possible. As the school district has allocated its entire funding from the districts 2019 bond election towards building repairs, it would be challenged to try to cover the escalation cost increase in the project without impacting other repair projects.

### **Does this project conform with the Public School Facility Construction Guidelines? Yes**

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

### **How does the applicant plan to maintain the project if it is awarded?**

The school district will perform all preventive and corrective maintenance for the new school building over its estimated 50-year lifespan. The school district funds regular corrective and preventive maintenance through the General Fund and provides Capital Outlay for emergency and larger planned repairs and replacements on an annual basis. The historical funding amount for Capital Outlay is noted in the next question. The new school will have a typical one year warranty on installation and varied manufacturer warranty years on all components and equipment installed.

### **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:**

This is a new construction school that has already been awarded a BEST grant for replacement. The existing Sunset Park Elementary School was built in 1959. The original K-5 school (now pre K-5) was designed for a total

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

capacity of 532 students with the following features, materials and building systems:

1. Single-width brick with CMU backer exterior wall system with low R-value insulation (mineral wool or Rock Wool)
2. Single-pane, low R-value, aluminum storefront windows
3. Low R-value hollow-metal exterior doors
4. Gravel/Bitumin Built-Up Roof
5. Under-Floor Duct Heating System
6. Asbestos-Containing Material (AHERA Report)

The building envelope for the school does not meet today's energy efficiency requirements for IECC 2015 and beyond (High Performance Certification Program for the CDE).

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The existing building has had a minimal capital upgrades and renovations due to limited funding. A new roof covering was installed in 1999; new pre-school addition, new front administrative/classroom addition and new parent drop off loop constructed in 2003; and a partial electrical system replacement in 2003.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

The school district does not have other options available for funding assistance to address the cost coverage deficiency.

**How do you budget annually to address capital outlay needs in your district/charter?:**

Capital outlay is funded annually through the school districts general funds. The figures for this amount for FY 2020/21 is \$6,800,000 / 14,137.50 (FTE) = \$480.99 as a base starting figure for the entire school district. Due to emergency repairs across the school district, that figure has been increased over the past two years on as an "increasing and as needed" amount.

**If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

N/A

**If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

The existing 68 year old school will be abated for ACM and be demolished in its entirety upon the completion of the new school. The new school is projected to have a minimum 50 year life cycle.

<b>Current Grant Request:</b>	\$2,826,628.35	<b>CDE Minimum Match %:</b>	17.00
<b>Current Applicant Match:</b>	\$1,522,030.65	<b>Actual Match % Provided:</b>	35.00
<b>Current Project Request:</b>	\$4,348,659.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	\$15,953,022.72	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$6,203,953.28	<b>Source of Match:</b>	The school districts existing general debt obligation funds
<b>Future Grant Requests:</b>	\$0.00		
<b>Total of All Phases:</b>	\$26,505,635.00	<b>Escalation %:</b>	0
<b>Affected Sq Ft:</b>	55,249	<b>Construction Contingency %:</b>	2.41
<b>Affected Pupils:</b>	401	<b>Owner Contingency %:</b>	1.56
<b>Cost Per Sq Ft:</b>	\$479.75	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$6.24	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$72.47	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$10,845	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	138	<b>Who owns the Facility?</b>	District

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**If owned by a third party, explanation of ownership:**

N/A

**If match is financed, explanation of financing terms:**

## Financial Data (School District Applicants)

<p><b>District FTE Count:</b> 1</p> <p><b>Assessed Valuation:</b> \$1,204,841,694 Statewide Median: \$116,019,842</p> <p><b>PPAV:</b> \$87,168 Statewide PPAV: \$167,001</p> <p><b>Unreserved Fund Bal 19-20:</b> \$20,633,938 Statewide Median: \$3,102,240</p> <p><b>Median Household Income:</b> \$40,489 Statewide Avg: \$59,201</p> <p><b>Free Reduced Lunch %:</b> 76.90% Statewide Avg: 46.98%</p> <p><b>Existing Bond Mill Levy:</b> 18 Statewide Avg: 6.71</p> <p><b>3yr Avg OMFAC/Pupil:</b> \$2,380.82 Applicants Median: \$2,381</p>	<p><b>Bonded Debt Approved:</b> \$218,250,000</p> <p><b>Year(s) Bond Approved:</b> 19</p> <p><b>Bonded Debt Failed:</b></p> <p><b>Year(s) Bond Failed:</b></p> <p><b>Outstanding Bonded Debt:</b> \$229,710,000</p> <p><b>Total Bond Capacity:</b> \$240,968,339 Statewide Median: \$23,203,968</p> <p><b>Bond Capacity Remaining:</b> \$11,258,339 Statewide Median: \$11,500,738</p>
--	--

**● Facilities Impacted by this Grant Application ●**

**JULESBURG RE-1 - Supplemental FY22 Julesburg PK12 Replacement - Julesburg ES - 1952**

District:	Julesburg RE-1
School Name:	Julesburg ES
Address:	525 SPRUCE STREET
City:	JULESBURG
Gross Area (SF):	31,395
Number of Buildings:	1
Replacement Value:	\$9,242,998
Condition Budget:	\$4,151,815
Total FCI:	0.45
Adequacy Index:	0.47



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,338,427	\$892,218	0.67
Equipment and Furnishings	\$229,499	\$226,528	0.99
Exterior Enclosure	\$1,415,755	\$173,730	0.12
Fire Protection	\$1,844	\$343,775	186.45
HVAC System	\$981,462	\$33,374	0.03
Interior Construction and Conveyance	\$1,980,389	\$1,659,376	0.84
Plumbing System	\$488,663	\$475,565	0.97
Site	\$1,552,341	\$607,124	0.39
Structure	\$1,254,618	\$83,902	0.07
Overall - Total	\$9,242,998	\$4,495,592	0.49

**JULESBURG RE-1 - Supplemental FY22 Julesburg PK12 Replacement - Julesburg HS - 1957**

District:	Julesburg RE-1
School Name:	Julesburg HS
Address:	102 WEST 6TH STREET
City:	JULESBURG
Gross Area (SF):	54,462
Number of Buildings:	1
Replacement Value:	\$17,229,540
Condition Budget:	\$7,996,909
Total FCI:	0.46
Adequacy Index:	0.39



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,747,594	\$2,642,370	0.96
Equipment and Furnishings	\$448,919	\$504,573	1.12
Exterior Enclosure	\$2,327,836	\$329,616	0.14
Fire Protection	\$50,336	\$601,352	11.95
Furnishings	\$705,271	\$440,795	0.63
HVAC System	\$2,881,525	\$651,608	0.23
Interior Construction and Conveyance	\$3,390,455	\$1,599,099	0.47
Plumbing System	\$946,670	\$797,306	0.84
Site	\$1,793,027	\$923,339	0.51
Structure	\$1,937,906	\$49,279	0.03
Overall - Total	\$17,229,540	\$8,539,337	0.50

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Applicant Name:** JULESBURG RE-1

**County:** SEDGWICK

**Project Title:** Supplemental FY22 Julesburg PK12 Replacement

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

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

**If Yes, please explain why:** Project was awarded in BEST FY21-22.  
Project was not awarded in BEST FY20-21.

## Project Type:

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

## General background information about the district / school:

The Julesburg School District is located in Sedgwick County, the Northeastern most Colorado School District and is a gateway to the State of Colorado, serving approximately 300 students Preschool through 12th Grade. The enrollment and population trends have remained steady with a slightly increasing trajectory in recent years.

Julesburg Elementary provides a complete elementary program for approximately 160 students and 25 staff members Preschool through 6th Grade. The ES is a 31,395 square foot, 1-story building built in 1952 and a classroom wing was added shortly thereafter. The music room was added in 1967. The building underwent minor renovations in 1978 and 2008 including roof and mechanical systems. The school serves as the district's only cafeteria and kitchen.

Julesburg Jr./Sr. High School provides a complete education, extra-curricular and competitive athletic program for approximately 140 students and 20 staff members 7th-12th grade. The current Julesburg Jr./Sr. High School was built in 1978 and is attached to the original gymnasium that was built in 1955. Total square foot is 54,462 sf. The building includes classrooms, a library, auditorium, vo/tech shop, gymnasium and locker rooms and is located approximately 3 blocks east of the elementary school.

The Julesburg School District boasts offering our students 9 State Approved CTE Pathways that include: Health Science, Business, IT, Agriculture, STEM, Education, Legal & Law Enforcement, Hospitality & Tourism and Cybersecurity.

The Julesburg Football and Track Complex is located four blocks east and two blocks north of the High School. The site includes a dirt track, football field, home bleachers, visitor bleachers, and various storage buildings. This complex is used regularly for PE and outdoor teaching labs.

## Deficiencies associated with this project:

Based on our successful application last year, the awarded BEST Grant was meant to address all deficiencies in our buildings by providing funding to design and build a new, PK - 12 building and campus on a new site. However, due to the on-going pandemic, supply chain issues, material shortages and labor availability, our project, and the construction market in general, has seen an unprecedented rise in cost escalation. This meteoric rise has led to a significant funding shortage for the project, despite our efforts to reduce as much cost, and project scope as possible, throughout the design of our new building.

Our new building and site now faces significant reductions and we are not able to deliver the same quality and project scope promised as part of the BEST Grant and the matching bond. A full list of the scope reductions has been provided with the application and significant reductions to security systems, classroom technology, site and athletics fields are listed below.

In order to best identify the escalation issues our project is facing, we have been tracking the national construction market,



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

the Colorado construction market and have also seen the impacts of the rising escalation specific to our project.

### NATIONAL ESCALATION - 18.4%

Based on our research and tracking, the U.S. domestic material price index has shifted significantly throughout 2021. In fact, "Altogether, construction material prices will likely increase 18.4% in 2021, the largest increase since its data collection began in 1995," per Cumming Management Group, Q4-2021 Construction Market Analysis. This analysis also shows several specific materials which have increased by over 20% in the last 12 months, including: Lumber/plywood (56.8%), copper/brass (49.0%), steel pipe/tube (48.8%), metal bar joists/rebar (38.2%), aluminum shapes (33.2%), fabricated structural steel (32.5%), plastic products (26.7%), sheet metal products (23.2%) and gypsum products (21.6%). The labor market also shows an approximate 6.0% construction unemployment rate in 2021, which is down from a high in 2020 of roughly 8.2% but still well above the previous low of 3.8% in 2019.

### STATE ESCALATION - 20.8%

In Colorado, we have relied on reporting and statistics from the Associated General Contractors (AGC) of Colorado as well as an annual report from Mortensen Construction. The AGC has reported a rise in "inputs to new non-residential construction" (materials) of approximately 22% from the end of 2020 to the end of 2021. They have also shown a "Bid price for new non-residential building construction" increase of approximately 12.6% over this same time period. This is important to note, as the difference between the actual increase of 22%, and the bids of 12.6%, indicates that bidders, subcontractors, suppliers and/or manufacturers are "eating" costs in order to keep their bids low and competitive. This puts these companies at-risk of financial insolvency and is not a practice that can continue indefinitely. This also indicates this trend of higher bids is likely to continue in the future until the gap between bids and material pricing is closed. The Mortensen annual report ultimately estimates a 20.8% increase in overall construction costs over the last 12 months.

### PROJECT ESCALATION (ACTUAL) + 17.9%

### PROJECT ESCALATION (PREDICTED) - 4.25%

### PROJECT ESCALATION (DELTA) = 13.65%

On our specific project, we have seen this escalation greatly impact the pricing. We have already priced our project four times, throughout different stages of design. We priced the project at Conceptual Design in June, 2021, Schematic Design in Aug, 2021, Design Development in Oct/Nov 2021 and Construction Documents in Jan, 2022. Even with significant VE efforts at every stage, we have seen an overall increase in the Direct Cost of Work of 17.9%. As part of our Grant last year, we assumed an escalation factor of 4.25%, which was inline with overall trends dating all the way back to 2011. Based on the actual subcontractor bids for our GMP, the increase above and beyond last year's grant is 13.65%.

### FUTURE ESCALATION - UNKNOWN

In conversations with our Design/Builder and Owner's Rep, they do not believe costs will trend back down in any significant way. They do expect future escalation to return to historic levels or level off, at best.

### ESCALATION CONCLUSION

The budget issues we have experienced throughout design can be directly attributed to market factors, driving material escalation and global supply-chain issues. These issues are out of our District's control and out of our general contractor's control. We have done our best to minimize these additional costs by implementing the solutions noted below, but this has forced our project to reduce scope beyond what was originally included in the BEST Grant. In order to prevent further reduction in scope and to add base scope back to the project, additional funding is required.

Our previous application and BEST Grant award was originally meant to address the following deficiencies:

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

## DISTRICT-WIDE SAFETY, SECURITY & HEALTH DEFICIENCIES

With a significant number of registered sex offenders in the town of Julesburg, a potential endangerment to our students exists. Our 3 campuses are spread across town and students travel 3 blocks each way multiple times a day. Our students have been followed and harassed by these known sex offenders. We have also had students viciously attacked by dogs and other minor injuries. In the event of lockdowns, students have been unable to receive notification and been stranded outside the school buildings.

There is no perimeter fencing around the campuses and both are constrained by city streets. The buildings have dozens of exterior doors (25 at the HS) which open to surrounding streets, lack visual control, and are unsecured. The main entrances are very difficult to find which only further invites attempted access through the many unsecured doors. We have a voice only buzz-in system, no security vestibules and no direct or visual connection to administration.

We have extremely high carbon dioxide levels in the current buildings. Safe indoor carbon dioxide levels are 400-1000 ppm. Studies have shown high levels can impact cognitive performance by as much as 50% and cause headaches, drowsiness, increased heart rate and nausea. ES levels were tested and ranged from 1107- 3159 ppm. HS levels tested from 1359- 2680 ppm. The gym recorded levels ranging from 4000- 7000 ppm. This ongoing poor air quality issue has resulted in recurrent and prolonged absences for students.

In the current pandemic environment, the inability to properly ventilate air presents our students with a much higher risk of transmission for COVID-19. Some families have chosen to continue to keep their students at home due to the pandemic. A system analysis performed by a mechanical engineer notes many of the units in our facilities do not access outdoor air; they are 100% recirculating, so our students continue to breathe the same poor, contaminated air. Our system is limited in its “ventilation effectiveness and [ability to] minimize the spread of airborne pathogens including SARS-CoV-2 (Covid-19).”

There is not a dedicated clinic space for a sick student to await pick-up. Since we do not have a dedicated space, students must wait in the main office, exposing other students, staff, and visitors passing by, which is a HIPPA violation.

Our schools have a significant amount of asbestos, so much so, that a full and complete abatement is unrealistic. Based on the AHERA Report and additional assessment by an environmental engineer the schools contain a wide range of asbestos materials including plumbing insulation, flooring, countertops, undercoatings and adhesives. All of this asbestos and the piping locations prevent major renovations & repairs to the buildings’ piping systems.

## ELEMENTARY SCHOOL

Our 1952 ES is beyond its useful life in every respect: from failing building systems and unhealthy conditions, to significant safety risks. Our site constraints do not allow for separation between parent drop-off, bus drop-off and truck deliveries. Drainage issues on our site create icy conditions. Space heaters and coats are routine requirements to keep students warm enough during the winter. The main sewer line is broken and sewage routinely backs up. The main water line has broken and required the school to close for several days in 2020. Water quality is a significant issue and staff considers the water unfit for consumption. Repairs to these systems are virtually impossible due to the deteriorating asbestos-wrapped piping. The building also experiences structural and roofing concerns and the CMU walls are showing significant cracking.

## JR/SR HIGH SCHOOL

The gym & Jr/Sr School were built in 1955 & 1978 and suffer from a myriad of issues: security risks, extremely poor air and water quality, inadequate HVAC, failing plumbing, maxed electrical capacity, and hairline structure cracking. The mechanical engineer reports “the HVAC system is deficient; undersized for ventilation airflow, cannot support an increase, and is unable to minimize the spread of airborne pathogens” (Covid-19). The gym has zero fresh air ventilation. Water quality is also an issue at the HS. The sanitary waste system backs up constantly in the art classroom. The electrical system is failing, at max capacity and requires replacement of: distribution equipment, panelboards, feeders, branch wiring.

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

These deficiencies disrupt education, limit our ability to provide adequate learning environments, and require constant maintenance.

## **Diligence undertaken to determine the deficiencies stated above:**

### ESCALATION & MARKET RESEARCH

We have spent a significant amount of time and effort throughout the design of our new project dealing with the impact of this unprecedented material escalation. Our District has reached out to other projects who were awarded BEST Grants in FY21-22 to confirm if the escalating costs are impacting their project. Based on these conversations it appears nearly all projects funded last year, or even the year before, are feeling the effect of rising construction pricing.

Our Owner's Rep and Design/Build team has provided comparable project data on other school project's currently being designed and priced by their firms. One of the best points of data we found was a prototype school for Aurora Public Schools. Our contractor, JHL Constructors, provided a GMP on one of these prototype schools in Dec, 2018 for \$25.7M (building only). The same exact school is now going to GMP at \$36.2M (building only) in Dec, 2021! That is an increase of 41.05%!

In our preparation to best understand these unprecedented market conditions we have been tracking the AGC's monthly market report throughout 2021. In fact, the AGC did not previously provide monthly reports but is now doing so because of the unprecedented market conditions. Based on the upward trending costs in these reports we have also investigated national market data, procured additional reports from Cumming (3rd-party estimators), other general contractors and developed a trend log of current pricing on the projects our general contractor currently has in their pipeline.

All of these market reports tell a similar story regarding the unprecedented escalation seen in the market throughout 2021. Given these trends, we have made the decision to try to complete design of our project as soon as possible. This gives us the most flexibility to procure key subcontractors and allows us to "lock-in" our GMP with our general contractor as soon as possible, prior to any additional price increases.

We have also worked extensively with our architect throughout the design process for the new school to reduce scope and cost anywhere possible and to develop a list of "smart" Add Alternates that could be included in the project if we are able to secure additional funding through a Supplemental Grant or through other means. We focused these Alternates towards the end of the project to provide maximum time for additional funding raising. We have also already designed these as Alternates to avoid any additional re-design during construction.

### PROJECT DUE DILIGENCE

To better understand the deficiencies identified in CDE's Assessment Report we developed a Master Plan in 2019. The master plan includes evaluation of student population & curriculum requirements, facility assessment & staff interviews recording major safety, security, health, & educational deficiency issues at each school property and this data was interpreted and analyzed. The state re-reviewed & revised the Assessment to be more accurate in Jan 2020.

Prior to receipt of the grant we also went above and beyond typical due diligence and performed the following: CO2 Testing & Report, Structural Engineering Assessment, Mechanical Engineer Assessment, Environmental Testing & Reporting in the buildings and a Phase I & II ESA at the existing sites, Geotechnical Investigation & Report and Sewer Line Scoping & Report

Overall the District invested over \$45,000 in performing these additional investigations & assessments.

## **Proposed solution to address the deficiencies stated above:**

We have utilized a multi-pronged approach to attempt to minimize the impact of this cost escalation on our project. All of the following strategies have been combined to prevent the project from seeing the full impact of the 20.8% increase being tracked by Mortensen Construction at the state level. However, we are still facing a significant cost delta despite all the measures we have taken since submitting our 2021 application.

Ultimately, all evidence points to our project seeing escalation in-line with the Colorado market and this has now been

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

verified with our GMP. To offset this escalation we have taken the following steps:

### VALUE ENGINEERING (SAVINGS = \$1,027,000)

Given the project was over budget at Concept Design, we were forced to develop an extensive list of Value-Engineering (VE) ideas and have implemented as many of these items as possible, while also trying to minimize any impact to the quality of our new building.

We have developed over 75 Alternates to the project, the majority of which are items we understood to be included within the scope of the original BEST Grant but are no longer part of the project, unless additional funding is procured. These items include site, parking, casework, fencing, landscaping, security glazing, etc. A detailed list of items was provided to CDE Staff.

### SQUARE FOOTAGE REDUCTION (SAVINGS = \$1,085,000)

After initiating the design process, we discovered that a 2nd Gymnasium had not been included in the BEST Grant program, but is an element that currently exists in our District and is key to our operations and to the community. We have integrated this element into the design by including a multi-purpose Gym/Auditorium space, in lieu of the dedicated Auditorium included in the program. The District will be directly funding 100% of this additional square footage (1,242 sf), which exceeds the total program included in the BEST Grant. However, due to the escalating costs, the rest of the building program square footage has been reduced as much as possible (2,285 sf), for a grand total of 76,748 sf.

This 2,285 sf reduction was mostly taken from classroom and learning spaces, and was possible due to efficiencies found by integrating an open-concept media center into corridor/common spaces and creating multi-purpose areas throughout the building. Ultimately this sf reduction represents a significant savings to the project (2,285 sf at \$475/sf (Direct Cost of Work + Markups), but is also yet another example of the types of cuts we were forced to make in order to reduce costs.

### PROJECT COST SAVINGS (\$2,273,000)

During the procurement process, we were able to competitively secure a design/build team. During this process we realized a significant reduction in Architectural and Engineering fees. We also saw a significant drop in the General Contractor's fee compared to what was included in the BEST Grant. Finally, we were also able to lock-in the GC's General Conditions early in the project, at less than half of the estimate from the grant.

### UTILIZE PROJECT ESCALATION (USE = \$1,419,000)

We have applied all of the original 4.25% escalation factor included within the BEST Grant.

### CONTINGENCY (USE = \$381,000)

We have applied portions of both the owner and contractor contingency in order to help offset the cost escalation seen. However, given the volatile market conditions and potential for future cost increases, our project team does not advise reducing contingencies any further until after buy-out is complete and the building pad is in place.

### RE-USE OF EXISTING ITEMS/FURNITURE (SAVINGS = TBD)

Our architect has inventoried all items within our existing buildings that could be re-used at the new building. These items include: site lighting fixtures, flagpoles, football field scoreboard, stage curtains and stage lighting to name a few. We are also working with our furniture vendor to inventory our existing furniture and may have to open our new building with some of the 30 - 50 year old furniture installed, despite the fact that 100% new furniture was assumed in the BEST Grant.

### TOTAL OF ALL SAVINGS ACHIEVED = \$6,185,000

Even by creating over \$6M in savings on the project, and using escalation and contingency dollars, our GMP still exceeds the

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

BEST Grant budget by approximately \$2,423,000. The only way to continue to reduce costs is to accept Deductive Alternates, priced as part of the GMP. These Alternates will force the project into reducing quality and foregoing scope that was specifically included in the grant.

TOTAL STILL NEEDED: \$2,423,000

Some of the most critical items that will be removed from the base scope if additional funding is not secured are:

- 1) Installing minimum code-required HVAC System
- 2) Foregoing a full security camera and card reader system
- 3) Replacing brick with stucco at exterior skin
- 4) Eliminating corridor wainscot tile
- 5) Re-using our existing stage curtains, stage lighting, some site lighting, projection screen, basketball & football scoreboards, volleyball nets & wall pads
- 6) Removing all site fencing except Pre-K playground
- 7) Eliminating significant portions of landscaping/plantings/playfields
- 8) Foregoing installation of football field bleachers & pressbox
- 9) Foregoing all-weather track surfacing (All-weather track included in bond language.)

This partial list was strategically developed to include several site and athletics program items, as these scopes will be constructed towards the end of the project, which gives us the most time to procure additional funds, and impacts student learning the least. However, these items remain vitally important to completing the project and drive participation and support from our community. In fact, the "all-weather track" was specifically included in the matching bond language voted on and approved by our taxpayers.

DEDUCTIVE ALTERNATES: \$1,988,000 (FURTHER REDUCES PROJECT SCOPE & QUALITY)

Ultimately, we are requesting a Supplemental Grant of \$2.4M to fund the items previously included in the BEST Grant but now considered Alternates to the project and to avoid additional scope & quality reduction to our project.

### DESIGN SOLUTIONS FOR PROJECT AS PART OF BEST GRANT

Through our extensive Master Planning process, we determined the best solution to be:

- A New PK - 12 Building on a New Site

By combining our schools into one PK-12 facility, the district gains efficiencies in shared spaces and staff and reduces building square footage by approximately 10,400 square feet. The students will no longer need to transition between multiple campuses and the new site will provide adequate area for future flexibility.

A single building improves student safety and security. It eliminates security hazards posed to our students during transition times when students are commuting from one building to another. Students and staff will be in one building with a controlled, secure entry which eliminates the risk of unknown individuals accessing the facility and our students without first being vetted by our staff. The new site will provide safety and security with dedicated access for busses, parent drop off and student drivers. New, well lit parking lots and access roads and sidewalks will increase security while providing accessible ingress and egress.

For educational benefits, a combined school increases educational opportunities for students by providing more spaces available. Not to mention, the entire building and all learning environments would now be ADA Compliant, eliminating the ADA issues we have in the current buildings. Elementary students can use high school spaces for specialty lessons and high school students get the benefit of more class opportunities through additional space flexibility in scheduling classes. With a combined school there is an increase in opportunity for student mentoring and a decrease in student transitions between school buildings which, both of which improve student outcomes.

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

Operational efficiency is improved through both staff efficiencies and building maintenance. Staff can work more efficiently without moving back and forth between buildings and be more available to the various grade levels. With one building, the mechanical system and building utilities will be shared providing better efficiency and lower maintenance costs. The potential shared functions of cafeteria, auditorium, administration and gym will not only provide opportunities for students, but also reduce the physical square footage required for the school district. Because of these advantages the school board decided, regardless of the physical solution, the direction should be to bring staff and students together into a K-12 building.

This solution will meet CHPS Verified Leader requirements and account for radon, have no asbestos, be built to mitigate mold and carbon dioxide levels, include a water treatment and filtration system and will have improved thermal comfort. The students will no longer have to wear their outdoor coats or bring water from home to remain comfortable within their classrooms. New building mechanical systems with new energy efficient heating and cooling systems will be provided.

### **Due diligence undertaken in defining the stated solution:**

#### **“LOCK-IN” GMP AS SOON AS POSSIBLE**

We chose to procure our Design/Build team as early as possible in order to take advantage of the time between the FY 2021 application and potential award. Once we were awarded we quickly developed a concept design and pricing. The initial pricing received exceeded the BEST Grant budget. Our D/B team analyzed market trends in summer, 2021 and discovered material pricing was increasing significantly, but subcontractor pricing did not include the full material price increase. This led us to believe subcontractor pricing would continue to increase, even if escalation flattened out, as subs would eventually need to close the gap between their pricing and actual material costs. Given this info, and relying on recommendations from our project team, we decided to continue designing our project in order to “lock-in” our GMP pricing as soon as possible, and avoid any additional price increases over time.

This strategy paid off, as it allowed our project to procure roofing, brick and steel bar joist material early to avoid any construction delays. We are now adamantly working to finalize our GMP and the latest market reports still show a gap between material prices and bid prices, which indicates the costs are still likely to continue to trend upwards and our project will be able to avoid several more months of escalating pricing.

#### **AGGRESSIVE SUBCONTRACTOR BIDDING**

Our GC has reached out to subcontractors at Concept, SD, DD & GMP pricing in order to get actual market numbers, rather than relying on historical cost data. This has been important for us to understand what impacts escalation is truly having on our project. It has also been important for us and our GC to establish relationships with key subcontractors to be sure we have strong partners who understand the current market conditions and can keep the project ahead of any supply-chain or material-procurement issues. Our GC also felt it was critical to work on locking in subcontractors as soon as possible, given our rural location and distance from major supply hubs along the Front Range.

By aggressively pursuing market pricing and working with key vendors through our D/B partner, we have received verbal commitments from several key subcontractors. This will help us avoid any issues with subs bailing on our project for a project closer to the Front Range, as we finalize our GMP.

#### **SCOPE & SF REDUCTION - 75 ALTERNATES**

Our project scope has been significantly reduced when compared to the scope of work applied for with the BEST Grant, or compared to previously funded BEST Grant projects. Without additional funding we will be forced to go beyond value-engineering, and will truly reduce scope to meet our target budget. This reduction in scope will leave our project deficient in several areas as detailed above, including: mechanical system, building envelope, security systems, classroom technology systems, building finishes, athletics program and site and landscaping.

Previously we planned for the project as follows:

Throughout our Master Planning (MP) process we consistently assessed our District’s needs & engaged students, staff & community in the solution. The master plan was used to establish program requirements and a plan was developed to verify

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

the site's viability.

The District has taken significant steps to study the new site & minimize as much risk as possible. The following studies were performed prior to our BEST Grant award: ALTA Survey, Phase I ESA, Geotechnical Engineer Report, Fire Protection Engineer Assessment, Land-Swap Agreement with Town, Town Utility Extensions agreement for \$50,000 contribution from Town of Julesburg, CDOT Permitting & Review Process, Multiple Construction Cost Estimates, and Cost Comparison to Previous BEST Grant Awards.

## How urgent is this project?

### STRATEGIC PLANNING & DESIGN

Per the Solutions section above, we strategically proceeded with design of our new project in order to avoid even higher materials costs in the future. While we believe this was absolutely the right strategy, it has put us in a position where we must continue moving forward, to avoid any gaps from securing our GMP to building permit to ordering materials to starting construction.

### CONSTRUCTION DELAY RISK

Any delay to construction poses great risks to the project, including: re-pricing or losing secured subcontractor pricing (subs will often only hold pricing for a matter of days), facing material or equipment ordering delays by not providing deposits or completing shop-drawings and submittals and/or losing key subs to other jobs if our project goes on-hold to wait for additional funding.

### ADD ALTERNATE IMPLEMENTATION

If additional funding is secured, we have limited time to re-implement scope from our add alternate list. Specifically, we would need to know right away if our mechanical system or exterior building materials can be funded as base scope as previously intended. If funding is not secured quickly, we run the risk of either delaying the project for specific scopes and trades or missing our window entirely to reintroduce these items back into the project.

### FUTURE ESCALATION STILL POSSIBLE

Finally, and as previously stated, our project team believes costs are likely to continue to go up in the immediate future (3 - 6 months) and at best, costs may level off starting in Q3, 2022. We do not see any reason to subject the project to potential future escalation if it can be avoided by fully funding the base scope now and avoiding increased costs for the same scope in the future.

### PREVIOUS URGENCY & NEED

The longer we delay replacing our unhealthy and unsafe schools the greater the risk posed to our students. In a letter from Sedgwick County Sheriff, Carlton Britton, he states "One of the other concerns from the Law Enforcement's standpoint is having multiple campuses and having the sports complexes in a third location. Due to multiple locations I have observed students walking back-and-forth daily." says Sedgwick County Sheriff, Carlton Britton. He continues, "Between the campuses there is a registered Sex Offender. Due to the design of the current school we are asking both elementary and High Schoolers to pass by his house daily. We have been informed of multiple individuals who have followed or harassed the students while they are walking from campus to campus. We have [also] been dispatched to vicious dogs attacking students causing them to seek medical attention."

Our youngest students are in a 1952 building without proper egress, improper air ventilation at a time when a pandemic is wreaking havoc on our nation, degrading underground plumbing that cannot properly be repaired due to being wrapped in asbestos, improper or non-existent ADA accessibility, and nearly every other building component being beyond its useful life.

The Jr/Sr High students are also subject to the same dangers and risks due to traveling to and from our multiple campuses at

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

all hours of the day. The Jr./Sr. High school itself is also in urgent need of major repairs: our plumbing system is failing and has frequent backups into the classroom as is also noted in the State Facility Assessment; our electrical system is failing, our doors and windows are in desperate need of replacement, and our interior systems, exterior, site and structure are reaching the end of their useful lives.

**Does this project conform with the Public School Facility Construction Guidelines?** Yes

**If not, provide an explanation for the use of any standard not consistent with the guidelines:**

**How does the applicant plan to maintain the project if it is awarded?**

The District has a full-time facilities director and two additional maintenance and janitorial staff members who work tirelessly to keep the buildings functioning and comfortable for students, teachers and staff. We have expanded our custodial and maintenance staff to provide the necessary workforce to maintain our aging and declining facilities. We budget and employ 3 full-time staff and we employ 3-4 additional full-time seasonal staff during the summer. 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 significantly deficient related to health and safety standards due to their age, we as a district have done well in maintaining these facilities to function long beyond their useful life and have invested heavily to keep our facilities functional for as long as we can. However, due to the age of the buildings and their structural systems, and failing envelope, roof and MEP systems, the amount of capital repairs required have far exceeded the District's available funds and maintenance staff availability and internal capability.

With a new school, we hope to realize savings in our maintenance and utility costs that will enable us to invest this funding in our capital renewal budget. We intend to deposit at least the minimum recommended amount of 1.5% of the total pupil funding, per CDE guidelines. We believe with our track record related to maintenance of our older buildings, we have personnel in place to extend the life of the new school building just as we have the old.

**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:**

Our buildings were originally constructed as schools by the school district.

**Describe the history of capital improvements made to the facility by the district/charter school in order to make it suitable for their students. Include a list of all capital projects undertaken in the affected facility in the last 3 years:**

The Julesburg School District has made approximately \$5,900,000 of capital improvements to all facilities in our district over the course of the last 15 years. Major Facility improvement/upgrade projects include:- Installation of new playground at ES- New Sidewalks and West Parking Lot at HS- Renovation of both Jr. High locker rooms to include new shower tile, fixtures, toilet partitions & paint- Installation of new Pulastic Flooring System throughout the entire ES building encapsulating the asbestos floor tile- Total Renovation of HS Public Restrooms in Commons Area- Renovation of both HS gym varsity locker rooms to include painting walls, floors & lockers & installing new ceiling tiles- HS gym renovation to include new paint on walls & ceiling, new pads & banners- Southeast HS asphalt parking lot replaced with concrete- Removed/replaced football stadium poles and lights- Installation of new roofing system with 20-year warranty (ES & HS)- Complete auditorium renovation (HS), including new curtains and stage lighting system- Football stadium renovation of bathrooms, garage siding and roofs, announcer's booth windows, siding and roof- Replaced outdated interior and exterior lighting to high efficiency lighting systems- Installation of geothermal heat-source system at both ES & HS Julesburg School District has been budgeting long term to increase reserves in anticipation of the need to replace our declining facilities. Our annual budget for capital outlay over the past several years has been nearly \$400,000 each year. With our deficient building infrastructure related to plumbing, electrical, HVAC, roofs, windows, doors, sidewalks and driveways, we have reached a place where significant capital improvement investments no longer make sense as our facilities are at the end of their useful life.

**What options outside of the BEST grant has the applicant investigated or leveraged to address the school's facility needs?**

MAXIMUM BOND PER STATUTORY LIMITS

We have maximized our bonding capacity. Our community recognizes the substantial needs of our facilities and voted to pass our bond in last November's election. Without a BEST grant and now a Supplemental Grant, our funding is not enough to



## BEST FY2022-23 GRANT APPLICATION SUMMARIES

provide the required facilities for a healthy, safe, and secure environment for our students where they can learn and grow.

### DISTRICT CONTRIBUTIONS

The District contributed an additional \$1.5M above and beyond the statutory waiver maximum commitment as part of the successful BEST Grant last year.

The District is also directly funding the Gym/Auditorium (approx. \$590,000) and hopes to be able to fund a transportation building/bus barn, (approx. \$375,000) per the commitment previously noted in last year's BEST Grant application. Also noted in last year's grant was a stand-alone concessions building, but due to the current budget constraints and above contribution, this scope is no longer possible.

### OTHER FUNDING SOURCES

To be as creative as possible with available funding, we have worked with CDE to apply ESSER III funding received by our district to the project. While this is not ideal for our operations in our current buildings, it made sense to apply this funding to our new building in the long-term. Our hope is to apply ESSER III funds to the cost of our new mechanical system and also to costs of new furniture, which will address learning loss issues seen throughout the pandemic.

We have also developed a list of over 10 other grants we are pursuing or plan to pursue throughout 2022 & 2023. We have already been awarded a \$41,000 grant for food service equipment through the USDA and plan to pursue other grants through DOLA, GOCO, Farm to School, E-Rate, Safe Routes to School, BIF Grants, etc.

While the ESSER III funding could exceed \$1M, most of these grants are for 10's of thousands of dollars, and will not make up for the full scope and scale of the reductions required to get to budget if a Supplemental Grant is not received.

We are resourceful. Our students and organizations fundraise for materials and equipment that we cannot otherwise afford with our limited budget. We have and continue to leverage local, state and federal funds to do more with less.

### PREVIOUS FUNDRAISING EFFORTS

We have applied for and have been awarded nearly \$1,000,000 in grant funds over the past 10 years from numerous foundations and agencies that have enabled us to fix, replace and purchase things that are not otherwise possible with our limited financial resources. Since our access to large funds is limited, Julesburg School District has sought out numerous grants to help free up funds that could be allocated to the facility needs.

In addition, we also partner with Revere School District (in Sedgwick and Ovid) for athletics to save money on transportation, equipment, and facilities. Football and track practices and competitions for both districts are hosted in Julesburg.

### **How do you budget annually to address capital outlay needs in your district/charter?:**

Julesburg School District has been budgeting long term to increase reserves in anticipation of the need to replace our declining facilities. Our annual budget for capital outlay over the past several years has been nearly \$400,000 each year. With our deficient building infrastructure related to plumbing, electrical, HVAC, roofs, windows, doors, sidewalks and driveways, we have reached a place where significant capital improvement investments no longer make sense as our facilities are at the end of their useful life.

### **If relevant to your project, what are your current annualized utility costs, and what amount of reduction in such costs do you expect to result from this project?**

Julesburg School District Utility costs (including electric, gas, water, sewer and trash) for the past calendar year totaled \$85,000. We project a potential slight reduction in the overall utility costs with a new building but are still planning conservatively until any savings is realized.

### **If a facility is to be vacated as a result of this project, what is the plan for the affected facility?**

We are planning to abate and demolish our existing facilities. In accordance with the land swap agreement between the

# BEST FY2022-23 GRANT APPLICATION SUMMARIES

district and the town, the existing properties are to be clear of any known hazards, or hazardous materials, prior to the existing properties transferring. The budgets for demolition, site clearance and abatement are included in our budget estimate and have been investigated thoroughly in 2020/21.

<b>Current Grant Request:</b>	\$2,301,866.15	<b>CDE Minimum Match %:</b>	44.00
<b>Current Applicant Match:</b>	\$121,150.85	<b>Actual Match % Provided:</b>	5.00
<b>Current Project Request:</b>	\$2,423,017.00	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	\$33,470,964.00	<b>Contingent on a 2022 Bond?</b>	No
<b>Previous Matches:</b>	\$8,177,379.00	<b>Source of Match:</b>	The District maximized their bonding capacity when providing the original match to last year's BEST Grant. Since, the District's assessed value has decreased slightly, leaving no additional bonding capacity available.
<b>Future Grant Requests:</b>	\$0.00		
The District also provided an additional \$1,500,000 in excess matching funds from its capital reserve fund for last year's Grant. This year's match will also be from the District's capital reserves.			
<b>Total of All Phases:</b>	\$44,071,360.00	<b>Escalation %:</b>	1
<b>Affected Sq Ft:</b>	75,500	<b>Construction Contingency %:</b>	3
<b>Affected Pupils:</b>	230	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$583.73	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$81.43	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$502.25	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$10,535	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	328	<b>Who owns the Facility?</b>	District
<b>If owned by a third party, explanation of ownership:</b>			
N/A			
<b>If match is financed, explanation of financing terms:</b>			
N/A			

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1	<b>Bonded Debt Approved:</b>	\$6,721,470
<b>Assessed Valuation:</b>	\$32,224,220	<b>Year(s) Bond Approved:</b>	20
Statewide Median: \$116,019,842			
<b>PPAV:</b>	\$154,924	<b>Bonded Debt Failed:</b>	
Statewide PPAV: \$167,001			
<b>Unreserved Fund Bal 19-20:</b>	\$8,086,338	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$3,102,240			

## BEST FY2022-23 GRANT APPLICATION SUMMARIES

**Median Household Income:** \$48,750  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 53.40%  
Statewide Avg: 46.98%

**Existing Bond Mill Levy:** 0  
Statewide Avg: 6.71

**3yr Avg OMFAC/Pupil:** \$1,619.18  
Applicants Median: \$2,381

**Outstanding Bonded Debt:** \$6,721,470

**Total Bond Capacity:** \$6,444,844  
Statewide Median: \$23,203,968

**Bond Capacity Remaining:** (\$276,626)  
Statewide Median: \$11,500,738



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>\$1,066,127.48</u>
B. School District's certified FY2021/22 Assessed Value	<u>\$32,224,221.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$6,444,844.00</u>
D. Current outstanding bonded indebtedness:	<u>\$6,677,379.00</u>
E. Total available bonded indebtedness (Line C-D).	<u>\$ 0.00</u>
F. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b> (This should equal line E)	<b><u>\$ 0.00</u></b>

NOTE: The Julesburg School District is contributing \$121,150.85 from their capital reserve fund as the match for this project.

**School District:** Julesburg School District  
**Project:** New PK-12 Replacement School  
**Date:** February 4<sup>th</sup>, 2022

Signed by Superintendent:  \_\_\_\_\_

Printed Name: Shawn Ehnes

Signed by School Board Officer:  \_\_\_\_\_

Printed Name: Tammy Aulston

Title: Treasurer – Board of Education





## CAPITAL CONSTRUCTION UNIT

MAY 2022